

## Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis

Plan or Policy	Consistent? (Yes/No)	Explanation
<b>CITY OF DEL MAR</b>		
<i>City of Del Mar Community Plan</i>		
Community Development: Objective E. Initiate a Beautification Program for the Downtown Area. Policy 2. Require undergrounding of all utilities, and the use of low intensity lighting.	Not Applicable (NA)	The Proposed Project will not cross the Downtown Area of the City of Del Mar. Therefore, this policy is not applicable to the Proposed Project.
Community Development: Objective F. Protect and enhance human scale, warmth, charm, interest, texture, pedestrian involvement and landscaping. 4. Initiate a continuous program of replacing overhead utility distribution equipment with an underground system.	Yes	Within the City of Del Mar, the Proposed Project includes the TL666D removal and converting portions of C510 from an overhead to underground configuration. With the exception of a new fuse cabinet and pad-mounted transformer, no new aboveground distribution equipment will be installed within the City of Del Mar. Because the fuse cabinet and pad-mounted transformer are required to support the underground system and portions of the existing overhead system will be converted to underground, the Proposed Project will be consistent with this policy.
<i>City of Del Mar Municipal Code</i>		
30.86.210 Utility Undergrounding. All new service connections of electrical, communication, CATV or other similar distribution service wires and/or cables necessary or desirable in connection with permanent new construction shall be placed underground unless the total costs of such new construction, as determined by the Building Department, does not exceed \$7,500.	Yes	Within the City of Del Mar, the Proposed Project will not involve the construction of any new service connections; therefore, the Proposed Project will be consistent with this policy.

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<i>City of Del Mar Local Coastal Plan (LCP) Land Use Plan</i>		
<p><b>Land Use Policy II-4:</b> In order to preserve the small-town scenic qualities of Del Mar; to preserve scenic views and open space; to protect against traffic impacts that would be adverse to both local residents and visitors to the community; and to preserve an appropriate level of residential serving businesses within the community, the City shall continue to implement the Downtown Overlay Zone Ordinance (Measure B) as it applies to properties designated as CC (Central Commercial) on the Land Use Map (Figure II-A). The provisions of the Downtown Overlay Zone Ordinance are included as Appendix F of this Land Use Plan and are incorporated by reference.</p>	NA	<p>The Proposed Project will not cross the Downtown Overlay Zone of the City of Del Mar. Therefore, this policy is not applicable to the Proposed Project.</p>
<p><b>Shoreline Hazards Policy III-2:</b> Conserve the natural character of land, water, vegetative and wildlife resources within the community by ensuring that future development minimizes the disturbance of existing or natural terrain and vegetation, and does not create soil erosion, silting of lower slopes, slide damage, flooding problems and/or cutting or scarring, through application of the following policies:</p> <ul style="list-style-type: none"> <li>a. Regulate development in accordance with the specific Beach (BOZ), Floodway (FW) and Floodplain (FP) Overlay Zone regulations contained within this chapter.</li> <li>b. Review all proposed drainage and irrigation systems for their ability to control runoff and seepage into downstream areas and to ensure that no significant erosion or the associated siltation of downstream resources will occur.</li> </ul> <p>For purposes of this Land Use Plan, "significant erosion" shall mean the likelihood of removal of soil or the cutting, scarring, or drilling of slopes, canyons, or bluff faces, or the silting of lower slopes brought about</p>	Yes	<p>Within the City of Del Mar, the Proposed Project includes TL666D removal and is converting portions of C510 from an overhead to underground configuration. The entirety of the Proposed Project will be conducted within SDG&amp;E's existing right-of-ways (ROWs) or within the franchise position of City of Del Mar and City of San Diego streets. Additionally, the Proposed Project has been designed to minimize the disturbance of existing or natural terrain and vegetation.</p> <p>Best management practices (BMPs) will be implemented during construction to reroute storm water and runoff to prevent localized flooding, and culverts and natural drainages will be restored to pre-construction conditions following construction of the Proposed Project. Construction activities and the underground C510 configuration will not permanently alter drainage patterns or increase the risk of flooding. The Proposed Project area is expected to be restored to pre-construction conditions and the Proposed Project will not result in a significant increase in impervious surfaces compared to pre-construction conditions. Construction and operation of the Proposed Project will limit and control</p>

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<p>by runoff from surfaces during irrigation or from rainfall of an intensity and duration less than or equal to that of the 100-year period design storm.</p> <p>c. Regulate development in proximity to coastal bluffs in accordance with the Coastal Bluff Regulations contained within this chapter.</p> <p>d. In addition to the requirements of the Coastal Bluff regulations of this chapter, require the use of drought-tolerant plants in new and redevelopment projects throughout the City in order to minimize potential erosion impacts from irrigation systems and to reduce water consumption.</p>		<p>runoff, sedimentation, and erosion to the extent practicable to avoid or minimize impacts to water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Runoff and Erosion Control Policy III-10:</b> Minimize damage from runoff from all projects within the City by:</p> <p>C. Ensuring that new development is accompanied by the provision of drainage control measures which control and direct storm flow runoff into existing storm drain systems or into natural drainage courses when approved by the City Engineer and provide new storm drains as necessary to protect from unrestricted flows and runoff.</p>	Yes	<p>Post-construction storm water runoff from the Proposed Project area is expected to be similar to pre-construction conditions as the Proposed Project will not result in a significant increase in impervious surfaces compared to pre-construction conditions. The Proposed Project will not expand impervious surfaces that will increase storm water runoff. Because there will not be a significant increase in impervious areas or corresponding runoff, the Proposed Project will be consistent with this policy.</p>
<p><b>Flood Hazard Policy III-11:</b> Enhance public safety within the San Dieguito River Floodway by:</p> <p>a. Prohibiting the construction of permanent structures or the placement of fill on either a temporary or permanent basis within designated floodway (FW) areas.</p> <p>b. Prohibiting uses in the floodway which would constitute an unreasonable, unnecessary, undesirable, or dangerous impediment to the flow of floodwaters, or which would cause a cumulative increase in the water</p>	Yes	<p>No permanent aboveground structures or facilities of any type will be constructed within the Lagoon Overlay Zone boundaries. Therefore, the Proposed Project will be consistent with this policy.</p>

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<p>surface elevation of the base flood of more than one foot at any point.</p> <p>c. Requiring proposed development to be located so as to eliminate the need for protective devices such as seawalls, riprap, retaining walls, or other flood control devices.</p>		
<p><b>Wetland Preservation Policy VI-3:</b> Ensure the protection of the wetlands of the Los Peñasquitos Lagoon and San Dieguito Lagoon and their sensitive upland habitat by requiring that all development activities taking place in lagoon and uplands areas, designated on the Lagoon Overlay Zone Map (Figure VI-B), conform to the wetland preservation regulations of this chapter. In addition, the City shall implement the Bluff, Slope and Canyon Overlay Zone regulations of this Land Use Plan to protect sensitive wetland habitat from the impacts of upland development which lies outside of the Lagoon Overlay Zone but within the watershed of San Dieguito and Los Peñasquitos Lagoons.</p>	<p>Yes</p>	<p>All construction activities taking place in lagoon and uplands areas will conform to the wetland preservation regulations. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Wetland Preservation Policy VI-4:</b> To protect the biological and visual resources of wetland areas, the City shall encourage the undergrounding of all new utility lines and new utility line extensions for projects within the Lagoon Overlay Zone when such undergrounding would not be detrimental to the wetlands or to the sensitive resources located in the upland areas adjacent to such wetlands.</p>	<p>Yes</p>	<p>No permanent aboveground structures or facilities of any type will be constructed within the Lagoon Overlay Zone boundaries. Therefore, the Proposed Project will be consistent with this policy.</p>

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<p><b>Wetland Preservation Policy VI-6:</b> The viewsheds of the San Dieguito and Los Peñasquitos Lagoons shall be preserved and protected through the application of the following criteria into the design of new and redevelopment projects within the viewshed areas of the San Dieguito and Los Peñasquitos Lagoons, respectively.</p> <ul style="list-style-type: none"> <li>a. Compatibility of design with the existing and desired character of the surrounding area;</li> <li>b. Recognition of views, climate and the nature of outside activities in the design of exterior spaces;</li> <li>c. Design of buildings to be subservient to the natural terrain; and</li> <li>d. Consideration of views from the lagoon and the surrounding roadways in the landscape and structure design.</li> </ul>	Yes	No permanent aboveground structures or facilities of any type will be constructed within the Lagoon Overlay Zone boundaries. Therefore, the Proposed Project will be consistent with this policy.
<b><i>City of Del Mar LCP Implementing Ordinances</i></b>		
<p><b>30.53.120 Application Submittals:</b> B. Applications involving grading on property, which includes, or lies in proximity to wetland areas as defined in this Chapter shall include a grading plan prepared by a registered civil engineer. The grading plan shall be designed to ensure that there will be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during the six-hour, ten-year design storm. The grading and erosion control plan shall include:</p> <ul style="list-style-type: none"> <li>1. Plans for all runoff and erosion control measures to be installed including: catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains, and other similar measures of equal or greater effectiveness.</li> </ul>	Yes	Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. Post-construction storm water runoff from the Proposed Project area is expected to be similar to pre-construction conditions as the Proposed Project will not result in a significant increase in impervious surfaces compared to pre-construction conditions. The Proposed Project will not expand impervious surfaces that will increase storm water runoff. Further, SDG&E will prepare and implement a Proposed Project-specific SWPPP which will control stormwater. Because there will not be a significant increase in impervious areas or corresponding runoff, the Proposed Project will be consistent with this policy.

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<p>2. A description of the erosion control procedures to be utilized during all phases of project development.</p> <p>3. Plans prepared by a licensed landscape architect or other qualified professional for the installation of temporary and permanent landscaping for soil retention.</p>		
<p><b>30.53.140 Grading Practices/Drainage and Erosion Control:</b>                      A. Projects shall be conditioned to ensure that runoff from impervious surfaces shall either be directed towards existing publicly owned discharge and drainage systems or retained on-site in settling ponds or other drainage/erosion control measures. Where, due to factors of topography, neither direction of runoff into storm drain systems nor retention on site is possible, runoff shall be appropriately discharged at non-erosive flows and velocities through the use of energy dissipation devices.</p>	<p>Yes</p>	<p>Areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. Post-construction storm water runoff from the Proposed Project area is expected to be similar to pre-construction conditions as the Proposed Project will not result in a significant increase in impervious surfaces compared to pre-construction conditions. The Proposed Project will not expand impervious surfaces that will increase storm water runoff. Because there will not be a significant increase in impervious areas or corresponding runoff, the Proposed Project will not need to direct impervious surfaces towards existing publicly owned discharge and drainage systems or retained on-site. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>30.55.070 Development Review:</b> Unless otherwise exempted by this Title, no building, improvement, structure, or portion thereof shall be erected, constructed, converted, established, altered or enlarged; nor shall any lot or premises be excavated or graded for any purpose including, but not limited to, in-ground structures such as swimming pools or spas; nor shall clearance of vegetation occur until both a Conditional Use Permit and a Coastal Development Permit are obtained from the Planning Commission. In reviewing such applications for Conditional Use Permits and Coastal Development Permits, the Planning Commission shall apply the standards of review contained in this Chapter, as well as the applicable provisions of Beach Overlay Zone and the underlying zone for the property.</p>	<p>Yes</p>	<p>SDG&amp;E will obtain a Coastal Development Permit (CDP) from the California Coastal Commission (CCC) for construction of the Proposed Project. Article XII, Section 8 of the California Constitution gives the California Public Utilities Commission (CPUC) exclusive jurisdiction over the Proposed Project, and the Proposed Project is not subject to local land use permitting and will not be required to obtain a Conditional Use Permit from the Planning Commission. Therefore, the Proposed Project will be consistent with this policy.</p>

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<p><b>30.61.090 Protection of Historic Public Use:</b> New Development shall be sited and designed in a manner that does not interfere with or diminish any public right of access which may have been established based on historic public use. When it is found that site constraints are so severe that siting of the access way in its historic location would significantly impair the proposed development, access may be provided in an alternative alignment and/or location on the development site. In such cases, the applicant shall provide, at a minimum, an equivalent area of public access or recreation to and long the same destination and accommodating the same type and intensity of public use as previously existed on the site. Mechanisms for guaranteeing the continued public use of the area or equivalent area shall be required in accordance with the provisions of this Chapter.</p>	Yes	<p>The entirety of the Proposed Project will be conducted within SDG&amp;E’s existing ROWs or within the franchise position of City of Del Mar and City of San Diego streets. As a result, no new permanent ROW will be required for the Proposed Project and the Proposed Project will not interfere with or diminish any public right of access. As described in Sections 4.15 Recreation and 4.16 Transportation and Traffic, while access to recreational facilities and roadways may be limited during construction, no single recreational facility will be closed for the entire approximately 12-month construction period, as construction will occur in linear phases. In addition, Applicant-Proposed Measure (APM) APM-REC-01 requires that prior to construction within or directly adjacent to a park or other recreational facility, SDG&amp;E must notify users and park authorities about the upcoming construction activities and potential partial access restrictions. O&amp;M of the Proposed Project will not interfere with public use. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>30.61.110 Access Management Plan:</b> A. Where determined appropriate in order to avoid and address potential conflicts between public access use and other uses on or immediately adjacent to the site, the requirement for provision and implementation of an Access Management Plan may be applied as a condition of approval of a Coastal Development Permit. Examples of “potential conflict” include: access in areas of sensitive habitats, agricultural resources, significant hazards, or adjoining residential neighborhoods, or military security areas.</p> <p>B. An Access Management Plan required pursuant to the provisions of this Chapter shall be subject to review and approval by the accepting agency and the Director of Planning</p>	Yes	<p>As previously described, the entirety of the Proposed Project will be conducted within SDG&amp;E’s existing ROWs or within the franchise position of City of Del Mar and City of San Diego streets. As a result, the Proposed Project will not permanently interfere with or diminish any public right of access. Additionally, the Proposed Project would not be a potential conflict of public access use immediately adjacent to the site—access will not be restricted to nearby public uses because it is currently ongoing and much of TL666tD will be removed. Therefore, an Access Management Plan will not be required as part of the Proposed Project and the Proposed Project will be consistent with this policy.</p>

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<p>and Community Development. The purpose of the review is to ensure consistency with the provisions and intent of the conditions requiring public access. Review and approval of a required Access Management Plan shall occur prior to the opening of the accessway.</p> <p>C. Where applicable, the Access Management Plan shall specify any approved management controls on the time and intensity of use or privacy buggers or requirements for maintenance of aesthetic values.</p>		
<p><b>30.61.130 Required Findings:</b> A. All applications for Coastal Development Permits (whether redevelopment or new development) meeting one or more of the circumstances cited below shall be subject to written findings of fact, analysis, and conclusions addressing the appropriateness of including or omitting requirements for the provision of public access easements and improvements:</p> <ol style="list-style-type: none"> <li>1. New development on any parcel or location identified in the City of Del Mar Local Coastal Program Land Use Plan as containing an historically used or suitable informal public access pathway.</li> <li>2. New development on any site where there is substantial evidence of a public right of access to the sea or public tidelands which has been acquired through use or a public right of access through legislative authorization.</li> <li>3. New development on any site where a trail, bluff top access, or other recreational access is necessary to mitigate the impact of the development on existing public access opportunities.</li> </ol>	<p>Yes</p>	<p>SDG&amp;E will obtain a CDP from the CCC for construction of the Proposed Project and will comply with applicable requirements of the permit. Additionally, as previously described, the entirety of the Proposed Project will be conducted within SDG&amp;E’s existing ROWs or within the franchise position of City of Del Mar and City of San Diego streets. As a result, the Proposed Project will not permanently interfere with or diminish any public right of access. Therefore, the Proposed Project will be consistent with this policy.</p>



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<p>4. New development in locations where it has been determined that a trail access is required to link recreational areas to each other or to the sea.</p> <p>B. The findings required herein shall address the applicable factors identified in this Chapter regarding the impact of the proposed development on existing public access opportunities and the type, alignment, and design of any public access required as a condition of approval. The findings required by this Section shall include, at a minimum:</p> <ol style="list-style-type: none"> <li>1. A statement of the individual and cumulative burdens which would be placed on public access opportunities by the proposed development based on applicable factors identified in this Chapter.</li> <li>2. An analysis based on the applicable factors identified in this Chapter of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act.</li> <li>3. A description of the legitimate governmental interest furthered by any access condition required.</li> <li>4. An explanation of how the imposition of a condition to provide public access alleviates the burdens and impacts on public access, which would otherwise be created, were the development to be approved and implemented without public access requirements.</li> </ol>		
<p><b>30.75.040 Permit Required:</b> A. Unless otherwise provided in this Chapter, no development, as defined herein, shall occur unless and until a Coastal Development Permit has been granted in accordance with the provisions of this Chapter.</p> <p>B. Where required pursuant to this Chapter, a valid Coastal Development Permit shall be obtained prior to the</p>	<p>Yes</p>	<p>SDG&amp;E will obtain a CDP from the CCC for construction of the Proposed Project and will comply with applicable permit requirements. Therefore, the Proposed Project will be consistent with this policy.</p>

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<p>commencement of development and shall be required in addition to any other permits or approvals required by the City. The review of a Coastal Development Permit application may be combined with and/or processed concurrently with the review of any other discretionary permit application required by this Title and the action of the decision-maker shall be considered one consolidated action. For decisions involving coastal development within the appealable area, the entire consolidated decision is appealable to the Coastal Commission.</p> <p>C. Where the procedures described in this Chapter for review and issuance of Coastal Development Permits conflict with other procedures in this Title, the procedures described herein shall take precedence.</p>		
<p><b>30.75.060 Permit Review Authority for Projects Crossing Jurisdictional Boundaries:</b> Where a proposed project straddles the boundaries of the City of Del Mar and another local jurisdiction or where a proposed project straddles the boundaries of the City’s Coastal Development Permit jurisdiction area and the Coastal Commission’s Original Jurisdiction area, the following procedures shall apply:</p> <p>A. The applicant shall obtain separate Coastal Development Permits from each jurisdiction for the corresponding portion of the proposed project within that jurisdiction area.</p> <p>B. If the applicant is a public agency seeking approval for a public works project, that agency may obtain a single “Public Works Plan” approval from the Coastal Commission, in lieu of locally issued Coastal Development Permits.</p>	<p>Yes</p>	<p>SDG&amp;E will obtain a CDP from the CCC at the state level for construction of the Proposed Project and will comply with applicable application requirements. Therefore, the Proposed Project will be consistent with this policy.</p>

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<p><b>30.75.130 Application Requirements:</b> A. An application for a Coastal Development Permit shall be initiated by submitting an application on a form provided by the Department of Planning and Community Development. The application shall include all information and material as required in the submittal requirements for the application, including at a minimum: a location map of the project site and vicinity; a detailed description of the proposed development; proof of the applicant's legal interest in the development site; and the applicant's signature attesting to the truth, completeness, and accuracy of the submitted material. All submitted application material shall be in a form so as to allow reasonable reproduction and distribution to members of the public and interested public agencies.</p> <p>B. In addition to the submittal requirements required by this Section, an application for a Coastal Development Permit shall also include any information deemed necessary and appropriate by the Director to render a determination on the application.</p>	Yes	SDG&E will obtain a CDP from the CCC for construction of the Proposed Project and will comply with applicable application requirements. Therefore, the Proposed Project will be consistent with this policy.
<p><b>30.75.140 Requirement for Findings:</b> A. Each determination granting a Coastal Development Permit shall be supported by written findings of fact showing that each of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.</li> <li>2. That the proposal meets the criteria of the applicable chapters of this Title.</li> <li>3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program.</li> </ol>	Yes	SDG&E will obtain a CDP from the CCC for construction of the Proposed Project and will comply with applicable permit requirements. Article XII, Section 8 of the California Constitution gives the CPUC exclusive jurisdiction over the Proposed Project, and the Proposed Project is not subject to local land use permitting. Additionally, as shown in Section 4.10.3 Impacts, the Proposed Project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The proposed development within the City of Del Mar is not located seaward of the first public roadway. Additionally, the Proposed Project will not involve the construction or placement of a shoreline protection device. There will be a beneficial reduction in O&M activities, and there will be no

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<p>4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.</p> <p>5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.</p> <p>6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan. 7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.</p>		<p>change in the availability of public views of scenic vistas. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>30.75.150 Conditions on Coastal Development Permit Approvals:</b></p> <p>A. Each Coastal Development Permit approval shall have attached to it, the conditions and safeguards deemed necessary by the Issuing Authority to ensure that the proposed use or activity fully meets and will continue to meet the provisions of this Title and of the City of Del Mar Local Coastal Program. The conditions may include provisions for public access, open space or conservation easements or the relocation or redesign of proposed site improvements. In any subdivision or other Revised December 2003 land division, such conditions shall be</p>	<p>Yes</p>	<p>SDG&amp;E will obtain a CDP from the CCC for construction of the Proposed Project and will comply with applicable requirements for the application. Additionally, as shown in Section 4.10.3 Impacts, the Proposed Project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Therefore, the Proposed Project will be consistent with this policy.</p>

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<p>imposed at the time of the subdivision or other land division, rather than through subsequent development permits.</p> <p>B. No Coastal Development Permit shall require as a condition of approval, the dedication of land for any purpose or the posting of a bond to guarantee installation of public improvements where such dedication or bond is not reasonably related to the use of the property for which the Coastal Development is requested.</p>		
<p><b>30.75.170 Expiration.</b> Three years from the date of final approval of a Coastal Development Permit, the Permit will expire, unless a building permit has been issued and substantial construction has been accomplished in reliance upon the Coastal Development Permit, or where no construction is involved, where the holder of the Permit has commenced the use authorized by the Coastal Development Permit prior to its date of expiration. [Ord. 757]</p>	Yes	<p>The Proposed Project is anticipated to require approximately 12 months to complete, and is anticipated to begin in January 2019, after issuance and approval of all required permits and agencies. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>30.75.200 Exemptions:</b> The types of development projects listed below are exempt from the requirement for receipt of a Coastal Development Permit provided such development is in conformance with all other provisions of the Municipal Code. The granting of an exemption from the requirement for a Coastal Development Permit shall not constitute or be construed as an exemption from any other permit or authorization required pursuant to the provisions of the Municipal Code.</p> <p>F. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development which has been granted a valid Coastal Development Permit or exemption.</p> <p>J. The testing, installation, or replacement of utility services and lines as follows, provided however that the exemptions specified</p>	Yes	<p>The Proposed Project is not exempt from the requirement for receipt of a CDP because it will be regulated by the California Coastal Act and is not limited to public road or railroad ROW or public utility easements. SDG&amp;E will obtain a CDP from the CCC for construction of the Proposed Project and will comply with applicable requirements for the application. Therefore, the Proposed Project will be consistent with this policy.</p>

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<p>in this Section shall not apply for major public works facilities/projects as regulated by the Coastal Act:</p> <ol style="list-style-type: none"> <li>1. The installation, testing, or replacement of any utility connection between an existing service facility and any existing, permitted development.</li> <li>2. The installation, maintenance, and repair of underground electrical facilities and the conversion of existing overhead facilities to underground facilities, provided the work is limited to public road or railroad rights-of-way or public utility easements and provided the site is restored as closely as is reasonably possible to its original condition.</li> <li>3. The installation, maintenance, and minor alteration of utility improvements that do not increase the capacity of the service or which are required to restore service or prevent service outages.</li> </ol>		
<p><b>30.75.210 Listing of Permit Exemptions.</b> Those developments, which have been authorized as being exempt from the requirement for a Coastal Development Permit pursuant to this Chapter, shall be recorded on a list which shall be made available for review by members of the public and representatives of the California Coastal Commission.</p>	NA	The Proposed Project will not be exempt from the requirement for a Coastal Development Chapter. Therefore, this policy is not applicable.
<p><b>30.75.260 Special Regulations.</b> In order to ensure compliance with the provisions of the Local Coastal Program, no Coastal Development Permit or exemption shall be issued or authorized for development which involves any of the following:</p> <ol style="list-style-type: none"> <li>A. The construction of a new structure or portion thereof which exceeds twenty-six (26) feet in height, as measured pursuant to the provisions of the Municipal Code.</li> </ol>	NA	New poles, exceeding 26 feet in height, will be installed as part of the Proposed Project; however, these structures will be exempt from a CDP according to the guidance provided in the <i>Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements</i> issued by the CCC on September 5, 1978. As stated in Chapter 2 – Project Purpose and Need, the Proposed Project is being constructed to mitigate potential North American Electric Reliability Corporation violations and maintain safe and reliable electric service in the vicinity of the Del Mar Substation. Section B2b. Transmission and

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<p>B. The construction of a new structure on a project site which does not conform to the lot coverage development standards for the property as specified in the underlying zone for the property.</p>		<p>Distribution and Communication Facilities exempts the construction replacement, minor relocation, and installation of facilities required to maintain existing standards of service. As a result, the aboveground components of the TL674A reconfiguration, C510 conversion, and C738 conversion will be exempt from obtaining a CDP. Therefore, this policy is not applicable.</p>
<b>CITY OF SAN DIEGO</b>		
<i>Via De La Valle Community Plan</i>		
<p><b>Public Services Element Goal 2:</b> Ensure adequate public and semipublic utility services to accompany community development, including water, sewer, gas, electric and communication and cable television services.</p>	Yes	<p>The Proposed Project is being conducted to enhance reliability of existing electrical service. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Public Services Element Goal 4:</b> Require the use of underground utilities and underground cable communications, in accordance with City ordinances.</p>	Yes	<p>The majority of the Proposed Project involves the removal of approximately six miles of overhead 69 kV power line, which will not conflict with this policy. The remainder of the Proposed Project involves TL674A reconfiguration and C510 conversion. The portion of TL674A that will be reconfigured is an existing, overhead 69 kV power line. As part of the Proposed Project, approximately 700 feet of the existing overhead alignment will be removed. The remaining conductors will be terminated at a new steel riser pole, and the line will transition to an underground configuration. The remainder of the Proposed Project involves converting portions of C510 from an overhead to underground configuration. As part of this process, approximately six new poles will be installed. These new poles will all be located within existing utility corridors but will not be underground; however, these poles are required to connect the underground segments to the existing overhead line. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>Coastal Element Compatible Land Use 3:</b> Where grading occurs, a sculptured technique will be used to blend fill and cut slopes with natural land contours. Any fill slopes will be stabilized with appropriate native plant materials to help reestablish the natural biotic systems of flora and fauna.</p>	<p>Yes</p>	<p>Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Coastal Element Compatible Land Use 5:</b> Utilities shall be placed underground</p>	<p>Yes</p>	<p>The majority of the Proposed Project involves the removal of approximately six miles of overhead 69 kV power line, which will not conflict with this policy. The remainder of the Proposed Project involves TL674A reconfiguration and C510 conversion. The portion of TL674A that will be reconfigured is an existing, overhead 69 kV power line. As part of the Proposed Project, approximately 700 feet of the existing overhead alignment will be removed. The remaining conductors will be terminated at a new steel riser pole, and the line will transition to an underground configuration. The remainder of the Proposed Project involves converting portions of C510 from an overhead to underground configuration. As part of this process of converting existing overhead powerlines to an underground configuration, approximately six new poles will be installed. These new poles will all be located within existing utility corridors but will not be underground; however, these poles are required to connect the underground segments to the existing overhead line. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Coastal Element Compatible Land Use 6:</b> Coastal mixed chaparral and coastal sage scrub areas within the major inland bluff systems of the Coastal Zone on slopes greater than 25 percent grade, shall be preserved in their natural state, unless the application of this policy would preclude any reasonable use of the property. This policy shall not apply to the construction of the roads of the City's circulation element. Impacts on habitat</p>	<p>Yes</p>	<p>Construction of the Proposed Project will temporarily impact 0.11 acre of coastal sage scrub and will not impact coastal mixed chaparral. Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. SDG&amp;E will implement APM-GEO-01, which will require the preparation of a geotechnical investigation to</p>



Plan or Policy	Consistent? (Yes/No)	Explanation
<p>shall be minimized and mitigated. Uses of slopes over 25 percent may be made in order to provide access to flatter areas. The preservation of significant amounts of valuable natural open space areas shall be considered as an appropriate mitigation measure, and shall offset the 25 percent slopes to be graded.</p>		<p>address the installation of new structures in the vicinity of steep slopes. Further, upon completion of the Proposed Project, SDG&amp;E will restore temporarily impacted areas, per the Habitat Enhancement Measures provided in Attachment 4.4 C: SDG&amp;E Subregional NCCP and Operational Protocols and as described in APM-BIO-05. Under these restoration measures, habitat for special-status plants will be replaced or enhanced, which will maintain or improve the habitat value for the species. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Coastal Element Grading 4:</b> All grading will meet the standards of the City Engineer.</p>	<p>Yes</p>	<p>All grading will be conducted in accordance with the Proposed Project’s Stormwater Pollution Prevention Plan (SWPPP) and grading plans, which will be consistent with the City of Del Mar regulations. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Coastal Element Grading 7:</b> Grading plans for proposed developments are to include:</p> <ul style="list-style-type: none"> <li>- Map showing existing and proposed contours (ten-foot intervals) of the property, as well as details of existing and future terrain and area drainage.</li> <li>- The direction of drainage flow and detailed plans for locations of all proposed runoff control devices (from runoff control plan to be prepared). Also, the drainage area served by any drains is to be mapped.</li> <li>- A grading plan shall be prepared by a professional engineer registered in the state of California, concurrently with subdivision improvement plans, that incorporates erosion control procedures to be utilized during project development. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed in conjunction with initial grading operations and maintained through the development process as</li> </ul>	<p>Yes</p>	<p>All grading will be conducted in accordance with the Proposed Project’s SWPPP and grading plans, which will include all of the applicable requirements. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>necessary to remove sediment from runoff waters draining from the land undergoing development. Land shall be graded in increments in order to minimize soil exposure during the rainy season of November 15 through March 31. Grading may continue during this period, provided however, that all areas disturbed but not completed during the construction season, including graded pads and stockpiles, shall be suitably prepared to minimize soil loss during the rainy season. Temporary erosion control measures therefore shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, or silt traps.</p> <ul style="list-style-type: none"> <li>- Grading quantities expressed in cubic yards.</li> <li>- Minimum and maximum slope ratios and heights. Indicate if variable slopes are proposed and if there is to be slope rounding or undulation.</li> <li>- Easement locations.</li> <li>- In areas where grading is completed, all graded slopes shall be stabilized prior to the rainy season by means of vegetation or other suitable means. The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscape architect. Erosion control by vegetation may include, but is not limited to, seeding, mulching, fertilization, and irrigation within an appropriate lead time prior to November 15, as necessary to provide adequate landscape coverage.</li> </ul>		

Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>Coastal Element Archaeological Resources 1:</b> If any indication of the presence of fossil material is encountered during grading operations, a qualified paleontologist will be retained to be onsite to observe and evaluate the resources.</p>	Yes	<p>Where impacts to archaeological resources will be unavoidable, impacts will be avoided or minimized through implementation of the APMs proposed in Section 4.5 Cultural Resources. Archaeological resources discovered during construction of the Proposed Project will be collected, treated, and preserved as appropriate. Therefore, the Proposed Project will be consistent with this policy.</p>
<b><i>Torrey Pines Community Plan</i></b>		
<p><b>Open Space Policy 2:</b> Development impacts to rare, threatened, endangered, or candidate species shall be minimized or eliminated.</p>	Yes	<p>In addition to the NCCP protocols, SDG&amp;E will utilize Proposed Project-specific APMs, as presented in Section 4.4.4 Applicant-Proposed Measures. The APMs have been designed to avoid or minimize potential impacts to special-status species and sensitive natural communities present in the surrounding area. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Open Space Policy 3:</b> No filling, grubbing, or other disturbance of biologically sensitive habitats shall be permitted without approved mitigation plans.</p>	Yes	<p>In addition to the NCCP protocols, SDG&amp;E will utilize Proposed Project-specific APMs, as presented in Section 4.4.4 Applicant-Proposed Measures. The APMs have been designed to avoid or minimize potential impacts to special-status species and sensitive natural communities present in the surrounding area. Specifically, APM-BIO-02 requires a biological monitor to be present during initial ground-disturbing activities within sensitive areas to ensure that flagged areas are avoided and work area boundaries are maintained and APM-BIO-11, which requires that refueling and maintenance of vehicles and equipment occur a minimum of 100 feet from a water feature, to the maximum extent feasible. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>Open Space Policy 4:</b> Coastal lagoons and estuaries that are designated and zoned open space shall remain undeveloped.</p>	<p>Yes</p>	<p>Approximately 0.11 mile of an existing 12 kV distribution line (i.e., C510) within the San Dieguito Lagoon will be converted to an underground configuration within San Dieguito Drive and Racetrack View Drive and approximately 0.07 mile of TL666D removal will occur in the San Dieguito Lagoon. Additionally, approximately 0.14 mile of the TL666D removal is within the Los Peñasquitos Lagoon. Poles located within the San Dieguito and Peñasquitos lagoons will be cut off at ground level, and the pole bases will be left in place to reduce the potential for impact to the lagoon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in these environmentally sensitive areas, and no additional development is proposed. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Open Space Policy 5:</b> Public access in areas of environmentally sensitive habitats shall be limited to low-intensity recreational, scientific, or educational use. Access shall be controlled or confined to designated trails or paths, and no access shall be approved which results in disruption of habitat.</p>	<p>NA</p>	<p>The Proposed Project will not provide or modify public access in areas of environmentally sensitive habitats. Therefore, this policy is not applicable to the Proposed Project.</p>
<p><b>Open Space Policy 6:</b> New development adjacent to and impacting biologically sensitive areas shall be responsible for the restoration and enhancement of that area. In particular, when mitigation areas are needed for public projects, the disturbed areas in Crest Canyon should be revegetated with Coastal Mixed Chaparral and Torrey Pines.</p>	<p>Yes</p>	<p>SDG&amp;E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions and as consistent with fire break requirements. Restoration could include reseeding; planting replacement vegetation; restoring removed curbs, gutters, and sidewalks; repaving all removed or damaged paved surfaces; or replacing structures (e.g., fences), as appropriate. Further, approximately 0.24 mile of the TL666D removal will occur within Crest Canyon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this area, and no additional development</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
		is proposed. Therefore, the Proposed Project will be consistent with this policy.
<p><b>Open Space Policy 8:</b> Preserve and enhance all open space and wildlife corridors (see Figure 6), especially those linking Los Peñasquitos Lagoon with Torrey Pines State Reserve Extension and the Carroll Canyon Creek Corridor.</p>	Yes	<p>The Proposed Project is located within a number of wildlife corridors and preserve areas, and construction activities will represent a small portion of the potential wildlife movement area that animals can use at any one time. SDG&amp;E will implement APM-BIO-01, and the biological monitor will have the authority to halt any work activity that might result in impacts to wildlife migration corridors that has not been previously authorized. Per APM-BIO-09, all steep-walled trenches or excavations will be inspected regularly to protect against wildlife entrapment and will be fitted with an escape ramp, covered, or backfilled at the end of each work day. Due to the small size of construction areas, the temporary nature of planned construction activities, the reduction in overhead structures, and the implementation of APMs, the Proposed Project will be consistent with this policy.</p>
<p><b>Open Space Policy 9:</b> Crest Canyon shall be left in its natural state in order to preserve those biologically sensitive habitats identified within this park. A small portion of the parkland located adjacent to Del Mar Heights Road and Durango Drive should accommodate some limited passive park development.</p>	Yes	<p>Approximately 0.24 mile of the TL666D removal will occur within Crest Canyon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this area, and no additional development is proposed. Therefore, the Proposed Project will be consistent with this policy</p>
<p><b>Open Space Policy 11:</b> New development, both public and private, should incorporate site planning and design features that avoid or mitigate impacts to cultural resources. When sufficient plan flexibility does not permit avoiding construction on cultural resource sites, mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</p>	Yes	<p>As discussed in Section 4.5 Cultural Resources, the Proposed Project will avoid impacts to cultural resources. If any tribal cultural resources are identified in the Proposed Project area, they will be either avoided, preserved in place, or handled as determined during consultation. Where impacts to historic sites will be unavoidable, impacts will be minimized or mitigated through the implementation of the APMs proposed in Section 4.5 Cultural Resources. The Proposed Project will be conducted in accordance with guidelines of the State</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
		Office of Historic Preservation and the State of California Native American Heritage Commission. Therefore, the Proposed Project will be consistent with this policy.
<p><b>Open Space Policy 13:</b> Conditions of approval for all development that impacts adjacent open space areas should include restoration and enhancement measures for that particular area.</p>	Yes	SDG&E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions and as consistent with fire break requirements. Restoration could include reseeding; planting replacement vegetation; restoring removed curbs, gutters, and sidewalks; repaving all removed or damaged paved surfaces; or replacing structures (e.g., fences), as appropriate. Therefore, the Proposed Project will be consistent with this policy.
<p><b>Open Space Policy 14:</b> All Torrey Pine trees on public property should be preserved and protected.</p>	Yes	Vegetation removal associated with the Proposed Project will not impact Torrey Pine trees on public property. Therefore, the Proposed Project will be consistent with this policy.
<p><b>San Dieguito Lagoon and River Valley Policy 1:</b> New development or expansion of existing uses adjacent to the lagoon shall not encroach into or negatively impact this open space area.</p>	Yes	Approximately 580.80 feet of an existing 12 kV distribution line (i.e., C510) within the San Dieguito Lagoon will be converted to an underground configuration within San Dieguito Drive and Racetrack View Drive and approximately 369.60 feet of TL666D removal will occur in the San Dieguito Lagoon. The undergrounding within San Dieguito and Racetrack View Drive will not encroach into or negatively impact the San Dieguito Lagoon and River Valley. Poles located within the San Dieguito Lagoon will be cut off at ground level, and the pole bases will be left in place to reduce the potential for impact to the lagoon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this environmentally sensitive area, and no additional development is proposed that will encroach into or negatively impact the San Dieguito Lagoon and River Valley. Therefore, the Proposed Project will be consistent with this policy.

Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>San Dieguito Lagoon and River Valley Policy 4:</b> Development adjacent to the lagoon should be designed to avoid sedimentation, erosion or other potential impacts that degrade the quality of the water resources, and should preserve existing public views. The following measures to reduce grading impacts should be utilized where appropriate: minimize grading during the rainy season, install sediment basins and/or energy dissipating structures, and ensure revegetation and stabilization of slopes before the onset of the rainy season. To reduce visual impacts, development should be low-profile and screened from view by landscaped buffers.</p>	<p>Yes</p>	<p>Construction and operation of the Proposed Project will limit and control runoff, sedimentation, and erosion to the extent practicable to avoid or minimize impacts to water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. As shown in KOP 3 in Section 4.1, Aesthetics, where the Proposed Project includes removal of 69 kV conductor and existing poles, views along the lagoons in the area will be improved, resulting in a beneficial impact. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>San Dieguito Lagoon and River Valley Policy 5:</b> Within the 100-year floodplain fringe of the San Dieguito River, fill for roads and other public improvements and/or permanent structures will be allowed only if such development is consistent with uses allowed pursuant to the A-1-10 Zone and other existing zoning, is capable of withstanding periodic flooding, and does not require the construction of offsite flood protective works. The following requirements shall also be met:</p> <ul style="list-style-type: none"> <li>• Existing environmentally sensitive habitat areas will not be significantly affected, and, that as a condition of development, significant new riparian corridors will be planted and maintained to function as enhanced wildlife corridors.</li> <li>• The design of the development incorporates the findings and recommendations of both a site-specific and coastal watershed hydrologic study in order that the development either assures that there will be no increase in the peak runoff rate from the fully developed site, and neither significantly increase nor contributes to downstream bank erosion and sedimentation, including</li> </ul>	<p>Yes</p>	<p>No permanent aboveground structures or facilities of any type will be constructed within a 100-year flood hazard area. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>wetlands, lagoons, and other environmentally sensitive habitat areas.</p> <ul style="list-style-type: none"> <li>There will be no significant adverse water quality impacts to downstream wetland, lagoon and other environmentally sensitive habitat areas.</li> </ul>		
<p><b>San Dieguito Lagoon and River Valley Policy 7:</b> Maintain and enhance the experience of nature within the lagoon by screening present conflicting uses, prohibiting future conflicting uses, retaining natural areas and promoting an expanded water body within the lagoon.</p>	<p>Yes</p>	<p>Approximately 0.11 mile of an existing 12 kV distribution line (i.e., C510) within the San Dieguito Lagoon will be converted to an underground configuration within San Dieguito Drive and Racetrack View Drive and approximately 0.07 mile of TL666D removal will occur in the San Dieguito Lagoon. Poles located within the San Dieguito Lagoon will be cut off at ground level, and the pole bases will be left in place to reduce the potential for impact to the lagoon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this environmentally sensitive area, and no additional development is proposed as part of the Proposed Project that would be a conflicting use. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Crest Canyon Policy 1:</b> The neighborhood park portion of Crest Canyon shall have limited development on the 1.5+ acres of semi-level land adjacent to view points, benches, trail heads, information signs and decomposed granite trails except where disabled access is viable.</p> <p>The open space portion of the canyon shall be preserved. Limited public access shall be provided by defined trails under standards established for the preservation of biologically sensitive plants and wildlife.</p>	<p>Yes</p>	<p>Approximately 0.24 mile of the TL666D removal will occur within Crest Canyon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this area, and no new development or infrastructure will occur. Therefore, the Proposed Project will be consistent with this policy.</p>



Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>Torrey Pines State Reserve Extension Policy 1:</b> New development, both public and private, shall not encroach into or negatively impact the Reserve Extension. Adequate buffer areas and appropriate landscaped screening shall be provided and maintained between development and the Reserve Extension to avoid significant visual and erosion impacts from construction.</p>	Yes	<p>Approximately 0.51 mile of the TL666D removal will occur within the Torrey Pines State Reserve Extension. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this area, and no new development or infrastructure will occur. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Torrey Pines State Reserve Extension Policy 3:</b> Future development adjacent to the Torrey Pines Reserve Extension area shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant erosion, visual, or sediment impacts from construction. Setbacks also shall be provided to prevent the necessity of firebreaks being constructed on reserve property.</p>	Yes	<p>Approximately 0.51 mile of the TL666D removal will occur within the Torrey Pines State Reserve Extension. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this area, and no new development will occur. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Los Peñasquitos Lagoon Policy 1:</b> Development of new public facility and utility projects that traverse or impact Los Peñasquitos Lagoon should either be rerouted out of the lagoon, or be designed to minimize or eliminate impacts to the lagoon. Mitigation for these projects should include restoration and enhancement to the lagoon.</p>	Yes	<p>Approximately 0.14 mile of the TL666D removal is within the Los Peñasquitos Lagoon. Poles located within the Los Peñasquitos Lagoon will be cut off at ground level, and the pole bases will be left in place to reduce the potential for impact to the lagoon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this environmentally sensitive area, and no additional development is proposed. Existing wood Pole 92 of TL666D is located adjacent to the multi-use path and will be removed. Further, C738 will be relocated to an underground configuration within the bicycle path, thus removing it out of the lagoon. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Los Peñasquitos Lagoon Policy 2:</b> Any future improvements to the railroad, roads or utilities traversing Los Peñasquitos Lagoon shall be designed to enhance the health and ecological value of the lagoon, as recommended in the Los Peñasquitos Lagoon Enhancement Plan and Program.</p>	Yes	<p>Approximately 0.14 mile of the TL666D removal is within the Los Peñasquitos Lagoon. Poles located within the Los Peñasquitos Lagoon will be cut off at ground level, and the pole bases will be left in place to reduce the potential for impact to the lagoon. The removal of TL666D from service will eliminate the need for ongoing operation and</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
		maintenance work in this environmentally sensitive area, and no additional development is proposed. Further, C738 will be relocated to an underground configuration within the bicycle path, thus removing it out of the lagoon. Therefore, the Proposed Project will be consistent with this policy.
<p><b>Los Peñasquitos Lagoon Policy 4:</b> All wetland/wildlife corridor links to the lagoon including the links from Los Peñasquitos Canyon Preserve, Carroll Canyon and the Torrey Pines Reserve Extension area shall be enhanced and protected.</p>	<p>Yes</p>	<p>An approximately six-mile-long segment of TL666D which currently crosses San Dieguito Lagoon and enters Torrey Pines State Natural Reserve will be removed from service. The removal of TL666D and conversion of aboveground lines to underground will have long term permanent benefits to habitat within and adjacent to San Dieguito Lagoon and Peñasquitos Lagoon due to the elimination of future operation and maintenance activities. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Los Peñasquitos Lagoon Policy 5:</b> Plans for future removal or rerouting of the electrical utility lines that transect Los Peñasquitos Lagoon shall be given high priority.</p>	<p>Yes</p>	<p>SDG&amp;E is proposing to remove approximately 190 feet of existing overhead distribution within Peñasquitos Lagoon as part of the TL666D removal. Poles located within the Los Peñasquitos Lagoon will be cut off at ground level, and the pole bases will be left in place to reduce the potential for impact to the lagoon. In order to retain distribution service, approximately 630 feet of C738 will be extended in an underground configuration within the Sorrento Valley Pedestrian/Multi-Use Path. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this environmentally sensitive area, and no additional development is proposed. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>Los Peñasquitos Lagoon Policy 10:</b> Applicants for coastal development permits for projects located in the watershed of Los Peñasquitos Lagoon shall, in addition to meeting all other requirements, enter into an agreement with the City of San Diego and the State Coastal Conservancy as a condition of development approval to pay a Los Peñasquitos watershed restoration and enhancement fee to the Los Peñasquitos Lagoon Fund for restoration of the Los Peñasquitos Lagoon and watershed.</p>	Yes	SDG&E will obtain a CDP for the Proposed Project. SDG&E will comply with all applicable requirements associated with this permit. Therefore, the Proposed Project will be consistent with this policy.
<p><b>Local Coastal Program Hillsides Policy 1:</b> To protect the scenic and visual qualities of the site as seen from public vantage points, recreational areas, and roads or highways, the proposed development shall minimize the alteration of natural landforms and create only new slopes that are topographically compatible with natural landforms of the surrounding area.</p>	Yes	Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. SDG&E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions and as consistent with fire break requirements. Further, the Proposed Project includes the topping of poles, the removal of conductor along an existing power line route, and the undergrounding of existing 69 kV power lines and 12 kV distribution lines. The visual changes to the existing character of the surrounding area will be negligible, and in most areas, the visual character will be enhanced by the removal of poles and conductor. Therefore, the Proposed Project will be consistent with this policy.
<p><b>Local Coastal Program Hillsides Policy 2:</b> The proposed development restores and enhances any previously manufactured slopes on the site to make them compatible with surrounding natural landforms and native vegetation.</p>	Yes	Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. SDG&E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions and as consistent with fire break requirements. Further, the Proposed Project includes the topping of poles, the removal of conductor along

Plan or Policy	Consistent? (Yes/No)	Explanation
		<p>an existing power line route, and the undergrounding of existing 69 kV power lines and 12 kV distribution lines. The visual changes to the existing character of the surrounding area will be negligible, and in most areas, the visual character will be enhanced by the removal of poles and conductor. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Local Coastal Program Hillsides Policy 3:</b> The proposed development, including any fill or grading, does not create any significant new soil erosion, silting of lower slopes, slide damage or other geologic instability, flooding, or permanent scarring.</p>	<p>Yes</p>	<p>Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. The Proposed Project will not result in a significant increase in impervious surfaces compared to pre-construction conditions. Based on the temporary nature of ground disturbance and the implementation of BMPs, substantial erosion or the loss of topsoil are not expected to occur, and the Proposed Project will not create any significant new soil erosion, silting of lower slopes, slide damage or other geologic instability, flooding, or permanent scarring. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Local Coastal Program Hillsides Policy 4:</b> The proposed development contains a native vegetation restoration and enhancement program for those portions of the site in 25 percent or greater slopes that will provide as follows:</p> <p>a. For every area or quantity of native vegetation located on slopes of 25 percent grade and over, in excess of the encroachment allowance provided in the table below that is disturbed by the development, an area equal to 120 percent of the disturbed area shall be restored in native vegetation. The restoration and enhancement program shall be performed prior to or concurrently with the development and may be incorporated into the design and implementation of the overall landscaping program for the site.</p>	<p>NA</p>	<p>Because the Proposed Project involves construction associated with a public utility, it is exempt from the restoration and enhancement program. Therefore, this policy does not apply to the Proposed Project.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>b. The native vegetation restoration and enhancement program required by Subsection (a) shall be located on the site of the permitted development. However, if the size, topography or biological characteristics of the site are determined by the Planning Director to be unsuitable for said restoration or enhancement program, then the native vegetation shall be provided at one or more off-site locations within the Coastal Zone, which may include publicly owned rights-of-way. If such locations within the Coastal Zone are infeasible, then such native vegetation restoration or enhancement program shall be provided at other suitable locations within the City of San Diego outside the Coastal Zone.</p> <p>c. All native vegetation restoration and enhancement programs shall be prepared by a biologist, registered landscape architect, or other qualified professional in close consultation with the Department of Fish and Game and U.S. Fish and Wildlife Service.</p> <p>In the case of those landforms that consist of slopes of 25 percent and over which have been identified as possessing environmentally sensitive habitats or significant scenic amenities or hazards to development (including major undeveloped sites with high erodibility characteristics), the following policy shall apply:</p> <p>1. Slopes of 25 percent grade and over shall be preserved in their natural state, provided a minimal encroachment into the steep slope areas over 25 percent may be permitted as set forth in the following table:</p>		

Plan or Policy	Consistent? (Yes/No)	Explanation														
<p style="text-align: center;"><b>25 PERCENT SLOPE ENCROACHMENT ALLOWANCE</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Percentage of Parcel in Slopes of 25 Percent and Over</th> <th style="text-align: center;">Maximum Encroachment Allowance as Percentage of Area in Slopes of 25 Percent and Over</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">75% or less</td> <td style="text-align: center;">10%</td> </tr> <tr> <td style="text-align: center;">80%</td> <td style="text-align: center;">12%</td> </tr> <tr> <td style="text-align: center;">85%</td> <td style="text-align: center;">14%</td> </tr> <tr> <td style="text-align: center;">90%</td> <td style="text-align: center;">16%</td> </tr> <tr> <td style="text-align: center;">95%</td> <td style="text-align: center;">18%</td> </tr> <tr> <td style="text-align: center;">100%</td> <td style="text-align: center;">20%</td> </tr> </tbody> </table> <p>For the purposes of this ordinance, encroachment shall be defined as any area of twenty five percent (25%) or greater slope in which the natural landform is altered by grading, is rendered incapable of supporting vegetation due to the displacement required for the building, accessory structures or paving, or is cleared of vegetation, other than allowed below.</p> <p>The following uses shall be exempt from the encroachment limitations set forth above:</p> <ol style="list-style-type: none"> <li>a. Major public roads and collector streets identified in the Circulation Element of an adopted community plan or the General Plan.</li> <li>b. Local public streets or private roads and driveways which are necessary for access to the more developable portions of a site on slopes of less than 25 percent grade, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Planning Director based upon an analysis of the project site.</li> <li>c. Public utility systems.</li> </ol> <p>2. On existing legal parcels, a deviation in the encroachment allowance percentage may be granted by the Planning Director,</p>	Percentage of Parcel in Slopes of 25 Percent and Over	Maximum Encroachment Allowance as Percentage of Area in Slopes of 25 Percent and Over	75% or less	10%	80%	12%	85%	14%	90%	16%	95%	18%	100%	20%		
Percentage of Parcel in Slopes of 25 Percent and Over	Maximum Encroachment Allowance as Percentage of Area in Slopes of 25 Percent and Over															
75% or less	10%															
80%	12%															
85%	14%															
90%	16%															
95%	18%															
100%	20%															

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>if necessary to maintain a minimum development right (total disturbed area) equal to 20 percent of the entire parcel.</p> <p>3. All encroachment allowances, including permissible deviations, shall be subject to a determination by the Planning Director that such encroachment supports the findings of fact set forth in the City's Hillside Review Zone.</p>		
<p><b>Local Coastal Program Grading/Water Quality Policy 1:</b> From November 15 to March 31, grading may only occur in increments as determined by the City Engineer based on site-specific soil erodibility and slopes in order to minimize soil exposure.</p>	Yes	<p>Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. In accordance with APM-GEO-01, SDG&amp;E will consider the recommendations and findings of a final geotechnical investigation and the contractor's Geotechnical Engineer regarding the potential for seismic activity, landslides, expansive soils, slope instability and differential settling. SDG&amp;E will incorporate those recommendations, as appropriate, into the final design of the Proposed Project. The final Proposed Project design will be reviewed and approved by a Professional Engineer registered in the State of California prior to construction. To address the potential for erosion and sedimentation, SDG&amp;E will conduct a risk assessment prior to construction and prepare a Proposed Project-specific SWPPP in accordance with the Construction General Permit requirements which will document condition of erosion control procedures. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Local Coastal Program Grading/Water Quality Policy 2:</b> From November 15 to March 31, grading may only occur if the applicant has installed temporary erosion control measures that the City Engineer finds are designed to assure that there will be no increase in the peak runoff rate.</p>	Yes	<p>Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. In accordance with APM-GEO-01, SDG&amp;E will consider the recommendations and findings of a final geotechnical investigation and the contractor's Geotechnical Engineer regarding the potential for seismic activity, landslides, expansive soils, slope instability and differential settling. SDG&amp;E will incorporate those</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
		<p>recommendations, as appropriate, into the final design of the Proposed Project. The final Proposed Project design will be reviewed and approved by a Professional Engineer registered in the State of California prior to construction. To address the potential for erosion and sedimentation, SDG&amp;E will conduct a risk assessment prior to construction and prepare a Proposed Project-specific SWPPP in accordance with the Construction General Permit requirements which will document condition of erosion control procedures. While the SWPPP lays out the groundwork for compliance with the Construction General Permit, it is also a repository for completed Rain Event Action Plans (REAPs). During construction, the REAP is a site-specific plan that addresses rain events for each specific phase of construction. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Local Coastal Program Grading/Water Quality Policy 4:</b> From November 15 to March 31, grading may only occur if the applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Failure to provide such documentation or occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute automatic grounds for suspension of the applicant's grading permit(s) during the period of November 15 to March 31.</p>	<p>Yes</p>	<p>Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. In accordance with APM-GEO-01, SDG&amp;E will consider the recommendations and findings of a final geotechnical investigation and the contractor's Geotechnical Engineer regarding the potential for seismic activity, landslides, expansive soils, slope instability and differential settling. SDG&amp;E will incorporate those recommendations, as appropriate, into the final design of the Proposed Project. The final Proposed Project design will be reviewed and approved by a Professional Engineer registered in the State of California prior to construction. To address the potential for erosion and sedimentation, SDG&amp;E will conduct a risk assessment prior to construction and prepare a Proposed Project-specific SWPPP in accordance with the Construction General Permit requirements which will document condition of erosion control procedures. Therefore, the Proposed Project will be consistent with this policy.</p>



Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>Local Coastal Program Wetlands/Environmentally Sensitive Resources Policy – Development in Floodplain Areas:</b> Within the 100-year floodplain fringe of the San Dieguito River, fill for roads and other public improvements and/or permanent structures will be allowed only if such development is consistent with uses allowed pursuant to the A-1-10 Zone and other existing zoning, is capable of withstanding periodic flooding, and does not require the construction of off-site flood protective works. The following requirements shall also be met:</p> <p>Existing environmentally sensitive habitat areas will not be significantly affected and, that as a condition of development, significant new riparian corridors will be planted and maintained to function as enhanced wildlife corridors. Such revegetation program shall, to the maximum extent feasible, utilize native vegetation and shall be designed and implemented by a professional landscape architect, biologist, or other qualified professional in close consultation with the Department of Fish and Game and the U.S. Fish and Wildlife Service.</p> <p>The design of the development incorporates the findings and recommendations of both a site-specific and coastal watershed hydrologic study in order that the development either assures that there will be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years, and neither significantly increases nor contributes to downstream bank erosion and sedimentation, including wetlands, lagoons, and other environmentally sensitive habitat areas.</p>	<p>NA</p>	<p>No permanent aboveground structures or facilities of any type will be constructed within a 100-year flood hazard area. Therefore, this policy is not applicable to the Proposed Project.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>Local Coastal Program Wetlands/Environmentally Sensitive Resources Policy – Development in Areas of Sensitive Vegetation:</b></p> <p>In addition, to the extent applicable, all new development within the coastal zone shall be designed to be consistent with multi-species and multi-habitat preservation goals and requirements as established in the statewide Natural Communities Conservation Planning (NCCP) Program, and shall comply with the City of San Diego MSCP Interim Habitat Loss Permit Process, or shall obtain an incidental take permit under Section 4d, Section 7 or Section 10a of the Endangered Species Act related to the California Gnatcatcher. Compliance with these goals and requirements shall be implemented in consultation with the United States Fish and Wildlife Service and California Department of Fish and Game.</p>	<p>Yes</p>	<p>The SDG&amp;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. SDG&amp;E will coordinate with the appropriate authorities during the Proposed Project approval process to ensure that the impacts, mitigation measures, and operational protocols are implemented for the Proposed Project under the SDG&amp;E Subregional NCCP. With the implementation of the SDG&amp;E Subregional NCCP, the Proposed Project will be consistent with this policy.</p>
<p><b>Local Coastal Program Visual Resources Policy 3:</b> Power distribution lines and utilities along Sorrento Valley Road and within Los Peñasquitos Lagoon are recommended to be relocated underground.</p>	<p>Yes</p>	<p>Approximately 0.14 mile of the TL666D removal is within the Los Peñasquitos Lagoon. Poles located within the Los Peñasquitos Lagoon will be cut off at ground level, and the pole bases will be left in place to reduce the potential for impact to the lagoon. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in this environmentally sensitive area, and no additional development is proposed. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Local Coastal Program Visual Resources Policy 4:</b> Future development adjacent to the Torrey Pines Reserve Extension, San Dieguito Lagoon, and Crest Canyon areas shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant erosion, visual or sediment impacts from construction. Setbacks also shall be required to prevent fire breaks from being constructed on reserve property or into off-site sensitive areas. No clear-cutting</p>	<p>Yes</p>	<p>No native vegetation will be cleared or removed in San Dieguito Lagoon, Los Peñasquitos Lagoon, or Torrey Pines State Natural Reserve Extension Area. Further, SDG&amp;E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions and as consistent with fire break requirements. Restoration could include reseeding; planting replacement vegetation;</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
or removal of vegetation shall be allowed within the San Dieguito Lagoon Preserve, Crest Canyon or the Torrey Pines State Reserve Extension.		restoring removed curbs, gutters, and sidewalks; repaving all removed or damaged paved surfaces; or replacing structures (e.g., fences), as appropriate. Therefore, the Proposed Project will be consistent with this policy.
<b>Local Coastal Program Visual Resources Policy 11:</b> The Plan recommends the preservation of Torrey Pines trees in private as well as public areas, and encourages the planting of Torrey Pines trees in roadways and other landscaped areas. Should Torrey Pines trees require removal, relocation or replacement of the trees shall occur whenever feasible.	Yes	Vegetation removal associated with the Proposed Project will not impact Torrey Pine trees on public property. Therefore, the Proposed Project will be consistent with this policy.
<b><i>Torrey Hills Community Plan</i></b>		
<b>Community Land Use Development in Areas of Sensitive Vegetation Policy 1:</b> Development in areas of sensitive vegetation, such as coastal sage scrub, shall be in accord with the City's Resource Protection Ordinance as appropriate.	Yes	Approximately 0.09 mile of the TL666D removal will be in the Torrey Hills Community planning area. SDG&E has designed the Proposed Project's construction methods and work areas to avoid impacts to special-status plant species. Construction areas were limited to areas that are currently paved, developed, or disturbed, thereby reducing the construction areas to the minimal footprint in locations with special-status plant species. Further, SDG&E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions. Therefore, the Proposed Project will be consistent with this policy.
<b>Community Land Use Development in Areas of Sensitive Vegetation Policy 3:</b> In addition, to the extent applicable, all new development within the coastal zone shall be designed to be consistent with multi-species and multi-habitat preservation goals and requirements as established in the statewide Natural Communities Conservation Planning (NCCP) Program, shall comply with the City of San Diego MSCP Interim Habitat Loss Permit Process, or shall obtain an incidental take permit under	Yes	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. SDG&E will coordinate with the appropriate authorities during the Proposed Project approval process to ensure that the impacts, mitigation measures, and operational protocols are implemented for the

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>Section 4d, Section 7 or Section 10a of the Endangered Species Act related to the California gnatcatcher. Compliance with these goals and requirements shall be implemented in consultation with the U.S. Fish and Wildlife Service and California Department of Fish and Game.</p>		<p>Proposed Project under the SDG&amp;E Subregional NCCP. With the implementation of the SDG&amp;E Subregional NCCP, the Proposed Project will be consistent with this policy.</p>
<p><b>Community Land Use Grading and Erosion Controls Policy 5:</b> Sediment and runoff shall be controlled during construction by limiting grading activities and by vegetation of construction slopes. In addition, detention or desilting basins should be located downstream of construction activities to serve as back-up control.</p>	<p>Yes</p>	<p>Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. Post-construction storm water runoff from the Proposed Project area is expected to be similar to pre-construction conditions as the Proposed Project will not result in a significant increase in impervious surfaces compared to pre-construction conditions. The Proposed Project will not expand impervious surfaces that will increase storm water runoff. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>Community Land Use Grading and Erosion Controls Policy 6:</b> New development should assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.</p>	<p>Yes</p>	<p>Grading will be minimal and areas disturbed during grading will be restored to their original contours, and the surrounding area will be repaired, as appropriate. Additionally, proposed overhead and underground power line facilities are engineered to withstand strong ground movement and moderate ground deformation. Engineered fill or excavated native material will be used to backfill trenches during duct bank installation, which will stabilize the existing geologic conditions and reduce the potential for movement resulting from unstable geologic units. Excavated native material will be tested prior to backfilling to ensure that the soils are geotechnically suitable. Per APM-GEO-01, the results and recommendations from the Proposed Project-specific geotechnical investigation will be considered and implemented during the final design of the Proposed Project to address geologic hazards where new poles will be installed. The implementation of these recommendations, as needed,</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
		will reduce the potential for adverse effects, such as differential settlement, lateral spreading, subsidence, or collapse resulting from liquefaction events in the Proposed Project area. In addition, the majority of the Proposed Project will involve the removal of existing overhead facilities, which will reduce the number of structures exposed to potentially unstable geologic units. Based on the implementation of recommendations provided by the geotechnical investigation and the reduced number of structures exposed to unstable geologic units following Proposed Project construction, the Proposed Project will be consistent with this policy.
<b>Community Land Use Grading and Erosion Controls Policy 8:</b> With new developments, provisions shall be made for maintenance and repair of required runoff and erosion control facilities as well as for the maintenance and repair of any irrigation systems.	NA	The Proposed Project will not involve development of runoff, erosion control facilities, or irrigation systems. Therefore, this policy will not apply to the Proposed Project.
<b>Community Design Grading Concept Design Policy 7:</b> Individual projects shall be designed to preserve important natural topography, unique geologic formation and sensitive native vegetation to the fullest extent possible.	Yes	The Proposed Project will be designed to minimize impacts on topography, geology and soils, and sensitive native vegetation. Additionally, SDG&E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions and as consistent with fire break requirements. Restoration could include reseeding; planting replacement vegetation; restoring removed curbs, gutters, and sidewalks; repaving all removed or damaged paved surfaces; or replacing structures (e.g., fences), as appropriate. Therefore, the Proposed Project will be consistent with this policy.

Plan or Policy	Consistent? (Yes/No)	Explanation
<i>City of San Diego General Plan</i>		
<p><b>CE-B1:</b> Protect and conserve the landforms, canyon lands, and open spaces that: define the City’s urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.</p>	<p>Yes</p>	<p>During construction, views of several work areas (e.g., stringing sites, fly yards, staging yards, and other work areas) will be visible from public viewpoints along the Proposed Project route. However, views of construction activities will be limited in duration and will not result in permanent changes to scenic vistas. There will be a beneficial reduction in O&amp;M activities, and there will be no change in the availability of public views of scenic vistas. Additionally, the Proposed Project has been designed to avoid impacts to jurisdictional wetlands and waters. However, in the event of unexpected impacts, SDG&amp;E will restore temporarily impacted areas per the Habitat Enhancement Measures provided in in Attachment 4.4 C: SDG&amp;E Subregional NCCP and Operational Protocols and as described in APM-BIO-08. Under these restoration measures, sensitive habitat will be replaced or enhanced, which will maintain or improve the water quality and habitat value of the area. With the implementation of the SDG&amp;E Operational Protocols and Habitat Enhancement Measures and APMs, potential impacts to native wildlife movements will be minimized by reducing the chance of wildlife mortalities during temporary construction activities, and minimizing changes in the condition of habitat that could be used for wildlife movement during and after construction. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<b>CE-B.4:</b> Limit and control runoff, sedimentation, and erosion both during and after construction activity.	Yes	With implementation of the SWPPP and BMPs in the SDG&E's BMPs Manual for Water Quality Construction, impacts associated with introducing pollutants to storm water runoff will be limited during construction. O&M activities for the Proposed Project will be conducted in the same manner as they were prior to construction of the Proposed Project. Following completion of the Proposed Project, no changes to storm water runoff will occur. The Proposed Project will not expand impervious surfaces that will increase storm water runoff.
<b>CE-E.2:</b> Apply water quality protection measures to land development projects early in the process—during project design, permitting, construction, and operations—in order to minimize the quantity of runoff generated on-site, the disruption of natural water flows and the contamination of storm water runoff.	Yes	With implementation of the SWPPP and BMPs in the SDG&E's BMPs Manual for Water Quality Construction, impacts associated with introducing pollutants to storm water runoff will be limited during construction. O&M activities for the Proposed Project will be conducted in the same manner as they were prior to construction of the Proposed Project. Following completion of the Proposed Project, no changes to storm water runoff will occur. The Proposed Project will not expand impervious surfaces that will increase storm water runoff.
<b>CE-G.1:</b> Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long-term biological viability.	Yes	Based on a review of applicable local policies, the Proposed Project will not conflict with local policies, which include the City of San Diego MSCP Subarea Plan and will preserve rare plants and animals to the maximum extent possible. Proposed Project construction activities will be limited in size and duration and will have an overall beneficial effect. With the implementation of SDG&E's Subregional NCCP Operational Protocols and Habitat Enhancement Measures, along with the APMs in Section 4.4.4 Applicant-Proposed Measures, the Proposed Project will be consistent with this policy.

Plan or Policy	Consistent? (Yes/No)	Explanation
<b>EP-G.7:</b> Eliminate or minimize land use conflicts that pose a significant hazard to human health and safety.	Yes	SDG&E will comply with all applicable codes, including the Uniform Building Code (UBC) standards when designing and constructing the Proposed Project. Therefore, the Proposed Project will be engineered so that it offers the appropriate level of health and safety protection, taking into consideration effective seismic, geologic, and structural considerations. Therefore, the Proposed Project will be consistent with this policy.
<b>EP-G.8:</b> Minimize displacement of existing residents, businesses, and uses. Those displaced should have adequate access to institutions, employment, and services.	Yes	No residents, businesses, or uses will be displaced, precluded, or changed as a result of the Proposed Project. Therefore, the Proposed Project will be consistent with this policy.
<b>ME-C.7:</b> Preserve and protect scenic vistas along public roadways.	Yes	During construction, views of several work areas (e.g., stringing sites, fly yards, staging yards, and other work areas) will be visible from public viewpoints along the Proposed Project route. However, views of construction activities will be limited in duration and will not result in permanent changes to scenic vistas. There will be a beneficial reduction in O&M activities, and there will be no change in the availability of public views of scenic vistas. Therefore, the Proposed Project will be consistent with this policy.
<b>NE-A.2:</b> Assure the appropriateness of proposed developments relative to existing and future noise levels by consulting the guidelines for noise-compatible land use (shown on Table NE-3) to minimize the effects on noise-sensitive land uses.	Yes	Due to the short-term nature of this work (with construction typically lasting less than one day in each location), and the implementation of ordinary construction restrictions, impacts associated with construction of the Proposed Project will be consistent with noise-compatible land uses guidelines. O&M activities for the Proposed Project will continue to be conducted in the same manner as they have been prior to construction of the Proposed Project. Therefore, the Proposed Project will be consistent with this policy.



Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>NE-B.1:</b> Encourage noise-compatible land uses and site planning adjoining existing and future highways and freeways.</p>	Yes	<p>Due to the short-term nature of this work (with construction typically lasting less than one day in each location), and the implementation of ordinary construction restrictions, impacts associated with construction of the Proposed Project will be consistent with noise-compatible land uses guidelines. O&amp;M activities for the Proposed Project will continue to be conducted in the same manner as they have been prior to construction of the Proposed Project. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>NE-F.3:</b> Encourage industrial uses to utilize operation measures that minimize excessive noise where it affects abutting residential and other noise-sensitive uses.</p>	Yes	<p>Due to the short-term nature of this work (with construction typically lasting less than one day in each location), and the implementation of ordinary construction restrictions, impacts associated with construction of the Proposed Project will be consistent with noise-compatible land uses guidelines. O&amp;M activities for the Proposed Project will continue to be conducted in the same manner as they have been prior to construction of the Proposed Project. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>NE-G.1:</b> Implement limits on the hours of operation for non-emergency construction.</p>	Yes	<p>As described in Chapter 3 – Project Description, construction will typically occur during normal work hours from Monday through Saturday. The City of San Diego noise ordinance prohibits construction between 7:00 p.m. of any day and 7:00 a.m. the following day, on legal holidays, and on Sundays. The Proposed Project will typically be consistent with these standards. In limited circumstances, construction may be required outside of the hours permitted by the local ordinances. This may occur as a result of required electrical clearances granted by the California Independent System Operator, conditions within agency permits and authorizations (e.g., encroachment permits), or efforts to safely restore electrical service to customers. As an ordinary construction restriction, SDG&amp;E will meet and confer with the City of San</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
		Diego, as needed, regarding activities that will be conducted outside of the hours permitted by the relevant noise ordinances. Therefore, the Proposed Project will be consistent with this policy.
<p><b>NE-G.2:</b> Implement limits on excessive public noises that a person could reasonably consider disturbing and/or annoying in residential areas and areas abutting residential areas.</p>	Yes	Due to the short-term nature of this work (with construction typically lasting less than one day in each location), and the implementation of ordinary construction restrictions, impacts associated with construction of the Proposed Project will be consistent with noise-compatible land uses guidelines. O&M activities for the Proposed Project will continue to be conducted in the same manner as they have been prior to construction of the Proposed Project. Therefore, the Proposed Project will be consistent with this policy.
<p><b>NE-I.3:</b> Consider noise attenuation measures and techniques addressed by the Noise Element, as well as other feasible attenuation measures not addressed as potential mitigation measures, to reduce the effect of noise on future residential and other noise-sensitive land uses to an acceptable noise level.</p>	Yes	Due to the short-term nature of this work (with construction typically lasting less than one day in each location), and the implementation of ordinary construction restrictions, impacts associated with construction of the Proposed Project will be consistent with noise-compatible land uses guidelines. O&M activities for the Proposed Project will continue to be conducted in the same manner as they have been prior to construction of the Proposed Project. Due to the short-term nature of this work (with construction typically lasting less than one day in each location), and the implementation of ordinary construction restrictions, impacts associated with overhead power line construction and removal will be less than significant. Therefore, the Proposed Project will be consistent with this policy.

Plan or Policy	Consistent? (Yes/No)	Explanation
<b>UD-A.1:</b> Preserve and protect natural landforms and features	Yes	SDG&E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions and as consistent with fire break requirements. Restoration could include reseeding; planting replacement vegetation; restoring removed curbs, gutters, and sidewalks; repaving all removed or damaged paved surfaces; or replacing structures (e.g., fences), as appropriate. Additionally, the Proposed Project will not require mitigation areas. Therefore, the Proposed Project will be consistent with this policy.
<b>UD-A.3:</b> Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development.	Yes	The Proposed Project involves over six miles of removal or conversion of overhead power line to underground configuration. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in these environmentally sensitive areas, and no additional development is proposed. Because distant scenic views will be maintained and because some scenic views will be improved by the Proposed Project, the impact on scenic vistas will be beneficial. Therefore, the Proposed Project will be consistent with this policy.
<b>UD-A.16:</b> Minimize the visual and functional impact of utility systems and equipment on streets, sidewalks, and the public realm.	Yes	The Proposed Project involves over six miles of removal or conversion of overhead power line to underground configuration. The removal of TL666D from service will eliminate the need for ongoing operation and maintenance work and the underground configuration will reduce and remove the visual impacts on streets, sidewalks, and the public realm. Because distant scenic views will be maintained and because some scenic views will be improved by the Proposed Project, the impact on scenic vistas will be beneficial. Therefore, the Proposed Project will be consistent with this policy.

Plan or Policy	Consistent? (Yes/No)	Explanation
<p><b>PF-M.1:</b> Ensure that public utilities are provided, maintained, and operated in a cost-effective manner that protects residents and enhances the environment.</p>	<p>Yes</p>	<p>The TL666D removal will eliminate all future O&amp;M activities associated with this line. The poles that are topped to allow for the existing overhead distribution conductors to be retained will continue to be operated and maintained in the same manner as they were prior to Proposed Project construction. Required O&amp;M activities are currently conducted in the area for the conversion of C510 and reconfiguration of TL674A; therefore, no new O&amp;M requirements will be required in these locations. Further, the removal of TL666D from service will eliminate the need for ongoing operation and maintenance work in these environmentally sensitive areas. Therefore, public utilities associated with the Proposed Project will be provided, maintained, and operated in a cost-effective manner that protects residences and the environment and the Proposed Project will be consistent with this policy.</p>
<p><b>PF-Q.1:</b> Protect public health and safety through the application of effective seismic, geologic and structural considerations.</p>	<p>Yes</p>	<p>SDG&amp;E will comply with all applicable codes, including the UBC standards when designing and constructing the Proposed Project. Therefore, the Proposed Project will be engineered so that it offers the appropriate level of health and safety protection, taking into consideration effective seismic, geologic, and structural considerations. Therefore, the Proposed Project will be consistent with this policy.</p>
<p><b>PF-Q.2:</b> Maintain or improve integrity of structures to protect residents and preserve communities.</p>	<p>Yes</p>	<p>SDG&amp;E will comply with all applicable codes, including the UBC standards and when designing and constructing the Proposed Project. Therefore, the Proposed Project will be engineered so that it offers the appropriate level of health and safety protection, taking into consideration effective seismic, geologic, and structural considerations to improve the integrity of structures. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<b>CALIFORNIA COASTAL ACT</b>		
<i>Article 2 – Public Access</i>		
<p>Section 30210: Maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.</p>	Yes	<p>The entirety of the Proposed Project will be conducted within SDG&amp;E’s existing ROWs or within the franchise position of City of Del Mar and City of San Diego streets. As a result, no new permanent ROW will be required for the Proposed Project and the Proposed Project will not interfere with or diminish any public right of access. As described in Sections 4.15 Recreation and 4.16 Transportation and Traffic, while access to recreational facilities and roadways may be limited during construction, no single recreational facility will be closed for the entire approximately 12-month construction period, as construction will occur in linear phases. In addition, APM-REC-01 requires that prior to construction within or directly adjacent to a park or other recreational facility, SDG&amp;E must notify users and park authorities about the upcoming construction activities and potential partial access restrictions. O&amp;M of the Proposed Project will not interfere with public use. Therefore, the Proposed Project will be consistent with this policy.</p>
<p>Section 30211: Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization.</p>	Yes	<p>The Proposed Project would not interfere with the public’s right of access to the sea. In addition, APM-REC-01 requires that prior to construction within or directly adjacent to a park or other recreational facility, SDG&amp;E must notify users and park authorities about the upcoming construction activities and potential partial access restrictions. O&amp;M of the Proposed Project will not interfere with public use. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>Section 30212: (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:</p> <p>(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,</p> <p>(2) adequate access exists nearby, or,</p> <p>(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.</p>	Yes	<p>The entirety of the Proposed Project will be conducted within SDG&amp;E’s existing ROWs or within the franchise position of City of Del Mar and City of San Diego streets. As a result, no new permanent ROW will be required for the Proposed Project and the Proposed Project will not interfere with or diminish any public right of access. Adequate public access is currently provided in the vicinity through multiple roadways, bike paths, and/or trails. Therefore, the Proposed Project will be consistent with this policy.</p>
<p>Section 30212.5: Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.</p>	NA	<p>The Proposed Project involves conversion, reconfiguration, and removal of existing utility infrastructure. The Proposed Project would not be publicly accessible; however, it would not displace any public uses or facilities. Therefore, no parking or other public facilities are required.</p>
<p>Section 30213: Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.</p>	NA	<p>The Proposed Project involves conversion, reconfiguration, and removal of existing utility infrastructure and does not include visitor or recreational facilities. Therefore, this policy is not applicable to the Proposed Project.</p>
<p>Section 30214: (a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:</p> <p>(1) Topographic and geologic site characteristics.</p> <p>(2) The capacity of the site to sustain use and at what level of intensity.</p> <p>(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the</p>	NA	<p>The Proposed Project does not include public access. However, as previously discussed, the entirety of the Proposed Project will be conducted within SDG&amp;E’s existing ROWs or within the franchise position of City of Del Mar and City of San Diego streets. As a result, no new permanent ROW will be required for the Proposed Project and the Proposed Project will not interfere with or diminish any public right of access. Therefore, this policy is not applicable to the Proposed Project.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>natural resources in the area and the proximity of the access area to adjacent residential uses.</p> <p>(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.</p>		
<b>Article 3 – Recreation</b>		
<p>Section 30220: Coastal areas suited for water-oriented recreational activities shall be protected for those uses.</p>	NA	<p>No new Proposed Project facilities will be installed within areas suitable for water-oriented recreational activities. Therefore, this policy is not applicable to the Proposed Project.</p>
<p>Section 30221: Oceanfront land suitable for recreational use and development shall be protected for that use unless present and future demand is already provided for in the area.</p>	Yes	<p>As described in Sections 4.15 Recreation and 4.16 Transportation and Traffic, the helicopter landing zone located in the parking lot of Torrey Pines State Beach is the only oceanfront land that will be utilized during construction of the Proposed Project. Helicopter activities are anticipated to require up to 10 days of total operation in this location. While the parking lot of Torrey Pines State Beach that will be used for the landing zone is not considered oceanfront land suitable for recreational use, SDG&amp;E BMPs will be implemented at the helicopter landing zones to reduce potential impacts. In addition, APM-REC-01 requires that prior to construction within or directly adjacent to a park or other recreational facility, SDG&amp;E must notify users and park authorities about the upcoming construction activities and potential partial access restrictions. O&amp;M of the Proposed Project will not interfere with public use. Therefore, the Proposed Project will be consistent with this policy.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
Section 30222: The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.	NA	Public-serving uses are not proposed as part of the Proposed Project and all work will be done within existing ROWs or within the franchise position of City of Del Mar and City of San Diego streets. Additionally, the Proposed Project will not preclude nearby use of recreational facilities. Therefore, this policy is not applicable to the Proposed Project.
Section 30222.5: Oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.	NA	The Proposed Project would not occur on land suitable for coastal dependent aquaculture. Therefore, this policy is not applicable to the Proposed Project.
Section 30223: Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.	Yes	The Proposed Project will not preclude nearby use of coastal recreational facilities, because none of the Proposed Project activities will permanently impact access or use of coastal recreational areas, as discussed in Section 4.15 Recreation. Therefore, the Proposed Project will be consistent with this policy.
Section 30224: Encourages the increased recreational boating use of coastal waters and specifies methods to increase such usage.	NA	The Proposed Project would not preclude recreational boating use of coastal waters; therefore, this policy is not applicable to the Proposed Project.
<b>Article 4 – Marine Environment</b>		
Section 30230: Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.	NA	The Proposed Project will not affect marine resources. Therefore, this policy is not applicable to the Proposed Project.



Plan or Policy	Consistent? (Yes/No)	Explanation
<p>Section 30231: The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	Yes	<p>The Proposed Project has been designed to minimize the disturbance of existing or natural terrain and vegetation, as well as minimize impacts on topography, geology, and soils. SDG&amp;E will restore all areas that are temporarily disturbed by the Proposed Project activities (e.g., stringing sites, pole work areas, and staging areas) to near pre-construction conditions. Restoration could include reseeding; planting replacement vegetation; restoring removed curbs, gutters, and sidewalks; repaving all removed or damaged paved surfaces; or replacing structures (e.g., fences), as appropriate. BMPs will be implemented during construction to reroute storm water and runoff to prevent localized flooding, and culverts and natural drainages will be restored to pre-construction conditions following construction of the Proposed Project. The Proposed Project area is expected to be restored to pre-construction conditions and the Proposed Project will not result in a significant increase in impervious surfaces compared to pre-construction conditions. Construction and operation of the Proposed Project will limit and control runoff, sedimentation, and erosion to the extent practicable to avoid or minimize impacts to water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. Therefore, the Proposed Project will be consistent with this policy.</p>
<p>Section 30232: Protects the coastal environment against the spillage of hazardous materials and requires containment and clean-up procedures in the event that a spill does occur.</p>	Yes	<p>As discussed in Section 4.8, Hazards and Hazardous Materials, vehicles and equipment used for construction may contain or require temporary, short-term use of potentially hazardous substances, such as fuel, lubricating oils, or hydraulic fluid. A typical list of the types of hazardous materials used during construction and/or O&amp;M is provided in Table 4.8 2: Hazardous Materials Typically Used During Construction. No storage or use of large quantities of any of these materials will be required within the Proposed Project</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
		<p>ROWs. Fuels and hazardous materials kept at the staging area will be stored within secondary containment to minimize potential releases. In addition, SDG&amp;E construction crews will keep spill kits on site for use in the event of a spill, in accordance with SDG&amp;E’s Water Quality Construction Best Management Practices Manual (BMP Manual), which is included as Attachment 4.8 B: Water Quality Construction Best Management Practices. Several laws, rules, and regulations apply to the routine use of hazardous materials during construction, which include proper handling and disposal of hazardous materials. SDG&amp;E will comply with all such laws, rules, and regulations. Therefore, the Proposed Project will be consistent with this policy.</p>
<p>Section 30233: (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:</p> <p>(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.</p> <p>(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.</p> <p>(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.</p> <p>(4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.</p>	<p>NA</p>	<p>The Proposed Project will not involve the diking, filling, or dredging of open coastal waters, wetlands, estuaries, or lakes. The Proposed Project has been designed to avoid impacts to jurisdictional wetlands and waters. However, in the event of unexpected impacts, SDG&amp;E will restore temporarily impacted areas per the Habitat Enhancement Measures provided in in Attachment 4.4 C: SDG&amp;E Subregional NCCP and Operational Protocols and as described in APM-BIO-08. Under these restoration measures, sensitive habitat will be replaced or enhanced, which will maintain or improve the water quality and habitat value of the area. Therefore, this policy is not applicable to the Proposed Project.</p>

Plan or Policy	Consistent? (Yes/No)	Explanation
<p>(5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.</p> <p>(6) Restoration purposes.</p> <p>(7) Nature study, aquaculture, or similar resource dependent activities.</p> <p>(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.</p> <p>(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.</p> <p>(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of</p>		

Plan or Policy	Consistent? (Yes/No)	Explanation
placement, time of year of placement, and sensitivity of the placement area.		
Section 30234.5: The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.	NA	The Proposed Project would not impact commercial or recreational fishing activities. Therefore, this policy is not applicable to the Proposed Project.
Section 30235: Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.	NA	The Proposed Project does not involve the construction of revetments, breakwaters, groins, harbor channels, seawalls, or cliff retaining walls. Therefore, this policy is not applicable to the Proposed Project.