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SECTION ACRONYMS/ABBREVIATIONS

ACRONYM/ ABBREVIATION	DEFINITION
AFC	Application for Certification
APN	Assessor's Parcel Number
CBO	Chief Building Officer
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CLCA	California Land Conservation Act
CNEL	Community Noise Equivalent Levels
DPLU	San Diego County Department of Planning and Land Use
FPUD	Fallbrook Public Utility District
I	Interstate
HCP	Habitat Conservation Plan
LAFCO	Local Agency Formation Commission
Linear Facilities	Natural gas pipeline and underground transmission line collectively
LORS	Laws, Ordinances, Regulations, and Standards
MUP	Major Use Permit
MW	Megawatt
NCCP	Natural Community Conservation Plan
NCFPD	North County Fire Protection District
PRC	Public Resources Code
Project	Subject of this AFC, Orange Grove Project
Project Site	Approximately 8.5 acre parcel to be leased for the power plant Site (a.k.a. "Site")
Property	Approximately 202-acres owned by SDG&E that encompasses the approximately 8.5 acre Project Site and surrounding lands
RCA	Resource Conservation Area
RLUE	Regional Land Use Element
ROW	Right-of-Way
SDG&E	San Diego Gas & Electric
Site	Approximately 8.5 acre parcel to be leased for the power plant Site (a.k.a. "Site")

ACRONYM/ ABBREVIATION	DEFINITION
SOI	Sphere of Influence
SR	State Route
SWF	Solid Waste Facility

6.9 LAND USE

6.9.1 Existing Conditions

The Project site is located in unincorporated San Diego County, on the north side of State Route (SR) 76 approximately 4 miles northeast of Interstate (I) 15 and 2 miles west of the community of Pala (see Figure 6.9-1). The region is primarily rural, including agriculture, large plot residential, small communities, open space, and large-scale commercial/industrial such as hotel/casino and mining operations.

Currently, the Site is within the sphere of influence (SOI) for the North County Fire Protection District (NCFPD), but is not within the current service area. The Site will have to be annexed into the NCFPD in order to secure fire protection services for the Project. The Project will have to apply to the Local Area Formation Commission (LAFCO) in order to facilitate the annexation process.

6.9.1.1 Site Zoning, Use Designations, and Land Uses

The Site is located on an approximately 41-acre parcel identified by assessor's parcel number (APN) 110-072-26 and zoned General Agriculture (zoning designation A72). The parcel is situated at the northwest corner of an area designated as an agricultural preserve area (special designator A). Table 6.9-1 outlines the Project site zoning designations. Appendix 6.9-A provides a County Zoning Ordinance Summary with definitions of all of the Zoning Ordinance Designators. Section 6.9.2.3 further addresses County Zoning Ordinance regulations.

Table 6.9-1 - Project Site Zoning

ZONING ORDINANCE REGULATIONS	ZONING ORDINANCE DESIGNATOR
Use Regulations	A72
Animal Regulations	O
Development Regulations	-
Density	0.1 dwelling units
Lot Size	10 acres
Building Type	C
Maximum Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Setback	C
Open Space	-
Special Regulations	A

Source: San Diego County Department of Planning and Land Use

The land use designation for the Site is General Agriculture (Figure 6.9-2A).

The General Agriculture land use designation is intended to support and encourage agricultural land uses while allowing non-agricultural land uses which either support or are compatible with successful agricultural operations (County of San Diego, 2003).

The Site was most recently in use as a citrus orchard. The orchard has not been maintained for at least 5 years (Jeffery Sykes, 2007). During reconnaissance of the Site, the citrus trees were observed to be in a highly degraded state. The San Diego Gas & Electric (SDG&E) Pala substation and a fenced SDG&E storage area are located on the parcel immediately south of the Site (identified by APN 110-370-01). SDG&E has owned both parcels for approximately 37 years. The land is not under a California Land Conservation Act (Williamson Act) contract. A detailed description of the Site's soils is provided in Section 6.4, Agriculture and Soils.

The natural gas pipeline will extend generally south and west, along and around the SR 76 right-of-way (ROW) for approximately 2.4 miles until connecting with an existing gas main near Rice Canyon Road (Figure 6.9-1). The gas pipeline will be constructed on lands zoned for General Agriculture (A72), Limited Agriculture (A70), and Solid Waste Facility (SWF). The General Plan designations for the gas pipeline route are Public/Semi-Public Lands, Multiple Use Rural, and General Agriculture (See Figure 6.9-2A). The transmission line interconnection will run approximately 0.3 mile southwest to the existing SDG&E substation, which is also on land zoned as General Agriculture (A72) with an agricultural preserve designation (special designator A).

Reclaimed water for the Project will be trucked to the Site from an existing Fallbrook Public Utility District (FPUD) water reclamation plant facility (Figure 6.9-1). The reclaim water pickup station will be constructed, owned and operated by FPUD, but is considered part of the Project for the purposes of the California Environmental Quality Act (CEQA). The reclaim water pickup station is located approximately 8.5 air miles west of the Site on a parcel (APN 104-271-03), in the community of Fallbrook, zoned Limited Agriculture (A70) and has a current General Plan land use designation of Public/Semi-Public Lands (Figure 6.9-2B).

Fresh water for Project operations will be supplied by the FPUD and will be trucked to the Site from an offsite location (FPUD fresh water pickup station). The fresh water pickup station will be constructed, owned and operated by FPUD, but is considered part of the Project for the purposes of CEQA. The FPUD fresh water pickup station site will be located approximately 4.9 air miles northwest of the Site, located at the intersection of East Mission Road and East Live Oak Park Road in the community of Fallbrook (APN 108-013-07). The zoning on the FPUD fresh water pickup station site is Limited Agriculture (A70) and the General Plan land use designation is Estate Residential (See Figure 6.9-2C). The FPUD fresh water pickup station site is currently undeveloped.

6.9.1.2 Surrounding Zoning, Use Designations, and Land Uses

Figures 6.9-2A, 6.9-2B, and 6.9-2C identify the current land use designations for the areas within 1.0 mile of the Site and within 0.25 mile of the proposed linear facilities and the water pickup stations. Current land uses for the areas surrounding the Site and linear facilities are

predominately agriculture, rural residential and open space. Figures 6.9-3A, 6.9-3B and 6.9-3C show the locations of agricultural land uses within the vicinity of the Project Site, linear facilities, and water pickup locations. Descriptions are provided in Section 6.9.1.3 below. Existing industrial/utility uses within 1.0 mile of the Site include a former aggregate quarry to the south, immediately across SR 76 and the existing SDG&E substation. Current land uses surrounding the fresh water pickup station are rural and low-density residential and one small commercial nursery. The reclaim water pickup station is located approximately 550 feet inside the fence line of the FPUD wastewater treatment plant property. Current land uses surrounding the reclaim water pickup station and the FPUD property include Camp Pendleton and agriculture (nursery), single family housing, and open space.

Existing manmade features in the Project vicinity are identified in Figures 6.9-4A, 6.9-4B, and 6.9-4C. There are several sparsely spaced rural single family residences and farm houses located within 1.0 mile of the Site, including three residences on the ridgeline above the Site to the northeast. There are two former dairy farms located 0.5 and 1.0 mile southwest of the Site. The former dairy farms are now owned by Gregory Canyon, Ltd. and are part of the proposed Gregory Canyon Landfill site. Land from the former dairy farm will be utilized for habitat restoration/creation to mitigate landfill impacts as further addressed in Section 6.6, Biological Resources.

There is one farm house within 0.25 mile of the gas pipeline, near the intersection of Rice Canyon Road and SR 76 (Figure 6.9-4A). There are approximately 25 single family residences within 0.25 mile of the FPUD fresh water pickup station; however, none are immediately adjacent to the pickup site. There is one agricultural operation (nursery) located approximately 500 feet northeast of the FPUD fresh water pickup site (Figures 6.9-3C and 6.9-4C). There are approximately 100 single and multiple family residences within 0.25 mile of the reclaim water pickup station (Figure 6.9-4B). One nursery and the FPUD wastewater treatment plant are also located within 0.25 mile of the reclaim water pickup station. The remaining lands within 0.25 mile of the reclaim water pickup station are undeveloped open space.

The San Luis Rey River is part of a Resource Conservation Area (RCA) identified by the *San Diego County General Plan: Conservation Element*. The Indian Mountain Leucogranodiorite, located approximately 1.0 mile southeast of the Project site across the San Luis Rey River valley, is listed as a unique geological feature by the *San Diego County General Plan: Conservation Element*. This geologic feature would not be impacted by the Project.

The Pala Rey Camp property is a commercial-recreational property located approximately 0.75 mile southeast from the Project site and is rented out to private users for, among other uses, retreat congregations during the summer months.

A college campus is planned to be constructed near the intersection of I-15 and SR 76, approximately 2.75 air miles west of the Project site, as discussed further in Section 6.1.2.11 and shown in Figure 6.1-1. The campus will be an extension of the Palomar Community College and will be constructed in phases over the next two decades to correspond to increases in student enrollment within the Palomar Community College District. There are also tentative plans for an 11 acre elementary school to be constructed as part of the Meadowood mixed use development

located approximately 2.7 air miles southwest of the Site, near the intersection of I-15 and SR 76, as discussed in Section 6.1.2.7 and shown in Figure 6.1-1. However, there are no known or planned recreational, educational, scenic, scientific, or religious land uses located within 1.0 mile of the Project Site, within 0.25 mile of the Project linear facilities, or within 0.25 mile of the water pickup stations. Historical and cultural resources are discussed in Section 6.7, Cultural Resources.

6.9.1.3 Agricultural Operations

Agricultural operations within the Project vicinity include row crops (such as vegetables), orchards, field crops (grains and hay crops), commercial nurseries, and pasture land for horses and livestock. Figures 6.9-3A, 6.9-3B, and 6.9-3C depict the location and type of all agricultural operations within 1.0 mile of the Project site and within 0.25 mile of the Project linear facilities and water pickup station locations, respectively.

Crop types and irrigation systems utilized at agricultural operations within the Project vicinity are summarized in Table 6.9-2 below. All agricultural operations are located on private property, and most are fenced. Observations concerning crop type and irrigation system were made from the fence line.

Table 6.9-2 – Description of Agricultural Operations in the Project Vicinity

AGRICULTURAL OPERATION	CROP TYPE AND LOCATION	IRRIGATION SYSTEM	FIGURE(S)
Orchards	Within 1 mile of the Site - Mainly citrus and avocado	Sprinklers	6.9-3A
Row Crops	Within 0.25 mile of the linear facilities - Various vegetables	Sprinklers	6.9-3A
Field Crops	Within 0.25 mile of the linear facilities - Appear to be oats and grains	Dry ⁽¹⁾	6.9-3A
Nursery	Within 1 mile of the Site and within 0.25 mile of the fresh and reclaim water pickup stations - Potted flowers and other ornamental trees and shrubs	Sprinklers	6.9-3A, 6.9-3B, & 6.9-3C
Pasture	Within 1 mile of the Site and within 0.25 mile of the linear facilities	Dry ⁽¹⁾	6.9-3A

(1) No irrigation systems observed.

6.9.1.4 Recent or Proposed Zone Changes and General/Specific Plan Amendments

There are no recent or proposed General Plan, Specific Plan, or zoning changes within 1.0 mile of the Project Site or within 0.25 mile of the linear facilities or the water pickup station locations. The County General Plan Update (General Plan 2020) is discussed in Section 6.9.2.2 below. The proposed Pala Canyon Residential Development, located along Rice Canyon Road and within 0.25 mile of the gas pipeline and the fresh water pickup station, had applied for a General Plan Amendment Authorization in August 2006. However, the County rejected the application on May 16, 2007. The Pala Canyon General Plan Amendment would have changed the General Plan

Land Use designation for the subject parcels from General Agriculture to Specific Plan Area. The Gregory Canyon Landfill site is currently zoned SWF and has a General Plan Designation of Public/Semi-Public Lands. These new designations were created by Proposition C, passed by voters in San Diego County in 1994.

6.9.2 Laws, Ordinances, Regulations and Standards

Relevant land use authority and related policies are described below.

6.9.2.1 Warren-Alquist Act

The Warren-Alquist Act (PRC Section 25000 et seq.) provides exclusive authority to the California Energy Commission (CEC) for certifying all sites in the state for electrical transmission lines and thermal power plants of 50 megawatts (MW) or more. The issuance of a certificate by the CEC is in lieu of permits, certificates or similar documents otherwise required by state, local or regional agencies, or federal agencies to the extent permitted by law, for such use of the Site and related facilities. In considering Site certification, the CEC will solicit appropriate local, regional, state and federal agencies to make comments and recommendations regarding the design, operation and location of the Site facilities in relation to environmental quality, public health and safety, and other factors on which they may have expertise. Such input is integrated in the CEC's consideration of Site certification, and issuance of a certificate supersedes applicable statutes, ordinances and regulations of state, local and regional agencies, and federal agencies to the extent permitted by law.

The CEC site certification process is implemented through Public Resources Code (PRC) Section 25500 et seq., and California Code of Regulations (CCR) Title 20 Section 1001 et seq.

6.9.2.2 San Diego County General Plan

State law requires that each city and county prepare and adopt a comprehensive General Plan for the physical development of the city or county. The General Plan must be internally consistent, and it must contain implementation measures to ensure its compliance. There are seven mandated elements that must, by state law, be included in the General Plan: land use, circulation, housing, conservation, open space, noise and safety. The state also permits jurisdictions to adopt other elements, including recreation, public services, scenic highways and historic preservation. The California Government Code (Section 65302a) mandates a land use element designating the proposed general distribution, general location and extent of uses of the land. These state requirements are implemented in the Project area through the *San Diego County General Plan* and the County of San Diego Zoning Ordinance.

The San Diego County General Plan was adopted on January 3, 1979 with numerous subsequent updates for individual general plan elements. *The San Diego County General Plan* has 12 elements entitled: land use, circulation, housing, conservation, open space, noise, public safety, energy, public facility, recreation, scenic highway, and seismic safety. *The San Diego County General Plan* elements include goals, objectives, policies, and action programs that are utilized to direct the future development in unincorporated lands within San Diego County. Table 6.9-3

outlines the specific goals and objectives from the *San Diego County General Plan* that are pertinent to the Project.

Table 6.9-3 - Relevant General Plan Goals and Objectives

SAN DIEGO COUNTY GENERAL PLAN ELEMENT	GOALS AND OBJECTIVES	BASIS FOR PROJECT CONSISTENCY WITH GOAL OR OBJECTIVE
Regional Land Use Element (RLUE)	Overall Goal 1.1: It is the goal of the RLUE that urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.	Implementation of the Project will not induce urban growth in the vicinity of the Project. Furthermore, the Project will be consistent with the agricultural and open space uses which comprise the existing rural setting.
RLUE	Land Use Goal 2.1: Promote wise uses of the County's land resources, preserving options for future use.	Implementation of the Project would take advantage of the already-existing energy infrastructure located adjacent to the Site. Furthermore, the Site is surrounded to the north, west and east by relatively steep slopes that are best suited for open space, and to the south by SR 76 and the San Luis Rey River bed. Implementation of the Project will not conflict with future options in surrounding areas.
RLUE	Land Use Goal 2.3: Retain rural character of non-urban lands.	See Overall Goal 1.1 above.
RLUE	Land Use Goal 2.5: Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.	The Project will be compatible with agricultural uses in the area. Furthermore, the new generation capacity will improve the reliability of the local electric power grid for agriculture and other uses during times of peak demand.
RLUE	Land Use Goal 2.6: Ensure preservation of contiguous regionally significant open space corridors.	The Project will be consistent with the agricultural and open space uses comprising the existing setting. The location adjacent to SR 76 and an existing substation will not jeopardize the continued existence of open space in the area.
Energy Element	Goal 1: Define and assure adequate energy supplies for San Diego County.	The Project is required for electric grid reliability in SDG&E's service area and is thereby directly consistent with this goal.
Energy Element	Goal 4: Minimize environmental impact of energy sources.	The Project is designed to minimize environmental impacts to the maximum extent practical and will conform with all applicable environmental laws, including water quality, air quality, and species preservation.

SAN DIEGO COUNTY GENERAL PLAN ELEMENT	GOALS AND OBJECTIVES	BASIS FOR PROJECT CONSISTENCY WITH GOAL OR OBJECTIVE
Energy Element	Goal 6: Minimize possibility of energy shortages and resulting hardships.	The Project is required for electric grid reliability in SDG&E’s service area and is thereby directly consistent with this goal.
Scenic Highway Element	Objective 2: Protect and enhance scenic resources within designated scenic highway corridors.	The Site does not occur along any listed or priority scenic route under the San Diego County General Plan: Scenic Highway Element.

The County is currently in the process of a multi-year update of the General Plan. The draft plan is referred to as General Plan 2020. Both the current draft Land Use Map and the Board Alternative Land Use Map for the Pala/Pauma Subregion propose that the lands at and surrounding the Site be changed to a Public/Semi-Public facilities land use designation. This change in land use designation, if it is approved, will not create a conflict for the Project because Public/Semi-Public land use designations are consistent with all use regulations. In addition, the consistency with General Plan 2020 further supports several of the consistency determinations identified in Table 6.9-3.

6.9.2.3 San Diego County Zoning Ordinance

The County of San Diego Zoning Ordinance outlines regulations for land use in unincorporated areas of the County. Table 6.9-4 outlines the Project’s consistency with County land use ordinances relevant to the Project. A power plant is considered a Civic Use Type Classification (Zoning Ordinance Sections 1205b) falling under the Major Impact Services and Utilities use type (San Diego County, 2007). If not for the exclusive authority of the CEC to certify power plant sites and related facilities, the County would require a Major Use Permit (MUP) in order to allow a Civic Use Type on lands zoned for agriculture. Zoning Ordinance Section 2725b allows for Civic Use Type of uses in the A-72 General Agriculture zone with the issuance of a Major Use Permit (Zoning Ordinance Section 2722b). The A-72 zone is designated for areas distant from urban centers where dust, odor, and noise from agricultural operations would not interfere with urban use, and where urban development will not encroach on agricultural uses (Zoning Ordinance Section 2720).

County development regulations are located in Part Four of the Zoning Ordinance (Section 4000 et seq.). Sections of Zoning Ordinance Part Four include specifications for dwelling unit density, lot size, building type, maximum floor area, floor area ratio, height, lot coverage, setback, and open space. Other pertinent standards such as fire protection services, landscaping, and parking are covered under Part Six: General Provisions of the Zoning Ordinance. The Project will be constructed and operated to meet these standards and requirements. Detailed plan review by the Chief Building Officer (CBO) will be directed toward assuring that the design meets County requirements.

The Project is also located within a County Light Pollution Code “Zone A” area. The purpose of the County Light Pollution Code is to control night time illumination that may adversely impact astronomical research. Zone A refers to all areas within 15 miles of either the Palomar or the

Laguna Mountain Observatories. Zone A areas are subject to more restrictive lighting requirements including limits on hours of operation, lumen output, and required shielding. Project lighting will be designed to fully comply with the Light Pollution Code.

Appendix 6.9-A provides a summary of County land use ordinances, standards, and policies relevant to the Project.

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Table 6.9-4 - County Land Use Ordinances Relevant to the Project

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
San Diego County General Plan: Noise Element	<p>Policy 4b: Because exterior community noise equivalent levels (CNEL) above 60 decibels and /or interior CNEL above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the county of San Diego that: Whenever it appears that new development may result in any (existing or future) noise sensitive land use being subject to noise levels of CNEL equal to 60 decibels or greater, an acoustical analysis shall be required.</p> <p>If the acoustical analysis shows that noise levels at any sensitive land use will exceed CNEL equal to 60 decibels, modifications shall be made to the development which reduce the exterior noise level to less than CNEL of 60 and the interior noise level to less than CNEL of 45 decibels.</p> <p>If modifications are not made to the development in accordance with paragraph 2 above, the development shall not be approved unless a finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without such modification; provided, however, if the acoustical study shows that sound levels for any noise sensitive land use will exceed a CNEL of 75 decibels even with such modifications, the development shall not be approved irrespective of such social or economic considerations.</p>	Noise impacts and mitigation measures are discussed in Section 6.12.	6.12
San Diego County Light Pollution Code	The Light Pollution Code outlines lighting standards for night time lighting within unincorporated San Diego County. The Code includes standards for hours of operation, lumen output, and shielding requirements based upon proximity to two observatories.	The Project lighting plan will be designed to comply with the standards outlined within the Light Pollution Code.	6.9.2.3 & 6.9.3.2
County of San Diego Zoning Ordinance (Zoning Ordinance) Section 1205b	Major Impact Services and Utilities are listed as a Civic Use Type.	A power generation facility is considered a Major Impact Service and Utility land use.	6.9.2.3 & 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
Zoning Ordinance Section 2725	Major Impact Services and Utilities land uses are permitted within A72 zoned area with the issuance of a Major Use Permit.	If not for the authority of the CEC to certify sites, the Project would require a MUP from the County. The CEC will solicit input from the County to assure that the Project satisfies relevant Ordinance requirements that would otherwise occur through the MUP process.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 4210a	Minimum lot areas shall represent the minimum area a lot or building site must have before they may be developed. The Project Site minimum lot area designator is 10 acres.	The Site occurs on a lease within an approximately 41-acre parcel and will be consistent with lot size zoning.	6.9.1.1
Zoning Ordinance Section 4310	Building types must be consistent with Schedule A – Building Type Schedule.	The Project has a building designator of C, which allows for one or more detached, non-residential buildings per lot.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 4610	Structure height schedule.	If not for the exclusive authority of the CEC to certify sites and related facilities, the County would require an exemption from the requirements of this ordinance as part of the MUP permit. The CEC will solicit input from the County to assure that the Project satisfies relevant Ordinance requirements that would otherwise occur through the MUP process.	6.9.3.2
Zoning Ordinance Section 4810	Structure setback minimums shall conform to those setback regulations outlined in Schedule C: Setback Schedule found in Zoning Ordinance 4810.	The Project will comply with all minimum setback requirements found in Schedule C: Setback Schedule as well as all other setback regulations set forth in the Setback Regulations (Zoning Ordinance 4800 et seq.).	6.9.2.3 & 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
Zoning Ordinance Section 5110	Granting of a Major Use Permit must be accompanied by findings that the project: complies with provisions of the California Land Conservation Act (CLCA); and will not be incompatible with the continued agricultural use of any land within the agricultural preserve.	Notwithstanding any local agency's/governing body's finding of incompatibility, the construction and maintenance of gas and electric facilities are determined to be compatible uses within an agricultural preserve (CLCA Section 51238). The Project will not restrain further use of agricultural preserves within the Project vicinity. This AFC provides sufficient information for CEC to make the required findings.	6.9.2.1, 6.9.2.3, & 6.9.3.2
Zoning Ordinance Section 6324	Outdoor lighting contained within required yards shall comply with the requirements set forth in Zoning Ordinance Sections 6324.	Project lighting will comply with Zoning Ordinance 6324.	6.9.2.3 & 6.9.3.2 6.13.4.4
Zoning Ordinance Section 6326	All outdoor lighting not contained within required yards shall comply with the requirements set forth in Zoning Ordinance Sections 6324a, b, c, and g unless otherwise permitted by a use permit.	Project lighting will comply with Zoning Ordinance 6326.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6708	No fence, wall, gate or entry structure shall be permitted unless it conforms to the criteria set forth in Zoning Ordinance Section 6708, except where the Board of Supervisors, Planning Commission, or the Director, as a condition of approval of a matter under their jurisdiction, may require that a fence, wall or entry structure be constructed to a height greater than otherwise permitted in order to mitigate against adverse effects.	The Project will comply with Zoning Ordinance Section 6708.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6708a	Solid fences and walls are permitted as follows: <ul style="list-style-type: none"> • Main building walls and fences are permitted up to the maximum height applicable to the main building itself. • Front or exterior side yard walls and fences are permitted up to a maximum height of 42 inches. • Rear or interior side yard walls and fences are permitted up to a maximum height of 72 inches. 	The Project will comply with Zoning Ordinance Section 6708a.	6.9.2.3 & 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
Zoning Ordinance Section 6708b	Open fences and walls are permitted as follows: <ul style="list-style-type: none"> • Main building walls and fences are permitted up to the maximum height applicable to the main building itself. • Front or exterior side yard walls and fences are permitted up to a maximum height of 42 inches. • Rear or interior side yard walls and fences are permitted up to a maximum height of 72 inches. 	The Project will comply with Zoning Ordinance Section 6708b.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6708d	Gates and gate entry structures on individual lots or building sites shall be permitted as follows: <ul style="list-style-type: none"> • Gates are permitted as long as they do not exceed 12 feet in height. • Entry structures for the main building area are permitted provided they do not exceed the maximum height limit for the main building itself. • Entry structures for the front, rear, and either the interior or exterior side yards are permitted provided they do not exceed 12 feet in height and are located at least 10 feet from the nearest edge of any public road right-of-way or private road easement which intersects the access to the gate entry structure. 	The Project will comply with Zoning Ordinance Section 6708d.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6708f	Light fixtures may be placed on the top of pilasters or fence posts on both sides of each entry, at property corners, and elsewhere along a fence or wall spaced a minimum of 540 feet apart. Such fixtures may extend 12 inches above the top of the supporting post or they may extend up to a height equal to the width of a supporting post, to a maximum of 24 inches, whichever is greater. All such lighting shall conform to the provisions outline din Zoning Ordinance 6324a, b, and c.	The Project will comply with Zoning Ordinance Section 6708f.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6712	All required landscaping shall conform to all standards outlined in Zoning Ordinance 6712 et seq. (Standards Applicable to Required Landscaping) and in the Water Conservation and Landscaping Design Manual.	The Project landscaping will comply with Zoning Ordinance Section 6712 et seq.	6.9.2.3 & 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
Zoning Ordinance Section 6712b	All required plantings shall be in place prior to use of new buildings or structures. All required plantings shall be maintained in good growing condition, and shall be replaced with similar plant materials to ensure continued compliance with applicable landscaping, buffering, and screening requirements. All landscaping shall be kept properly maintained and irrigation systems shall be maintained in good working order.	The Project will comply with Zoning Ordinance Section 6712b.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6712d	The design, dimensions, preparation, construction, piping specifications, planting, and irrigation of landscaped spaces shall conform to requirements of the Water Conservation and Landscaping Design Manual.	The Project landscaping designs will comply with Zoning Ordinance Section 6712d.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6713	All required landscaping plans shall be prepared by a California licensed landscape architect, registered civil engineer, architect, or landscape contractor to the extent that his or her license allows.	The Project landscaping plans will comply with Zoning Ordinance Section 6713.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6715	All building permit applications for all discretionary civic land use types shall be subject to the outdoor water conservation measures required by the Zoning Ordinance Sections 6715 through 6725. These measures shall be incorporated into the Project landscape plans.	The Project will comply with Zoning Ordinance Section 6715.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6717a	If required, a landscape concept plan shall be submitted to the San Diego County Department of Planning and Land Use (DPLU) at the time of the Project application.	The Project will comply with Zoning Ordinance Section 6717a.	6.9.2.3 & 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
Zoning Ordinance Section 6717b	<p>All landscape plan applications shall include a plot plan, planting plan, irrigation plan, water management plan, details specifications, notes, legends and water requirement schedule necessary for a complete landscape plan review.</p> <p>All planting plans shall include, but not be limited to, all existing plant material to be retained (called out by caliper size), a legend listing the common and botanical plant names and total quantities by container size and species, location and spacing of all plants, seed mixes with application rates and relevant germination specifications.</p> <p>Irrigation plans shall be separate from the planting plan and shall be concise and accurate.</p>	The Project will comply with Zoning Ordinance Section 6717b.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6717c	The water management plan shall conform to the requirements outlined in the Water Conservation and Landscape Design Manual.	The Project water management plan will comply with Zoning Ordinance Section 6717c.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6717d	Prior to the issuance of a notice of completion, the applicant shall provide a statement of compliance by the preparer of the approved landscape plans that the landscape improvements have been installed in accordance with the approved landscape plan. Periodic inspections by the Department to verify conformance and corrections may be required if needed.	The Project will comply with Zoning Ordinance Section 6717d.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6753a	All uses and/or structures established or constructed after May 10, 1985, shall be provided with not less than the number of parking and bicycle spaces specified in Zoning Ordinance Sections 6758 through 6780.	The Project will comply with Zoning Ordinance Section 6753a.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6782	For uses conducted pursuant to a use permit, the number of off-street parking, loading, and bicycle spaces, shall be as required by the use permit. To the extent that the use permit does not specify any of these parking requirements, the parking requirements outline in Zoning Ordinance sections 6758 through 6780 shall apply.	The Project parking designs will comply with Zoning Ordinance Section 6782.	6.9.2.3 & 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
Zoning Ordinance Section 6785	All required parking and bicycle spaces shall be located on the same legal parcel with the use or structure they are intended to serve.	The Project parking designs will comply with Zoning Ordinance Section 6785.	6.9.2.3 7& 6.9.3.2
Zoning Ordinance Section 6787a	Bicycle spaces shall be located: <ul style="list-style-type: none"> • At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking). • As close to building entrances as is practical without interfering with pedestrian traffic. • At ground level. 	The Project parking designs will comply with Zoning Ordinance Section 6787a.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6787c	Open space parking shall be located outside the ultimate ROW of any street and shall be located, for agricultural zones, anywhere except in a required front or exterior side yard. Open parking may be located within the interior side yard only when separated by from abutting property by a 6-foot high solid fence or wall.	The Project parking designs will comply with Zoning Ordinance Section 6787c.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Sections 6790, 6793a, and 6793c	Parking space and area dimensions, surfacing, and overall design shall comply with the Offstreet Parking Design Manual.	The Project parking designs will comply with the Offstreet Parking Design Manual.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6793b	An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance with the requirements found in the Offstreet Parking Design Manual as well Zoning Ordinance Section 6712.	The Project parking area landscape designs will comply with Zoning Ordinance Section 6793b.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6816	Enclosures which are permitted by Use Type and Use Regulation are outlined in Zoning Ordinance 6816: Enclosure Matrix.	The Project will comply with Zoning Ordinance Section 6816.	6.9.2.3 & 6.9.3.2
Zoning Ordinance Section 6252 and 6252x	The following shall be exempt from these regulations and shall not require sign permits. <ul style="list-style-type: none"> • Subsection x: For any use type allowed by the granting of a Major Use Permit, placement, number, and size of on-premise signs shall be determined by the conditions of approval of the Major Use Permit. 	The Project sign design will conform with Zoning Ordinance Section 6252 and 6252x.	6.9.2.3 & 6.9.3.2

ORDINANCE OR PLAN	STANDARD OR POLICY	BASIS FOR PROJECT CONSISTENCY WITH GOAL, OBJECTIVE, OR POLICY	AFC SECTION
Zoning Ordinance Section 7358	Required findings for the granting of a use permit.	The Project will comply with Zoning Ordinance Section 7358 as discussed in Table 6.9-7 even though a MUP will not be required for the Project.	6.9.3.3

6.9.2.4 The California Land Conservation Act of 1965

The California Land Conservation Act of 1965, also known as the Williamson Act, is a state law that was enacted to help preserve agricultural and open space land uses within California. The CLCA allows cities and counties to enter into contracts with land owners that restrict land uses on their properties. Land owners benefit by way of adjusted property tax rates. Land owners pay a property tax calculated based on the actual land use in lieu of the current market value.

CLCA contracts are rolling term 10 year contracts that are automatically renewed unless either party files a notice of nonrenewal. Counties and cities are reimbursed by the state for tax revenue lost due to CLCA contracts.

Agricultural preserves, as defined by the CLCA Section 51230, are those defined areas where the governing municipality is willing to enter into CLCA contracts with land owners. Agricultural preserves may contain land uses other than agricultural land uses. However, all lands within a designated agricultural preserve not under contract shall be restricted by zoning in such a way as to restrict those uses that would be incompatible with agricultural uses.

The Site is in agricultural preserve, but not on lands that are under contract. The Project will be consistent with the provisions of the Williamson Act.

6.9.2.5 The Local Agency Formation Commission

The LAFCO has the authority to define SOIs for cities and special districts as well as to initiate and review requests for mergers, creations, or expansions of cities and special districts. Each county within California has a LAFCO in place to handle the above listed duties. The Knox-Nesbitt Act of 1963 originally created LAFCOs within California in order to improve the annexation process within the state and create independent agencies to guide and oversee the annexation process. LAFCOs currently operate under the structural confines of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The Cortese-Knox-Hertzberg Act of 2000 altered LAFCO funding, required periodic SOI updating, and established the LAFCO as the sole agency responsible for initiation of annexation by, creation of, or expansion of cities or special districts.

The Site currently is not located in any fire district, but it is within the SOI of the NCFPD. LAFCO will need to approve annexation of the site into the NCFPD.

6.9.2.6 Permits and Agency Contacts

With the exception of the NCFPD annexation, there are no permits or approvals required for the Project related to land use that are outside the jurisdiction of the CEC. If not for the authority of the CEC to certify sites, the County would require a MUP in order to allow the Project to be constructed on land zoned for agriculture. Contact information for LAFCO and San Diego County are provided in Table 6.9-5.

Table 6.9-5 – Agency Contacts for Land Use

AGENCY	AUTHORITY
Department of Planning and Land Use County of San Diego 5201 Ruffin Road, Suite B San Diego, CA 92123 J. Ramaiya (858) 694-2960	Compliance with building, zoning and Land Use LORS
LAFCO 1600 Pacific Highway, Room 452 San Diego, CA 92101 S. Anderson, Chief, Policy Research (619) 531-5400	NCFPD Annexation

6.9.3 Impacts

6.9.3.1 Significance Criteria

Significance criteria are based on the Commission Guidelines and Appendix G of the CEQA Guidelines: Environmental Checklist Form.

An impact may be considered significant if a project results in:

- Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, or adopted environmental plans and goals of the community where the project is located.
- Disruption or division of the physical arrangement of an established community.
- Generation of substantial growth or displacement of a large number of people.
- Conflict with established recreational, educational, religious or scientific uses in the area.
- Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP).
- Conflict with existing zoning for agricultural uses or a Williamson Act contract.
- Disruption or noise causing adverse effects to the development of future land uses.
- Disruption of traffic that would restrict access and adversely affect land uses, or disruption of visual resources, affecting other land uses such as recreation.

6.9.3.2 Consistency with Adopted Environmental Plans, Goals and Other Laws, Ordinances, Regulations and Standards

Table 6.9-6 provides an evaluation of the Project's compliance with applicable laws, ordinances, regulations and standards (LORS), with cross-references to Tables 6.9-3 and 6.9-4 for demonstration of consistency with the General Plan and Zoning Ordinance.

If not for the exclusive authority of the CEC to certify power plant sites and related facilities, the County would require a MUP in order to allow the Project to be constructed on land zoned for agriculture. Zoning Ordinance Section 5110a requires granting of a MUP to be accompanied by findings that the Project: (1) complies with provisions of the CLCA; and (2) will not be incompatible with the continued agricultural use of any land within the agricultural preserve. These findings are supported by CLCA Section 51238 which states that, notwithstanding any local agency's/governing body's finding of incompatibility, the construction and maintenance of gas and electric facilities are determined to be compatible uses within an agricultural preserve.

Zoning Ordinance Section 7358 includes additional requirements for findings associated with approval of a MUP Table 6.9-7 provides an analysis of the Project's consistency with the Section 7358 .

The FPUD reclaim water pickup station will be located on FPUD property, on land designated for Public/Semi-Public Lands by the County General Plan. The FPUD reclaim water pickup station will be consistent with this land use designation. The FPUD fresh water pickup station will be located on land designated for Estate Residential uses by the County General Plan. The FPUD fresh water pickup station will not restrict or impact the agricultural and low-density residential land uses that are planned for this area. Due to the fact that both water pickup stations will be constructed, owned and operated by the FPUD and are Essential Services land use types under the County Zoning Ordinance, no land use or conditional use permits will be required to construct the water pickup stations. Therefore, the water pickup stations will be consistent with the County Zoning Ordinance.

The Site will be annexed into the NCFPD in order to secure fire protection services for the Project. This annexation will be applied for through the San Diego County LAFCO. The LAFCO will review, analyze, and make a ruling on the annexation application. The Site is currently within the NCFPD's SOI (see Figure 6.9-5). The LAFCO prepares SOIs to guide potential growth and expansion of cities and special districts. Due to the fact that the Site is within the NCFPD's SOI, the annexation of the Site into the NCFPD's service area will not conflict with NCFPD's plans. The San Diego County LAFCO's operational duties include the initiation of annexation by, creation of, or expansion of cities or special districts within the County. Therefore, the LAFCO process will be consistent with County General Plan and Zoning Ordinances.

Considering these factors; the construction, operations and maintenance of the Project will not cause a conflict with applicable land use plans, policies or regulations.

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Table 6.9-6 – Land Use LORS and Compliance

JURIS-DICTION	AUTHORITY ¹	AGENCY	REQUIREMENTS	COMPLIANCE	AFC SECTIONS AND PAGES
Federal	None applicable.	None applicable.	None applicable.	None applicable.	None applicable.
State	Warren-Alquist Act, PRC Section 25523(a); 20 CCR §1752, 1752.5, 2300-2309, and Chapter 2, Subchapter 5, Appendix B, Part (i)(3) and (4).	CEC	Provisions to assure protection of environmental quality, including compatibility of a proposed project with relevant land use plans.	CEC will review compatibility of the Project in conjunction with approval of this Application for Certification (AFC).	6.9.2.1 Page 6.9-5
Local	Refer to Table 6.9-4: County Land Use Ordinances Relevant to the Project.	DPLU	Refer to Table 6.9-4: County Land Use Ordinances Relevant to the Project. The Project will meet local requirements.	Refer to Table 6.9-4 and Section 6.9.3.2.1	6.9.3.2.1, Table 6.9-4 Pages 6.9-9, 6.9-18
Industry	None applicable.	None applicable.	None applicable.	None applicable.	None applicable.

¹ Pursuant to 20 CCR Chapter 5 Appendix B Section (i)(1)(B): Each agency with jurisdiction to issue applicable permits and approvals or to enforce identified LORS and adopted local, regional and federal land use plans, and agencies which would have permit approval or enforcement authority, but for the exclusive authority of the CEC to certify sites and related facilities.

Table 6.9-7 – Project Consistency with Zoning Ordinance Section 7358

ORDINANCE 7358 SUBSECTION	REQUIRED FINDING	PROJECT CONSISTENCY
Subsection a	Location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:	See below.
Subsection a-1	Harmony in scale, bulk, coverage, and density	The Project scale, bulk, coverage and density will be not be out of harmony with other land uses that exist in the Project vicinity including the existing electrical substation, the former aggregate mine, agricultural and commercial operations, open space, and the proposed Gregory Canyon Landfill.
Subsection a-2	The availability of public facilities, services, and utilities	Gas and an electrical substation are available within the Project vicinity and a water supply has been secured. There are two fire stations located within 3.0 miles of the Project site.
Subsection a-3	The harmful effect, if any, upon desirable neighborhood character	The Site is naturally isolated by steep slopes that are most suitable for open space. The area is rural and the facility will be visible from only a few houses. The viewshed of these residences already includes civic, commercial and extractive use types and the current draft General Plan 2020 proposes to change zoning of lands surrounding the Site to Public/Semi-Public facilities. The Project will not cause significant adverse effects to the character of any neighborhood.
Subsection a-4	The generation of traffic and the capacity and physical character of surrounding streets	The Project will generate few trips during operations, and construction impacts will be short term. A traffic analysis is included in Section 6.11 of this AFC.
Subsection a-5	The suitability of the site for the type and intensity of the use or development which is proposed	The existing electrical substation and transmission lines, and the low density development within the Project vicinity make the Site a suitable location for the Project.
Subsection a-6	Any other impact of the proposed use	A comprehensive analysis of Project impacts and mitigation measures is included in this AFC and demonstrates that impacts will be less than significant.
Subsection b	That the impacts, as described in subsection “a” of this section, and the location of the proposed use will be consistent with the San Diego General Plan	The Project is consistent with the San Diego County General Plan Section 6.9.3.2.
Subsection c	That the requirements of CEQA have been followed.	The CEC will be the CEQA lead agency for the Project.

6.9.3.3 Construction Impacts

Construction impacts of the Project will be temporary and are expected to last approximately 6 months. Construction of the facility itself will be focused on the Site and along the natural gas pipeline route. Construction at the two water pickup stations will be minimal and will be carried out by FPUD. The construction of the Project Facilities will not conflict with or divide surrounding land uses. The Project will not disrupt or divide the physical arrangement of any established community or displace people. Because of the short period of construction and the available workforce in the region, it is not expected that the construction workforce will generate any new house construction or other development demand (See Section 6.10- Socioeconomics).

As described in Section 6.9.1.2, there are no established recreational, educational, scenic, scientific, or religious uses in the Project vicinity. Therefore, Project construction will have no impact to these land uses. Construction activities will remove the inactive orchard located on the Site. Section 6.4, Agriculture and Soils, evaluates this impact in terms of agricultural land use and concludes that the impact will be less than significant.

Project construction will occur in accordance with traffic management procedures to minimize the effect of construction-related transportation on local traffic. The procedures will be designed, in part, to assure safe access to existing land uses during construction so that surrounding land uses are not adversely affected. Traffic disruption due to construction will be short-term, and lasting only the duration of construction (approximately 6 months). Based on these considerations, Project construction will have a less than significant traffic disruption land use impact. Traffic and circulation impacts and mitigation measures are described in detail in Section 6.11.

Section 6.13 provides a detailed visual analysis of the Project construction and operation. Considering the limited area from which the Site will be visible, measures included in the Project design, and other factors described in Section 6.13, there will be a less than significant impact due to visual resource affecting land use.

Based on the above evaluations of the Project compared to the defined significance criteria, Project construction will have a less than significant land use impact.

6.9.3.4 Operations Impacts

Project operations will not disrupt or divide the physical arrangement of any established community and will not displace any people. Furthermore, Orange Grove Energy will preferentially hire the operations and maintenance workforce from the existing local workforce rather than moving new residents to the area. The operations workforce of approximately 9 full-time positions is not expected to generate any new house construction or other development demand (See Section 6.10- Socioeconomics).

As described in Section 6.9.1.2, there are no established or planned recreational, educational, scenic, scientific, or religious uses in the Project vicinity. The tentatively planned Meadowood elementary school and the proposed Palomar Community College - Northern Education Center are located approximately 2.75 air miles and 4.15 road miles, respectively, from the Project site.

It is not anticipated that Project operations will adversely impact either of these potential land uses. Furthermore, the Palomar Campus and Meadowood development, along with any other future development in the vicinity, will be able to utilize the added grid reliability that the Project will provide. Therefore, Project construction will have no adverse impact to either of these sensitive land uses.

Potential impacts on traffic and circulation associated with Project operations are discussed in Section 6.11, Traffic and Transportation.

Project operations will not conflict with the CLCA. Site lands are not under Williamson Act contract. The Project will not conflict with any HCP or NCCP (see Section 6.6, Biological Resources).

The Project linear facilities will be located underground. Away from the Site, the linear facilities will be located adjacent to SR 76, or through land owned by Gregory Canyon Landfill and SDG&E that do not have foreseeable conflicting land uses. Therefore, the Project linear facilities will not constrain future land uses or development. The Site is located in an area that is suitable for the proposed use along with ongoing agricultural and open space uses that the Project will be compatible with. The Project will not disrupt the development of future land uses.

The reclaim water pickup station will be located on an existing FPUD wastewater treatment facility property on land currently undeveloped. The fresh water pickup station will also be located on a parcel that is currently undeveloped and will be owned and operated by FPUD. Neither site will constrain, divide, or otherwise impact existing or potential future land uses in the vicinity. There are no sensitive land uses within the vicinity of either water pickup station location.

The NCFPD annexation of the Site may involve the annexation of other parcels located between the Site and the current NCFPD service area, as shown in Figure 6.9-5. However, the potential extra parcels that would be annexed are open space owned by SDG&E and Gregory Canyon, LTD. and will not substantially change the demand for NCFPD services. Development of these parcels is not foreseeable and, therefore, will not be likely to induce future growth on these parcels. Furthermore, the LAFCO annexation process will not cause any conflicts with any other land use plan or authority, including the County General Plan and Zoning Ordinance.

Section 6.13 provides a detailed visual analysis of the Project. Considering the limited area from which the Site will be visible, measures included in the Project design, and other factors described in Section 6.13, there will be a less than significant impact due to visual resource affecting land use.

Based on the above evaluations of the Project compared to the defined significance criteria, Project operations will have no impact on land use.

6.9.3.5 Cumulative Impacts

The Project is consistent with applicable policies, plans and regulations and will represent positive progress towards meeting County energy goals. It will not conflict with existing or

proposed recreational, educational, religious or scientific uses. It will not conflict with any HCP or NCCP. The Project will not conflict with zoning or other applicable policies, plans and regulations. The Project will not conflict with the San Diego County LAFCO annexation process and nor will the annexation process conflict with any other applicable policy, plan, or regulation. The Project does not have the potential to disrupt or divide the physical arrangement of any community, or generate substantial growth or displace people. The Project will not affect any Williamson Act contract. Due to the fact that the Project has no impact in these areas, there is no potential for cumulative impacts.

Cumulative traffic, noise and visual impacts are addressed in Sections 6.11, Traffic and Transportation, 6.12, Noise Control and 6.13, Visual Resources respectively. As described in those sections, cumulative impacts in these areas will be less than significant.

6.9.3.6 Project Design Features

Design and operational features of the Project that help to minimize potential land use impacts are:

- The Site is located away from developed urban areas and is surrounded by mainly agricultural and undeveloped lands.
- Project lighting will be designed to comply with the County Light Pollution Code.
- The Site comprises approximately 8.5 acres located within a 200+ acre parcel owned by SDG&E (Property). The proposed transmission line interconnection will be short and will extend to an existing SDG&E substation located on the Property. Where the linear facilities are located off the Property, they will be within existing ROWs for SR 76 and Pala Del Norte Road, within existing unpaved access roads, and through existing disturbed or developed areas such as the former dairy farms and open space.
- The generating unit will be fueled by clean-burning natural gas. Equipment to control emissions to air will be provided in accordance with San Diego Air Pollution Control District Best Available Control Technology requirements.
- Structures will be painted with non-reflective earth-tone colors and native vegetation will be used for perimeter landscaping to minimize visual contrast.
- Equipment design and sound walls around turbines, the chiller package and compressor pumps will control noise to acceptable levels to prevent related land use impacts. Analysis of noise impacts is provided in Section 6.12, Noise Control.
- Waste products and hazardous materials will be managed in accordance with environmental and public safety laws and regulations to minimize the potential for impacts to occur.
- Project construction traffic will be managed in accordance with traffic management procedures to minimize the effect of construction-related transportation on local traffic. The procedures will be designed, in part, to assure safe access to existing land uses during the period of construction. A detailed traffic analysis can be found in Section 6.11.

- Facility grades, finishes and landscaping will be consistent with the General Plan and Zoning Ordinance requirements for landscaping, lighting, parking lot specifications, fencing, signage and other site features.
- Sound walls will be provided around major power plant equipment to maintain noise at acceptable levels. The sound walls will be non-reflective and finished with an earth-toned color.

6.9.4 Mitigation Measures

Based on the analysis of impacts in Section 6.9.3 and the Project design features incorporated to minimize potential impacts, land use impacts of the Project will be less than significant. Therefore, no mitigation measures are required.

6.9.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts are expected to result from the Project.

6.9.6 References

San Diego County. Discretionary Projects Maps dated March 13, 2007 and April, 2008.

San Diego County. General Plan. 1979.

San Diego County. Personal communications with Dr. Glenn S. Russell, Department of Planning and Land Use. Chief of Regulatory Planning. 2007.

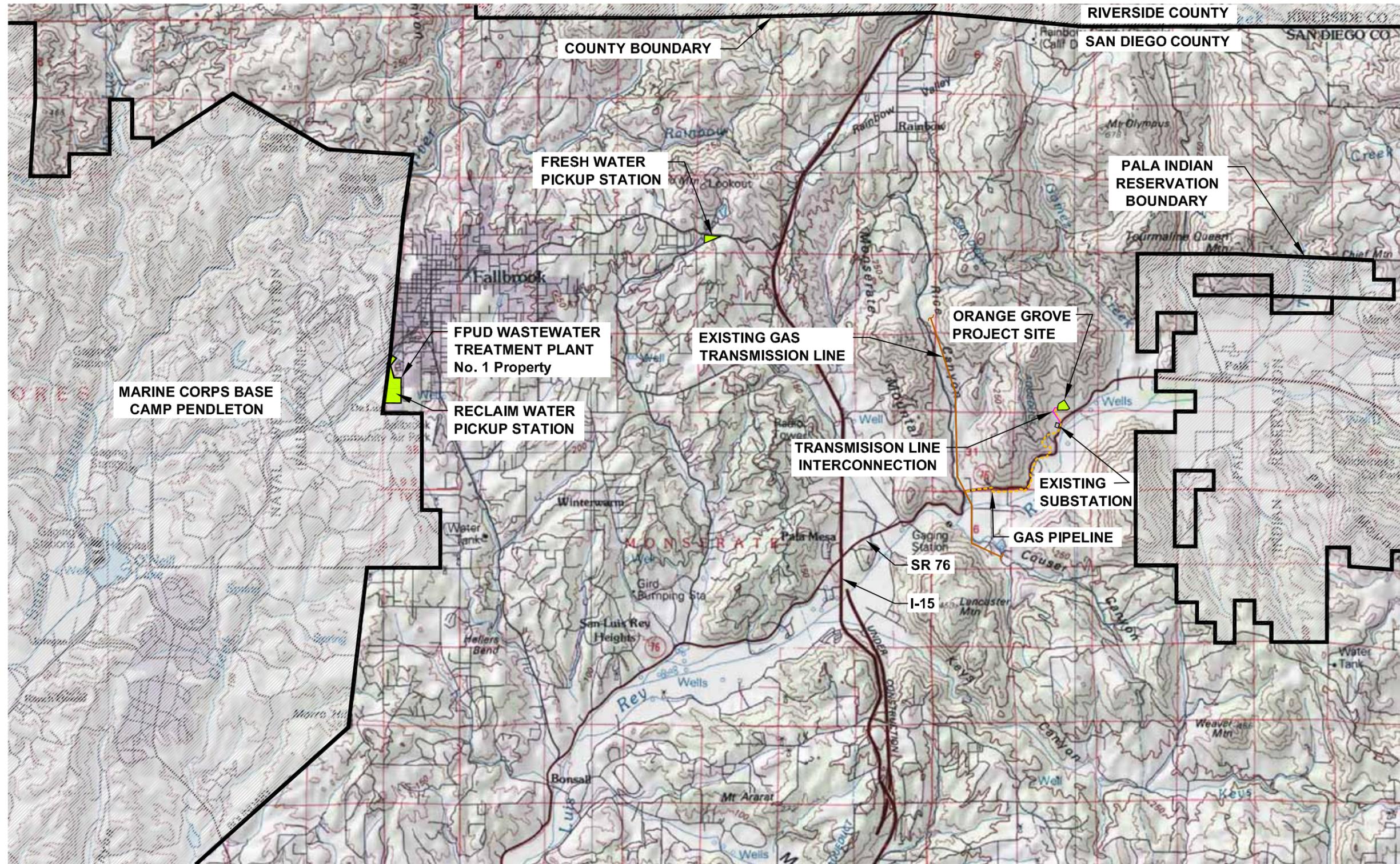
San Diego County. Personal communications with Jarrett Ramaiya, Department of Planning and Land Use. Planner II. 2008.

San Diego County. Zoning Ordinance. Updated February, 2000.

State of California. California Land Conservation Act of 1965 (Williamson Act), California Government Code Section 51200 et seq. 1965.

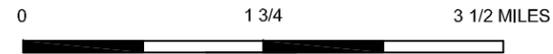
State of California. Warren-Alquist Act, Public Resources Code Section 25000 et. seq. September 2005, and California Code of Regulations, Title 20, Section 1001 et. Seq.

Sykes, Jeffery, SDG&E Land Management Supervisor, April 13, 2007 (personal communication).



SOURCE:

United States Geological Survey
7.5 Minute Topographic Map, 2000:
Morro Hill, Bonsall, Temecula,
and Fallbrook Quadrangles



PROJECT: 125158
FACILITY:
ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

GOVERNMENTAL JURISDICTIONAL
BOUNDARIES

FIGURE 6.9-1

LEGEND

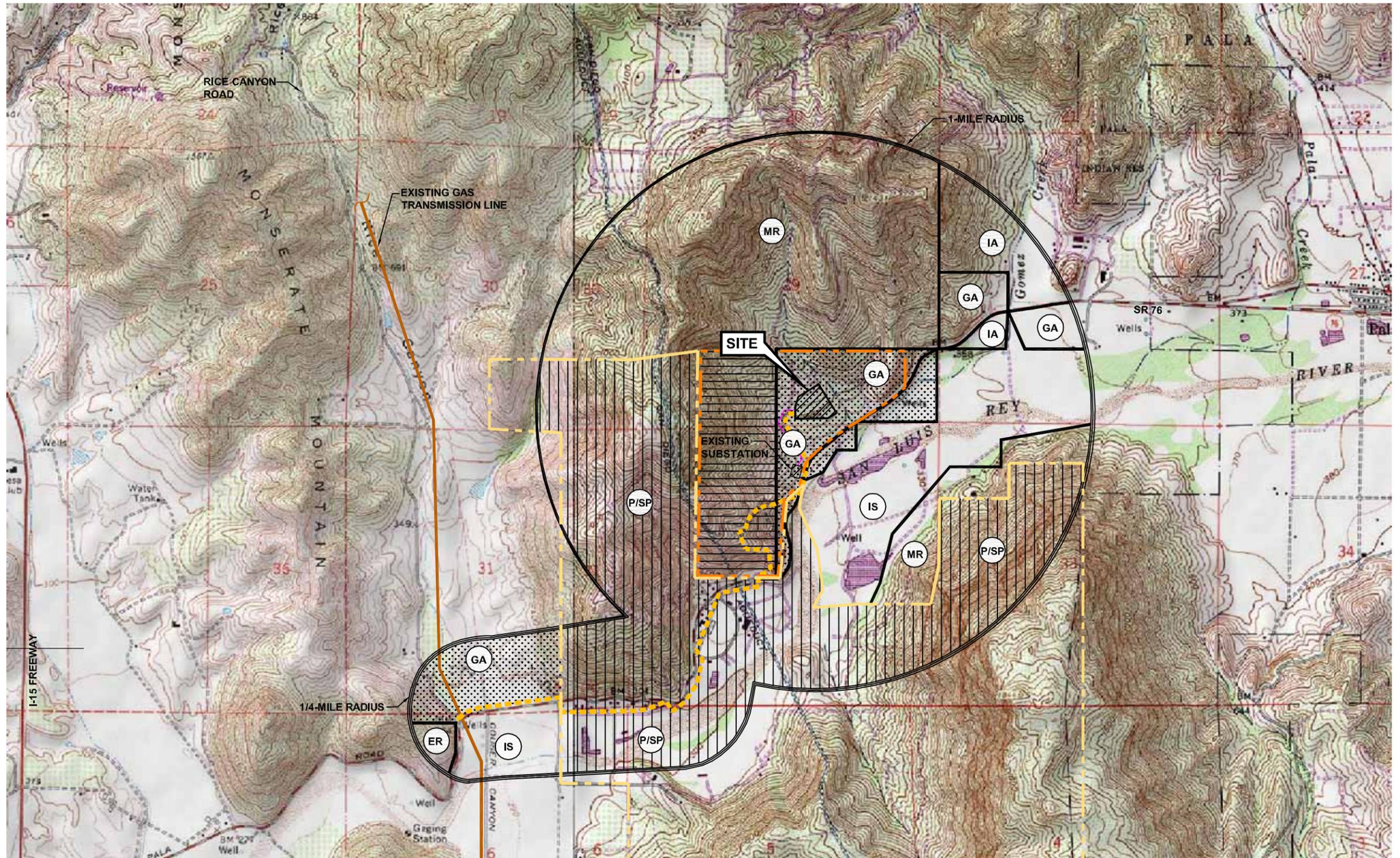
-  Proposed Electric Transmission Line
-  Proposed Gas Pipeline
-  Existing Gas Transmission Pipeline
-  Land Use Designation Boundaries
-  SDG&E Property Boundary
-  Gregory Canyon Property Boundary

**SAN DIEGO COUNTY
LAND USE DESIGNATIONS**

-  General Agriculture
-  Multiple Rural Use
-  Intensive Agriculture
-  Impact Sensitive
-  Estate Residential
-  Public/Semi-Public Land

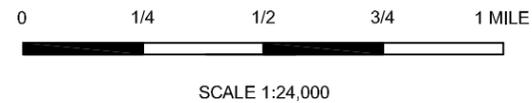
**SAN DIEGO COUNTY
ZONING CLASSIFICATIONS**

-  General Agriculture (Agriculture Preserve)
-  Limited Agriculture
-  Solid Waste Facility



SOURCE:

United States Geological Survey
7.5 Minute Topographic Map, 2000:
Pala, Bonsall, Temecula,
and Pechanga Quadrangles

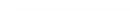


PROJECT: 125158
FACILITY:
ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

LAND USE DESIGNATIONS AND ZONING

FIGURE 6.9-2A

LEGEND

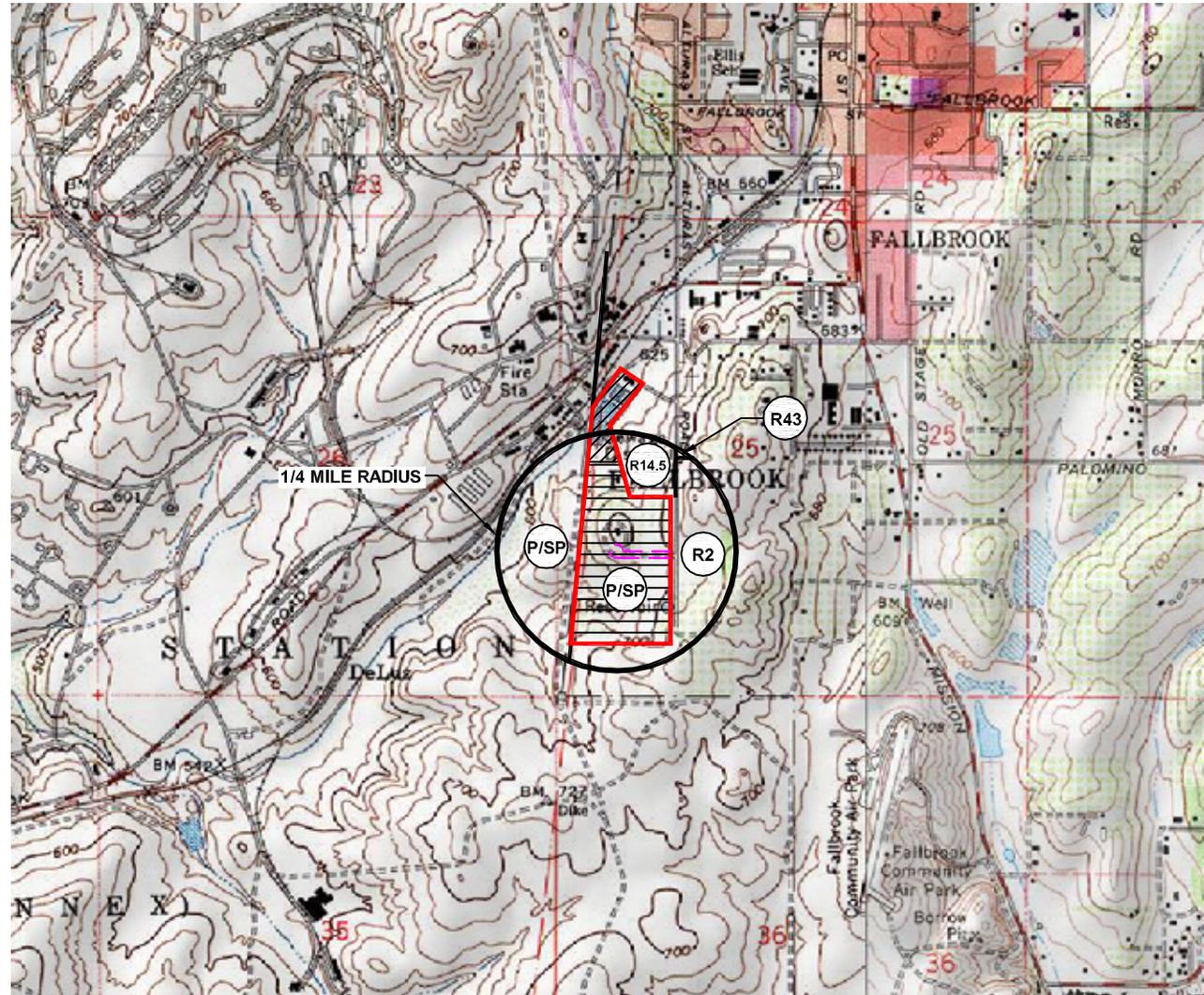
 FPUD Wastewater Treatment Plant No. 1 Property

**SAN DIEGO COUNTY
LAND USE DESIGNATIONS**

-  Residential 2 du/acre
-  Residential 14.5 du/acre
-  Residential 43 du/acre
-  Public/Semi-Public Land

**SAN DIEGO COUNTY
ZONING CLASSIFICATIONS**

-  Limited Agriculture
-  Limited Industrial



0 1/4 1/2 3/4 1 MILE

SCALE 1:24,000

SOURCE:

United States Geological Survey
7.5 Minute Topographic Map, 2000:
Temecula and Fallbrook Quadrangles



PROJECT: 125158

FACILITY:

ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

**LAND USE DESIGNATIONS AND ZONING
WITHIN 0.25 MILE OF THE
RECLAIM WATER PICKUP STATION**

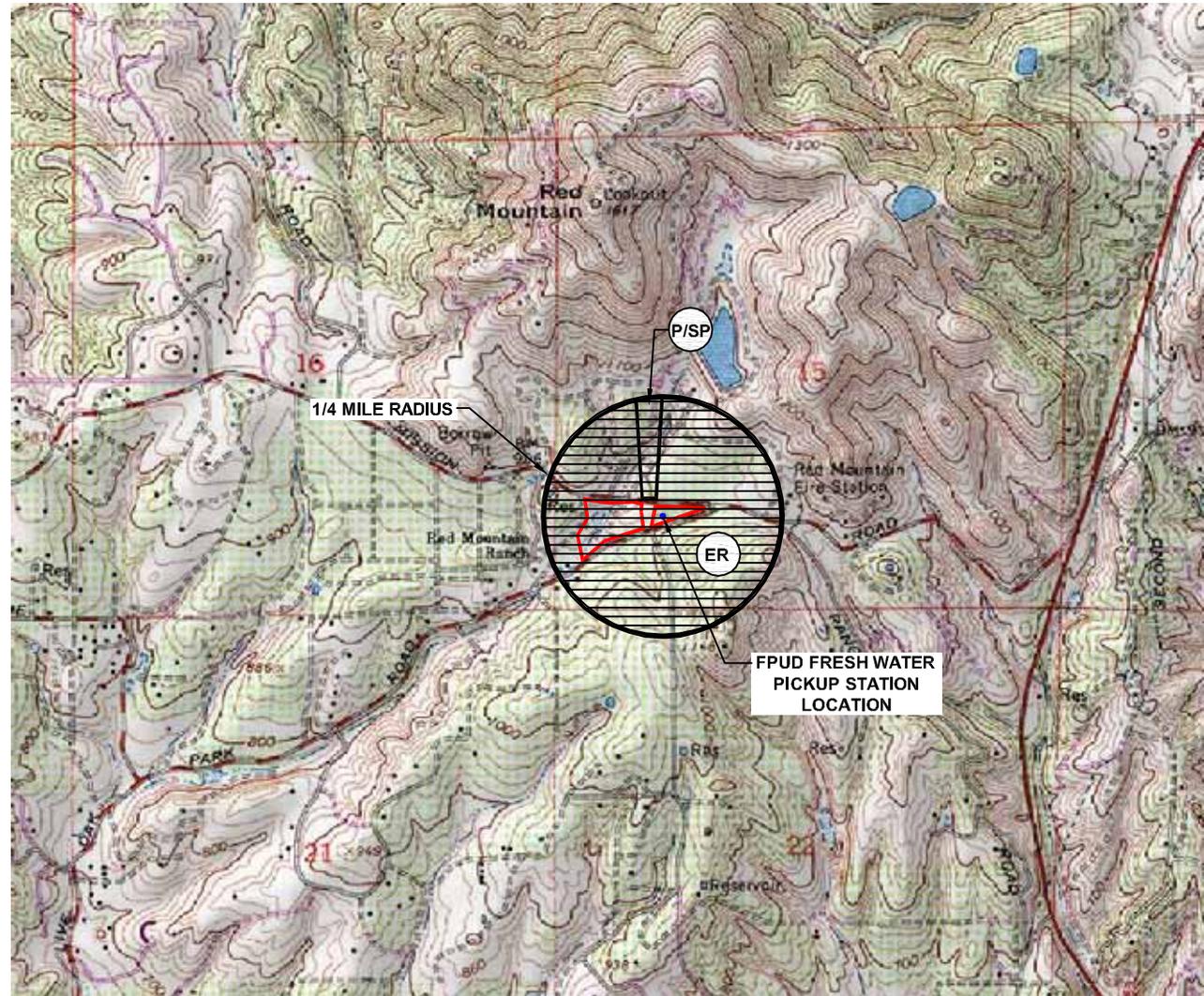
FIGURE 6.9-2B

LEGEND

-  Limited Agriculture
-  Land Use Designation Boundaries
-  Fresh Water Pickup Station Parcel

**SAN DIEGO COUNTY
LAND USE DESIGNATIONS**

-  Estate Residential
-  Public/Semi-Public Land



0 1/4 1/2 3/4 1 MILE



SCALE 1:24,000

SOURCE:

United States Geological Survey
7.5 Minute Topographic Map, 2000:
Temecula and Fallbrook Quadrangles



PROJECT: 125158
FACILITY:
ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

**LAND USE DESIGNATIONS AND ZONING
WITHIN 0.25 MILE OF THE
FRESH WATER PICKUP STATION**

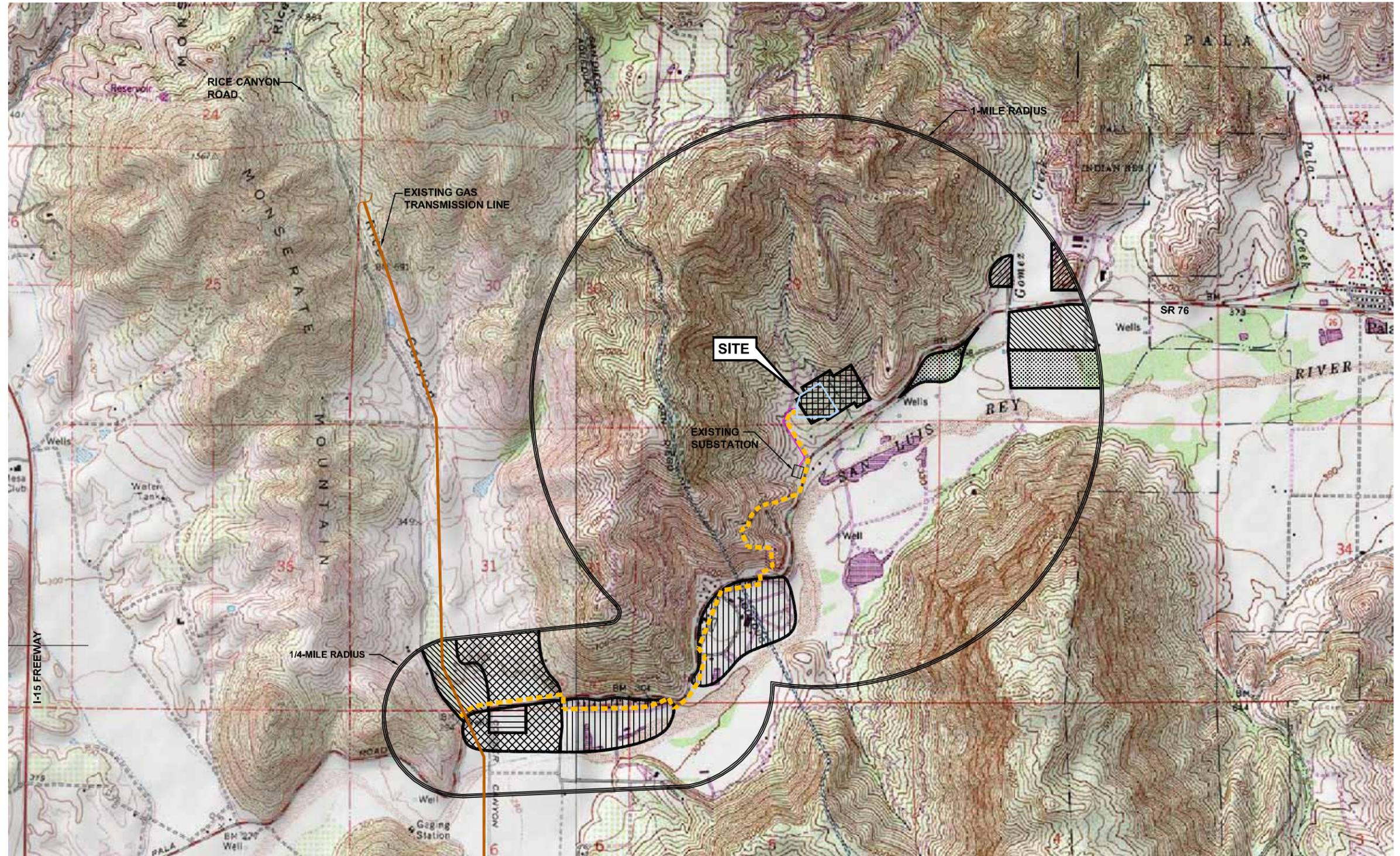
FIGURE 6.9-2C

LEGEND

-  Transmission Line Interconnection
-  Gas Pipeline
-  Existing Gas Transmission Pipeline
-  Site Boundary
-  Orchard
-  Former Dairy
-  Pasture
-  Row Crops
-  Nursery
-  Inactive Orchard
-  Field Crop

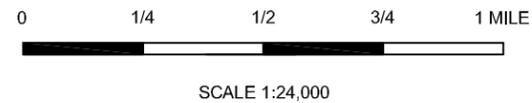
NOTES:

Agricultural identification map shows areas of past and present agricultural land use.



SOURCE:

United States Geological Survey
7.5 Minute Topographic Map, 2000:
Pala, Bonsall, Temecula,
and Pechanga Quadrangles



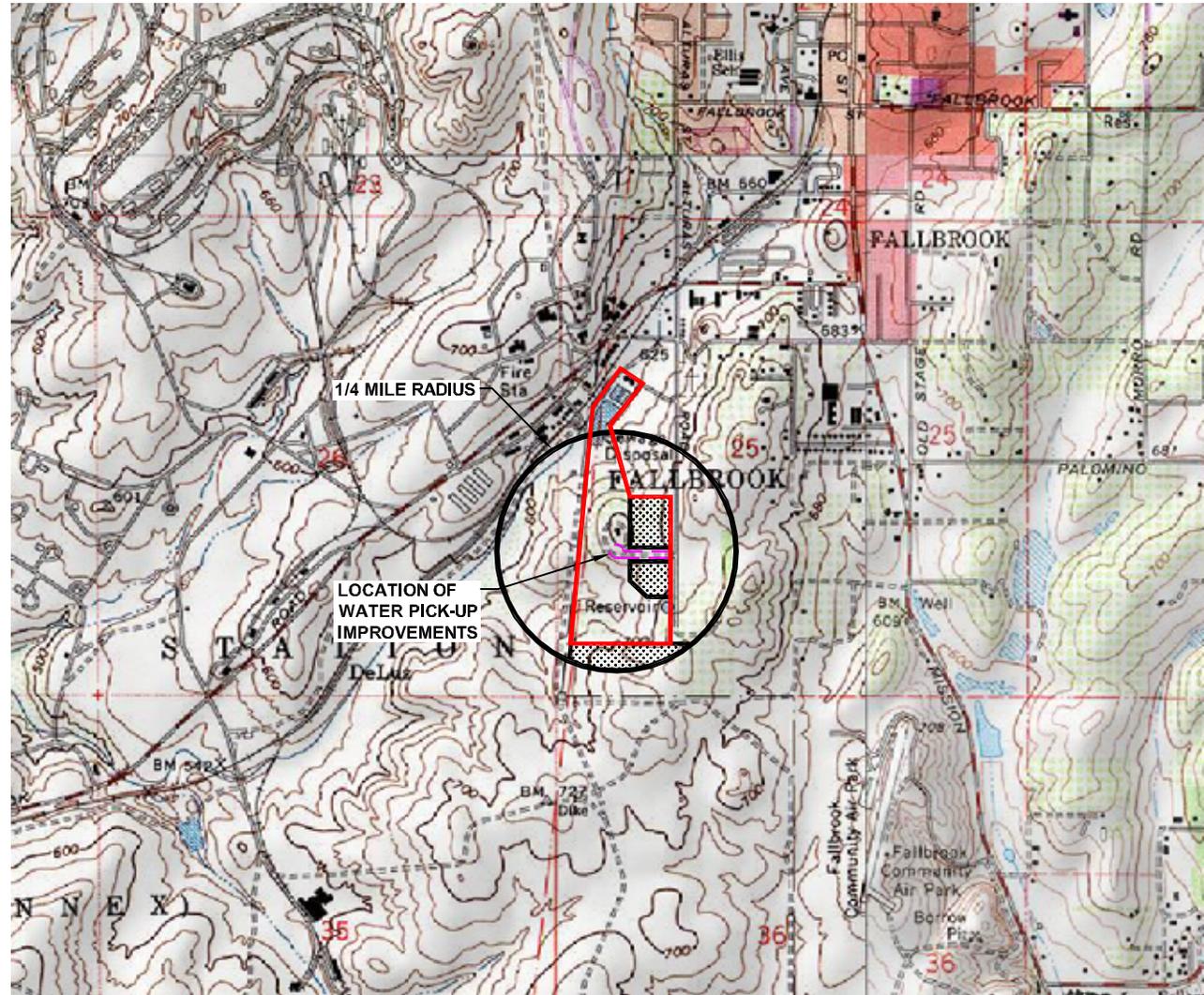
PROJECT: 125158
FACILITY:
ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

**AGRICULTURAL OPERATIONS IN THE
PROJECT VICINITY**

FIGURE 6.9-3A

LEGEND

-  FPUD Wastewater Treatment Plant No. 1 Property
-  Nursery



0 1/4 1/2 3/4 1 MILE



SCALE 1:24,000

SOURCE:

United States Geological Survey
7.5 Minute Topographic Map, 2000:
Temecula and Fallbrook Quadrangles



PROJECT: 125158

FACILITY:

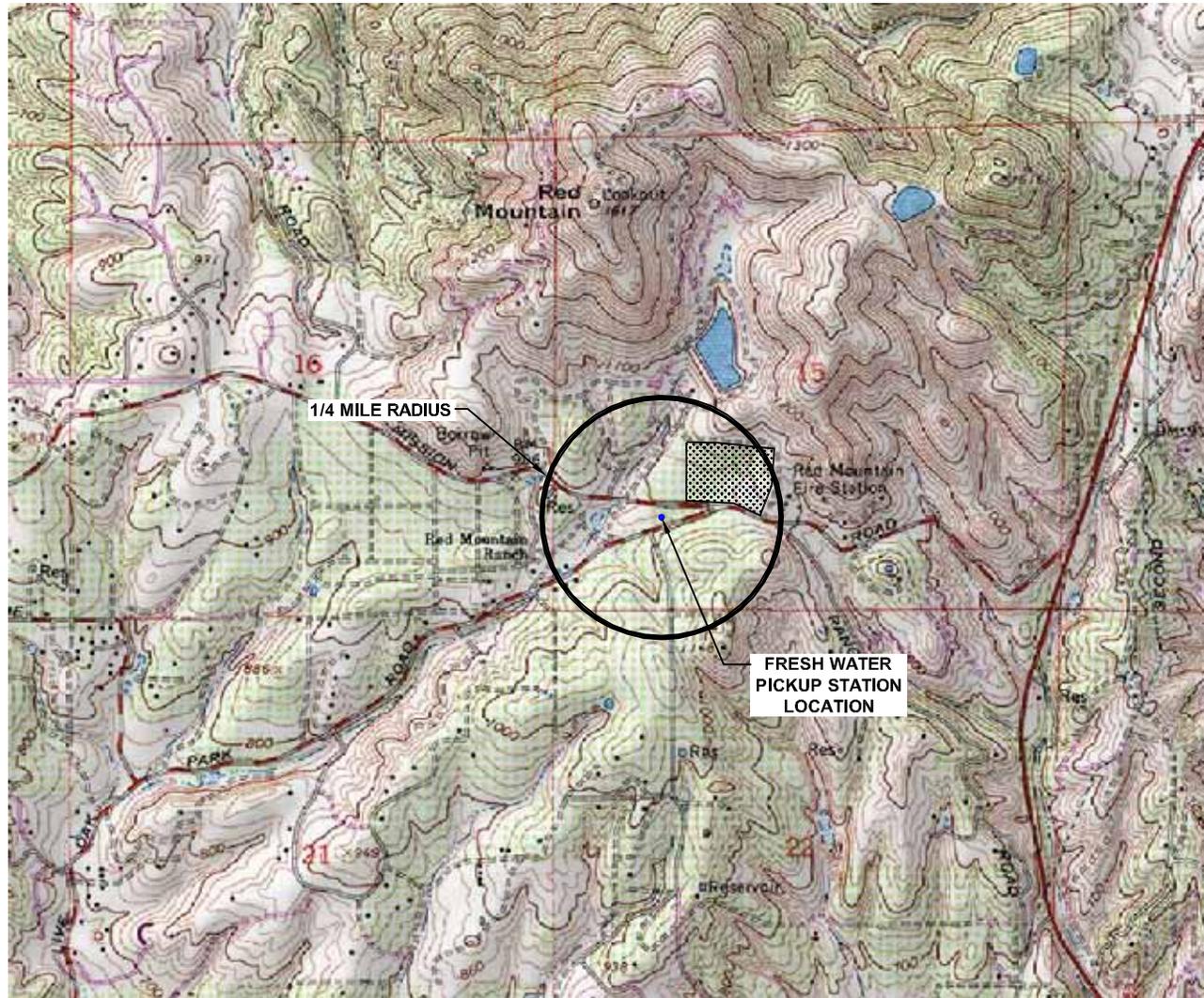
ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

**AGRICULTURAL OPERATIONS
IN THE VICINITY OF THE
RECLAIM WATER PICKUP STATION**

FIGURE 6.9-3B

LEGEND

 Nursery



0 1/4 1/2 3/4 1 MILE



SCALE 1:24,000

SOURCE:

United States Geological Survey
7.5 Minute Topographic Map, 2000:
Temecula and Fallbrook Quadrangles



PROJECT: 125158

FACILITY:

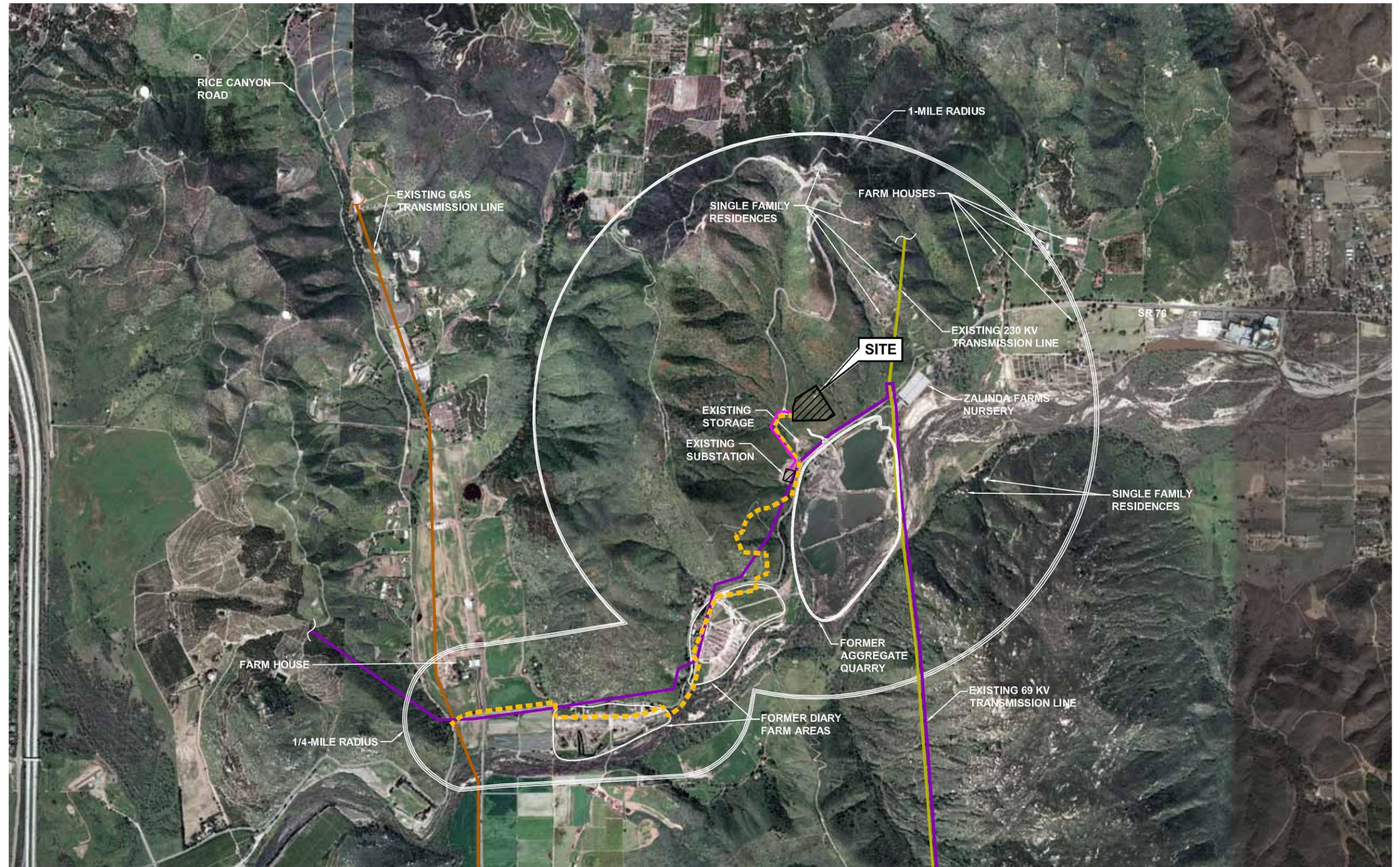
ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

**LAND USE DESIGNATIONS AND ZONING
WITHIN 0.25 MILE OF THE
FRESH WATER PICKUP STATION**

FIGURE 6.9-3C

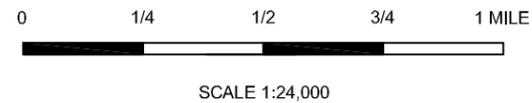
LEGEND

- Transmission Line Interconnection
- - - Proposed Gas Pipeline
- Existing Gas Transmission Pipeline



SOURCE:

Google Earth Professional, 2005.



PROJECT: 125158

FACILITY:

ORANGE GROVE PROJECT
SAN DIEGO COUNTY, CALIFORNIA

EXISTING MANMADE FEATURES

FIGURE 6.9-4A



SOURCE:

Google Earth 2008 Tele Atlas

APPROXIMATE SCALE (FEET)

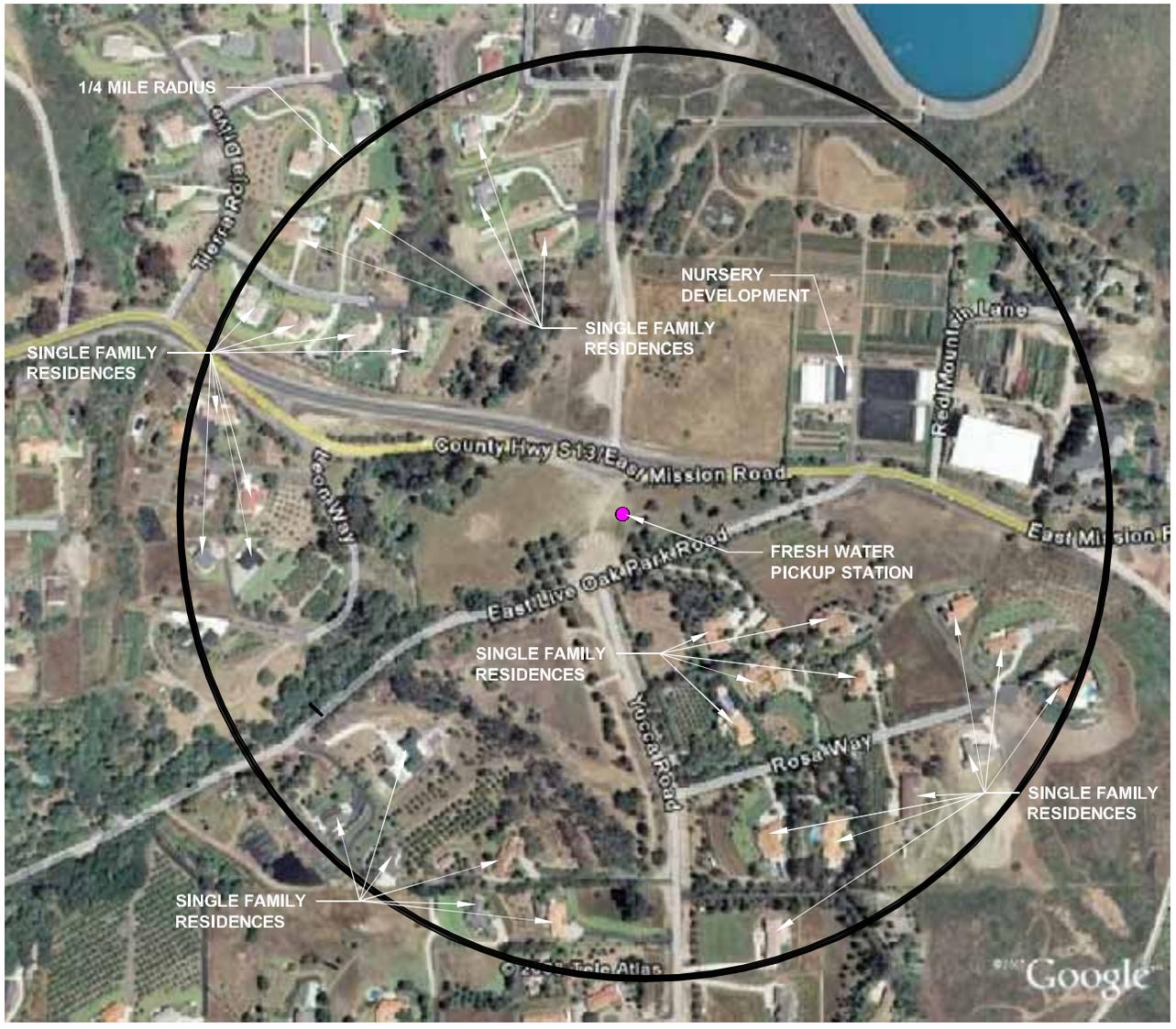


PROJECT: 125158
 FACILITY:
 ORANGE GROVE PROJECT
 SAN DIEGO COUNTY, CALIFORNIA

**LAND USE DESIGNATIONS AND ZONING
 WITHIN 0.25 MILE OF THE
 RECLAIM PICKUP STATION**

FIGURE 6.9-4B

MS=1:1 L: Graphics Projects\ByNumber\29-xxxx\29-0319\290319 Aerial_FreshWater.dwg Jun 09, 2008 - 1:20pm aakers



SOURCE:

Google Earth 2008 Tele Atlas

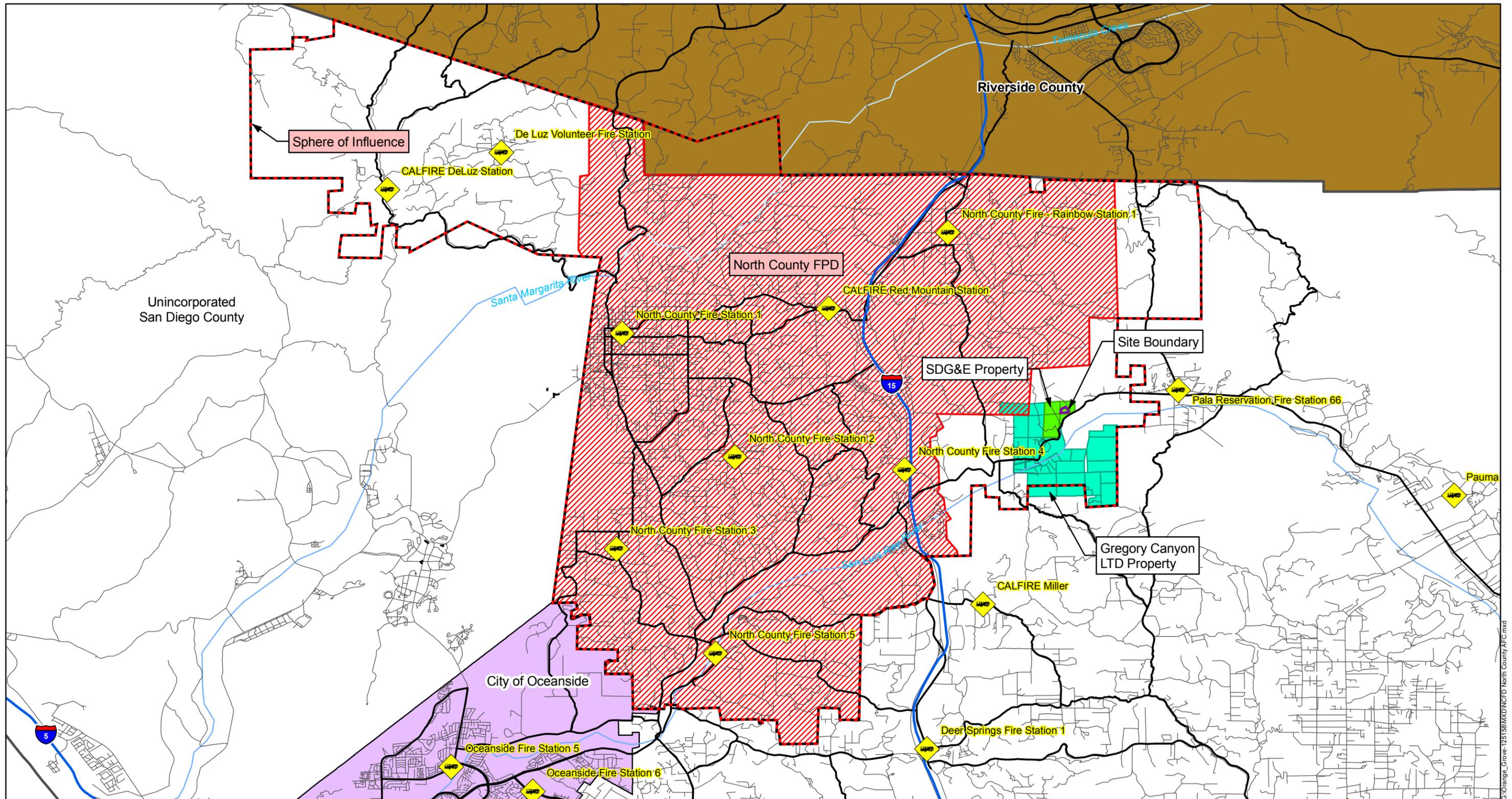
APPROXIMATE SCALE (FEET)



PROJECT: 125158
 FACILITY:
 ORANGE GROVE PROJECT
 SAN DIEGO COUNTY, CALIFORNIA

**LAND USE DESIGNATIONS AND ZONING
 WITHIN 0.25 MILE OF THE
 FRESH WATER PICKUP STATION**

FIGURE 6.9-4C



- Fire Stations
- Sphere of Influence (SOI)
- North County FPD
- Site Boundary
- SDG&E Property
- Gregory Canyon LTD Property

1" = 2 Miles



Figure 6.9-5
North County FPD
Service Area and
Sphere of Influence
Orange Grove
Project



© Orange_Grove-1251581MXDNGDFD North County AFC.mxd