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4.2 LAND USE

This section provides an inventory of existing and designated land uses within the vicinity of the proposed Project and an analysis of the effects of the Project on land use. For purposes of this analysis, the affected environment study area is defined as areas within 1 mile of the proposed Project. The following are subsections within this Land Use Section:

- Section 4.2.1 – Affected Environment
- Section 4.2.2 – Environmental Consequences
- Section 4.2.3 – Cumulative Impacts
- Section 4.2.4 – Mitigation Measures
- Section 4.2.5 – Laws, Ordinances, Regulations, and Standards
- Section 4.2.6 – Agencies and Agency Contacts
- Section 4.2.7 – References

4.2.1 Affected Environment

4.2.1.1 Existing Land Uses within the Study Area

The proposed Project site is located approximately 11 miles northeast of downtown San Diego and approximately 1 mile west of the City of Santee. The Project site is located on 21.6 acres of privately owned land in the City of San Diego. The Project is located immediately south of the Sycamore Landfill. The Project's property tax assessor designation is assessor parcel number (APN) 366-081-42. The proposed Project is located within Township 15 South, Range 1 West, Section 7, Township 15 South, Range 2 West, Section 12, and un-sectioned portions of the El Cajon and Mission San Diego Land Grants within the La Mesa, California, USGS 7.5 minute topographic quadrangle map. SR 52 is located immediately south of the Project site, Sycamore Landfill is located north, and the City of Santee is located approximately 1,540 feet to the east. Undeveloped land contained within the MCAS Miramar is located north of the Sycamore Landfill facility.

The proposed Project site is currently unoccupied and vacant. Access to the Project site will be via Sycamore Landfill Road. Mast Boulevard will provide access to the gas pipeline lateral; access roads will be constructed to provide access to the gen tie. Figure 4.2-1, Existing Land Use, depicts existing land uses within a 1-mile radius of the Project site. Existing uses adjacent to the proposed Project site include residential uses to the east and southeast, two schools located southeast, SR 52 to the south and west, Mission Trails Regional Park (MTRP) located to the south, and the Sycamore Landfill is located north of the Project site. The majority of the adjacent parcels are open space associated with Sycamore Landfill, MCAS Miramar, and the MTRP. There are natural resource protection and/or natural resource extraction lands within 1 mile of the Project site. No agricultural lands are found within 1 mile of the proposed Project. Cultural and historical resources are discussed in Section 4.1, Cultural Resources.

The closest residential uses are located approximately 0.4 mile to the southeast of the proposed Project. The gas pipeline lateral is located approximately 200 feet north of the closest residential use. West Hills High School and Carlton Elementary School are located within 1 mile of the

Project site. The MTRP is located approximately 275 feet south of the Project site, West Hills Park is located approximately 0.35 mile southeast of the Project site, and several parks are located in the City of Santee, which is east and southeast of the site but outside the 1-mile radius.

Other sensitive receptors are located within 1 mile of the Project site: Kumeyaay Campground, Kumeyaay Lake and Mission Trails Equestrian Center, all located south of the Project site and the 52 Freeway; the Carlton Oaks Country Club, located southeast of the Project site; commercial districts, located south of the Project site; residential communities located further to the south; and Marine Corps Air Station Miramar, located north of the Project site.

4.2.1.2 Current Land Use Plans for the Study Area

Plans and policies governing physical development within the Project study area include the following:

- City of Santee General Plan and Zoning Ordinance
- City of San Diego General Plan and Zoning Ordinance
- City of San Diego East Elliott Community Plan
- City of San Diego MSCP Subarea Plan
- City of San Diego Mission Trails Design District
- City of San Diego Steep Hillside Guidelines
- San Diego County Regional Airport Land Use Commission (ALUC) – Miramar Airport Land Use Compatibility Plan
- FAA Part 77

Land use designations located within a 1-mile radius of the Project site are listed in Table 4.2-1. and depicted on Figure 4.2-2, General Plan Land Use Designations. The zoning designations for land within a 1-mile radius of the Project site are listed in Table 4.2-2. and depicted on Figure 4.2.3, Zoning Designations.

4.2.1.3 General Plan Land Use Designations within the Study Area

Land use provisions included in every California city and county general plan (as required by California State Planning Law, Government Code §65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. For purposes of this AFC, the Project is analyzed in terms of its conformity with land use designations and policies described in the General Plan within the City of San Diego and City of Santee. Figure 4.2-2, General Plan Land Use Designations, depicts the General Plan land use designations.

City of San Diego

East Elliott Community Plan. Community Plans are part of the Land Use Element of the General Plan. Community plans provide more detailed land use designations and site-specific policy recommendations than provided at the citywide level. The Project site is located within the East Elliott Community Plan area, which is part of the City of San Diego General Plan. Under the East Elliott Community Plan, the Project site is situated on land designated Open

Space (City of San Diego 2006). Portions of the gas pipeline are located on land designated as Sanitary Landfill.

City of San Diego General Plan. The Project site is situated on land designated as park, open space, and recreation and industrial employment on the City of San Diego General Plan Land Use Map (City of San Diego 2008).

City of Santee

City of Santee General Plan. Land use designations located within a 1-mile radius of the Project site are listed in Table 4.2-1. The gas pipeline lateral, which is part of the Project, is situated within a road easement in the City of Santee. The gas pipeline lateral is also located near land designated as low density residential (R2) within the City of Santee General Plan Land Use Map (City of Santee 2008).

4.2.1.4 Zoning Designations within the Study Area

The zoning designations for land within a 1-mile radius of the Project site are listed in Table 4.2-2. The location of the zoning districts relative to the Project site is shown in Figure 4.2-3, Zoning Designations. Within the City of San Diego, the Project site is situated on land zoned for residential single use (RS-1-8). Portions of the gas pipeline are located on land zoned for industrial use (IH-2-1).

The tap for the gas pipeline lateral is located in the City of Santee. The gas pipeline lateral will be located within the Mast Boulevard ROW, near an area zoned for low density residential (R2).

4.2.1.5 Recent Discretionary Review by Public Agencies

Section 4.17, Cumulative Impacts, discusses recent projects within the vicinity of the Project site. The Sycamore Landfill is currently seeking a zone change within the City of San Diego. Other projects that are discussed in Section 4.17 are:

- **Military Family Housing, MCAS Miramar:** The Department of Navy is planning construction of up to 1,600 affordable military housing units and supporting structures within MCAS Miramar in the City of San Diego.
- **MTRP Multi-Use Staging Area Project:** This project involved the development of a twelve-acre, multiple-use staging area to improve access to the Mission Trails Regional Park trail system by horse riders, hikers, and bicyclists in the City of San Diego.
- **Castlerock Project:** The Castlerock project is located east of the Sycamore Landfill in the southeastern portion of the East Elliott Community Plan, within the City of San Diego. The project proposes to develop a total of 430 residential dwelling units, public parks, pedestrian trail, public streets, and private driveway. Approximately 93 acres would remain undisturbed as open space.
- **Fanita Ranch:** Located in the northern portion of the City of Santee lies an undeveloped area known as Fanita Ranch. The project proposes a development that includes 1,380 single-family residential units, 1,400 acres of dedicated open space, and multiple-uses. The project also includes a community center, commercial area, and a lake.

Table 4.2-1 General Plan Land Use Designations and Allowable Uses Within a 1-Mile Radius of the Project Site

| Land Use Designation | Management Guidelines/Description |
|-------------------------------------|--|
| City of San Diego | |
| Industrial Employment | This designation includes areas identified as Business Park, Business Park-Residential, Scientific Research, Technology Park, Light Industrial, and Heavy Industrial. Generally, these areas provide a variety of industrial uses which include office research and development, corporate headquarters and a range of manufacturing, warehousing, storage, wholesale distribution, and transportation terminals. |
| Open Space | <ol style="list-style-type: none"> 1. Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking, and nature study that are consistent with preservation of natural resources. 2. More active recreation uses, including horseback riding and mountain biking, may also be permissible if measures are taken to ensure that biological values are not threatened. 3. Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas of endangered or threatened animal or bird species. 4. Additional recreational uses may be appropriate along the preserve edge or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, horticultural and gardening uses could be permitted on a case-by-case basis. Such uses should not involve construction of permanent structures or paved areas. |
| Very Low Density Residential | Provides for single-family housing with the lowest density range. |
| Office Commercial | Provides for office employment uses with limited, complementary retail uses. Residential uses may occur only as part of a mixed-use (commercial/residential) project. Residential uses are also permitted within this land use designation. |
| City of Santee | |
| Public | <p>This designation indicates areas owned and maintained by public or publicly-controlled agencies such as the school districts, Padre Dam Municipal Water District, utility companies, and other municipal agencies.</p> <p>Appropriate uses for this designation include schools, the Santee Recreation Lakes, Padre Dam Water Storage and Treatment facilities, freeway rights-of-way, utility substations, and other public service uses.</p> |
| Park/Open Space | This designation determines areas of permanent open spaces, biological resource protection, and parks and/or areas precluded from major development because of land use constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas. Agricultural uses and sand extraction operations may, under special conditions, be allowed under this designation. |
| Planned Development | <p>This designation provides for mixed-use development potential including employment parks, commercial, recreational, and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council.</p> <p>This designation is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones. While the Planned Development designation does not, in itself, limit the extent or mix of development to occur, other provisions within the General Plan may do so for particular properties. All development which takes places pursuant to the Planned Development designation shall be consistent with the General Plan.</p> |
| Low Medium Density Residential (R2) | This designation is intended for residential development characterized by single family homes in standard subdivision form (6,000 sq. ft. lots). It covers the largest portion of the City planned for residential uses and is usually found in areas of generally level topography. It is intended to include mobile home parks in the City that may exhibit a slightly higher gross density. |

| Land Use Designation | Management Guidelines/Description |
|---------------------------------|---|
| General Commercial (GC) | This designation provides for commercial areas with a wide range of retail and service activities. Intended uses include community shopping centers, department stores, restaurants, financial institutions, automotive uses, and other specialized services. This designation encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with general commercial activities should have direct access to major roads, prime arterials, or freeways. |
| Medium Density Residential (R7) | This designation is intended for a wide range of residential development types including attached and detached single family units at the lower end of the density range and multiple family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities. This designation has been located along Mission Gorge Road, Magnolia Avenue, Woodside Avenue and Fanita Drive. |
| Hillside (HL) | This designation is intended for residential development in areas that exhibit steep slopes, rugged topography, and limited access. Residential uses are characterized by rural large estate lots, with significant permanent open space areas, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services, biological resources, and other environmental concerns. This designation has primarily been applied in the steeply sloped extreme southwest and northeast portions of the City. |

Table 4.2-2 Zoning Designations Within a 1-Mile Radius of the Project Site

| Zoning Designation | Purpose | Permitted Uses | Conditional Uses |
|-----------------------------------|---|--|---|
| City of San Diego | | | |
| Agricultural-Residential (AR-1-1) | The purpose of the AR zones is to accommodate a wide range of agricultural uses while also permitting the development of dwelling unit homes at a very low density. The agricultural uses are limited to those of low intensity to minimize the potential conflicts with residential uses. This zone is applied to lands that are in agricultural use or that are undeveloped and not appropriate for more intense zoning. AR-1-1 requires a minimum 10-acre lot. | Open Space, Agriculture, Residential | Separately Regulated Residential Uses, Institutional, Retail, Commercial, Separately Regulated Commercial Services Uses, Industrial, Signs |
| Commercial-Community (CC-1-3) | The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Some of the CC zones may include residential development. Property within the CC zones will be primarily located along collector streets, major streets, and public transportation lines. CC-1-3 is intended to accommodate development with an auto-orientation. | Agriculture, Residential, Retail Sales, Commercial, Offices Business and Professional, Signs | Separately Regulated Residential Uses, Separately, Regulated, Institutional Uses, Separately Regulated Commercial Services Uses, Industrial |
| Industrial-Heavy (IH-2-1) | The purpose of the IH zones is to provide space for land-intensive industrial activities emphasizing base-sector manufacturing. The IH zones are intended to promote efficient industrial land use with minimal development standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of non-industrial uses in order to preserve land that is appropriate for large-scale industrial users. IH-2-1 allows manufacturing uses with some office. | Open Space, Agriculture, Retail Sales, Commercial Services, Offices, Vehicle sales and service, Wholesale, Distribution, Storage, Industrial | Institutional, Separately Regulated Uses |

| Zoning Designation | Purpose | Permitted Uses | Conditional Uses |
|---|--|--|--|
| Residential Single Unit Urbanized Communities (RS-1-1) | The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. RS-1-1 requires minimum 40,000-square-foot lots. | Open Space, Residential, Signs | Separately Regulated Residential Uses, Separately Regulated Institutional Uses, Separately Regulated Commercial Uses |
| Residential Single Unit Planned Urbanized Communities or Proposition A Lands (RS-1-8) | The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. RS-1-8 requires minimum 40,000-square-foot lots. | Open Space, Residential, Signs | Separately Regulated Residential Uses, Separately Regulated Institutional Uses, Separately Regulated Commercial Uses |
| Residential-Multiple Unit (RM-1-1) | The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. Each of the RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses. | Open Space, Mobilehome Parks, Multiple Dwelling Units, Single Dwelling Units, Residential Care Facilities (6 or fewer persons) Transitional Housing (6 or fewer persons), Churches and Religious Assembly, Educational Facilities – Kindergarten through Grade 12, Signs | Separately Regulated Residential Uses – Fraternities, Sororities, and Dormitories, Housing for Senior Citizens, Residential Care Facilities for 7 or more persons; Botanical Gardens and Arboretums; Colleges/Universities; Historical Buildings; Hospitals, Intermediate Care Facilities and Nursing Facilities; Wireless communication facility in the public-right-of-way with above ground equipment; Wireless communication facility outside the public right-of-way; Bed and Breakfast (6 plus guest rooms); Child Care Centers; Golf Courses/Driving Ranges |

| Zoning Designation | Purpose | Permitted Uses | Conditional Uses |
|--------------------------------|---|---|---|
| City of Santee | | | |
| <p>General Commercial (GC)</p> | <p>This district is intended for general commercial activities and services of more intensive nature. These uses would be located primarily along major transportation routes and would include major shopping facilities, major service-oriented uses, and major financial and corporate headquarters which are designed to serve the city or the region as a whole. (Ord. 152 (part), 1985)</p> | <p>Office and Related Uses</p> <p>General Commercial Use: Antique Shops, Animal Care excluding external use, Apparel stores, Art studios or supply, Appliance repair and sales, Athletic clubs, Auction houses, Auto repairs, Car wash, Auto parts and supplies, Bakeries, Barber Shops, Bicycle Shops, Photocopy services, Stationary Store, Candy Stores, Cleaning and pressing retail, Indoor recreation, Contractor, Dairy product sales, Department stores, Drive-in-business, Drug Stores/Pharmacies, Feed and tack store, Florist, Cocktail lounge with Restaurant, Accessory to a restaurant/coffee shop, Snack bars, Restaurants without entertainment, Supermarkets, Convenience store, Furniture stores, General Retail Store, Home Improvement Centers, Janitorial services, Jewelry store, Limousine Services, Laundry, Locksmith, Mortuaries excluding cemeteries, Newspaper stores, Nurseries, Office machine sale, Parking Facilities, Pawnshop, Parcel delivery, Political or philanthropic headquarters, Pet shop, Plumbing shop and supplies, Printing and publishing, School business or trade within building, Commercial school within building, Second hand store, Shoe store, small collection facility, Spiritualist readings, sporting goods store, Stamp and coin shops, Swimming pool sales or supplies, Tailoring, Tanning salon, Taxidermist, TV sales and service, Tire sales and service excluding retreading and recapping, Toy stores, travel agencies, Variety store.</p> <p>Public and Semi-Public Use: Art galleries and museums, Library, Post Office.</p> <p>Accessory Uses</p> <p>Temporary Uses</p> | <p>Public and Semi-Public Uses, Animal Care including exterior use, Art studios or supply with instruction, Arcades, Auto sales, Auto rentals, Gas Stations, outdoor recreation, Equipment Sales/rentals, Farmers market, Cocktail Lounge not accessory to Restaurant, Night Club, Fast Food with Drive-in/thru, Liquor Store, Club and Lodges with alcohol, Hotels and Motels, Kiosks, Mining, Mobile home sales, Teenage Nightclub, Nurseries with outdoor facilities, Shopping center, Transportation facilities, Ambulance service, Mitigation for Biological preserves inside/outside city, Churches, Clubs and lodges including YMCA and YWCA, Convalescent facilities, Day Care Facilities, Educational facilities, Parks and recreational facilities, Public buildings and facilities, Radio and TV broadcasting studio</p> |

| Zoning Designation | Purpose | Permitted Uses | Conditional Uses |
|---------------------------------|--|--|---|
| <p>Planned Development (PD)</p> | <p>This designation provides for mixed-use development potential including employment parks, commercial, recreational, and various densities of residential development pursuant to a development plan and entitlements being approved by the city council. This designation is intended for select properties within the city where a variety of development opportunities may be viable and where the city wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones.</p> <p>While the planned development designation does not, in itself, limit the extent or mix of development to occur, other provisions within the general plan may do so for particular properties. All development which takes places pursuant to the planned development designation shall be consistent with the general plan. (Ord. 438 § 1 (part), 2003)</p> | <p>Single Family Dwelling, Large/Small Family Day Care, Caretaker quarters, Auxiliary Structures, Hiking biking and equestrian trails, Greenway, Flood control structures and facilities</p> | <p>Agricultural Uses, Biological Habitat Preserves, Parks, Equestrian Schools, Commercial stable, Public buildings and facilities</p> |
| <p>Parks/Open Space (P/OS)</p> | <p>The Park/Open Space district indicates areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land constraints or habitat preservation. The use regulations, development standards, and criteria are intended to provide low intensity development and encourage recreational activities and the preservation and management of natural resources. Recreational uses such as golf courses with customary support facilities are considered appropriate for these areas. Agricultural uses and sand extraction operations may, under special conditions, be allowed.</p> <p>The following objectives have been formulated for the Park/Open Space district for the implementation of the General Plan goals and objectives:</p> | <p>Residential Uses, Day Care Homes, Caretaker Quarter, Home Occupations, Auxiliary Structures, Greenway, Hiking biking and equestrian trails, Flood control structures and facilities</p> | <p>Agricultural Uses, Cemeteries, Biological Preserves, Parks, Golf course, Equestrian school, commercial stable, Country Club, Public buildings and facilities</p> |

| Zoning Designation | Purpose | Permitted Uses | Conditional Uses |
|--|--|--|---|
| | <ol style="list-style-type: none"> 1. Promote a balanced mix of open space uses with development throughout the city in order to provide the enhancement of visual resources, avoidance of hazards, and conservation of resources. 2. Preserve significant natural resources, such as mineral deposits, biological resources, watercourses, hills, canyons, and major rock outcroppings, as part of a citywide open space system. 3. Maintain floodways as open space in order to reduce flood hazards, and to preserve the aesthetic quality along water corridors. 4. Encourage the preservation of significant historical and archaeological sites in the city. 5. Preserve open space to adequately protect the public from fires, flooding and landslides. 6. Provide adequate recreational acreage and facilities in all areas of the city. 7. Encourage private recreational uses which exhibit large amounts of open space. (Ord. 438 § 1 (part), 2003) | | |
| <p>Low-Medium Density Residential (R2)</p> | <p>Low-Medium Density Residential (R-2)—(Two to Five Dwelling Units/Gross Acre). This designation is intended for residential development characterized by single-family homes in standard subdivision form. It is normally expected that the usable pad area within this designation will be a minimum of 6,000 square feet.</p> | <p>Single Family dwellings, Small and Large Family day care, Residential care facility (6 or less), Group care facility (6 or less), Transitional housing (6 or less), Apiary, Farms for agriculture, Raising of large and small animals, Wholesale distributor and processing of nursery plants, other pets, Antenna, Single-Family Residential, Home occupation, Other accessory uses, Private garage, Private recreation, Secondary dwelling unit, Temporary Uses</p> | <p>Mobile homes parks, Residential care facility non-accessory (7 or more), Group care facility (7 or more), Transitional housing (7 or more), Boarding house, Congregate Care Facilities, Public and Semi-Public Uses, Cemetery, Church, Club/Lodge/ Fraternity, Day Care Center, Educational Facility, Dormitory, Hospital, Mining, Outdoor Recreation, Parks, Dog Kennels and Training, Wholesale Distributor, Animal Keeping, Exotic or Wild Animals, Historic Structures, Temporary Trailers</p> |

| Zoning Designation | Purpose | Permitted Uses | Conditional Uses |
|---------------------------------------|--|--|--|
| Medium Density Residential (R7) | Medium Density Residential (R-7)—(Seven to Fourteen Dwelling Units/Gross Acre). This designation is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the density range and multiple family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities. | Single Family dwellings, Small and Large Family day care, Residential care facility (6 or less), Group care facility (6 or less), Transitional housing (6 or less), Apiary, Farms for agriculture, Raising of large and small animals, Wholesale distributor and processing of nursery plants, other pets, Antenna, Single and Multi-Family Residential, Home occupation, Other accessory uses, Private garage, Private recreation, Small Collection Facility, Secondary dwelling unit, Temporary Uses | Mobile homes parks, Large Family day care within multifamily dwelling, Residential care facility non-accessory (7 or more), Group care facility (7 or more), Transitional housing (7 or more), Boarding house, Congregate Care Facilities, Public and Semi-Public Uses, Cemetery, Church, Club/Lodge/ Fraternity, Convalescent Home, Day Care Center, Educational Facility, Dormitory, Hospital, Mining, Outdoor Recreation, Parks, Wholesale Distributor, Animal Keeping, Exotic or Wild Animals, Historic Structures, Temporary Trailers |
| Medium-High Density Residential (R14) | Medium High Density Residential (R-14)—(Fourteen to Twenty-two Dwelling Units/Gross Acre). This designation is intended for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide onsite recreational amenities and be located in close proximity to major community facilities, business centers, and streets of at least major capacity. | Multi-Family dwellings, Small Family Day Care, Group care facility (6 or less), Transitional housing (6 or less), Apiary, Farms for agriculture, Raising of large and small animals, Wholesale distributor and processing of nursery plants, other pets, Antenna, Single and Multi-Family Residential, Home occupation, Other accessory uses, Private garage, Private recreation, Small Collection Facility, Secondary dwelling unit, Temporary Uses | Mobile homes parks, Large Family day care within multifamily dwelling, Residential care facility non-accessory (7 or more), Group care facility (7 or more), Transitional housing (7 or more), Boarding house, Congregate Care Facilities, Public and Semi-Public Uses, Cemetery, Church, Club/Lodge/ Fraternity, Convalescent Home, Day Care Center, Educational Facility, Dormitory, Hospital, Mining, Outdoor Recreation, Parks, Wholesale Distributor, Animal Keeping, Exotic or Wild Animals, Historic Structures, Temporary Trailers |

- **Treviso:** The proposed Treviso project proposes the construction of a 186-unit condominium development on approximately 8.6 acre site located at 7908 Mission Gorge Road in the City of San Diego.
- **Major Road Projects:** The City of Santee is preparing to launch the largest and most expensive series of street repair projects in the City of Santee. The City will resurface several major streets in late Summer 2011. The following streets are included in the first phase:
 - Fanita Parkway
 - Lake Canyon Road (Fanita Parkway to Carlton Hills Boulevard)
 - Rumson Drive
 - Carlton Hills Boulevard
 - Mission Gorge Road (Cottonwood Avenue to Riverview Parkway)
 - Lake Canyon Road and East Glendon Circle Neighborhood, which are located more than 1 mile away from the Project site

San Diego River Park Development Project

The Cities of Santee and San Diego are developing a river park along the length of the San Diego River, the creation of which is discussed in the San Diego River Park Conceptual Plan, a long-range physical development and design guide (San Diego River Foundation 2002). A separate San Diego River Park Master Plan provides the City with a policy document for future development along the river (City of San Diego 2010), and is closely aligned with the City of San Diego's General Plan goals for land use, mobility, urban design, economic prosperity, public facilities, recreation, conservation, and historic preservation. Construction of the river park is currently in the second phase within the Mission Creek Section. The land currently undergoing construction is Mast Park West and Carlton Hills Creek, which runs from Mast Park to the Carlton Oaks Golf Course.

Mission Trails Regional Park Master Plan

The Project site is located north of the MTRP. The City of San Diego initiated a formal Master Plan Update (MPU) process for the MTRP; the MTRP is currently being updated. The MTRP proposes the inclusion of the entire East Elliott community within the park boundaries. The master planning program for the MTRP was designed to meet five objectives:

- Define the park's setting in terms of physical environment, aesthetics, public plans and policies, surrounding land use, and ownership;
- Identify recreational and other open space potentials within the park setting;
- Assess existing and potential relationships – especially edges, roads, and trail linkages – between the park, its immediate surroundings, and the San Diego region as a whole;
- Determine desirable park boundaries based on an evaluation of three alternative concept plans, and the relationship between land values and park-use potentials; and
- Prepare a Master Development Plan that is comprehensive in terms of park uses, facility sizes and locations, environmental, and architectural.

The Master Plan was not intended to result in precise plans for park acquisition, design, and construction. These will appropriately follow after the City and County of San Diego set official policies. The City is currently holding public workshops at this time.

Transportation Projects

Section 4.4, Traffic and Transportation, provides detail on transportation projects located in the vicinity of the Project. The transportation projects include:

- I-15 Managed Lanes (Middle): From SR 56 to Centre City Parkway. This project includes construction of managed lanes including three Direct Access Ramps (DARs).
- SR 52 Freeway (Segments E and F): In San Diego, Santee, and Lakeside, from SR 125 to Cuyamaca Street to SR 67. This project includes construction of a four-lane freeway.
- SR 52 Auxiliary Lanes, Truck Lane, and Inside Widening from SR 52/I-15 to Mast Boulevard: This project includes an undercrossing from Mast Boulevard, an undercrossing to the SR 52/SR 125 separation and from west of Santo Road; and an overcrossing to the west of Oak Canyon Bridge (truck lanes).
- SR 125 (Toll, Gap, Connector): From SR 905 to SR 54. This project includes construction of a four-lane facility and six-lane freeway with interchange and High Occupancy Vehicle (HOV) provisions.
- Santee Rehabilitation and Major Repair Work: FY 2010/2011 - Mission Gorge Road to end of cul-de-sac Los Ranchitos Road and Mast Boulevard to north City limits. This project includes reconstruction and rehabilitation in the form of removal and replacement of existing pavement section 2 inches minimum, 3 inches typical, edge grind with 1.5-inch minimum overlay, and complete reconstruction with 6 inches base and 2-inch surface course.

4.2.1.6 Future Growth Trends

Based on the East Elliott Community Plan, a majority of the community, or 2,259 acres within the 2,862 acre planning area, is designated as “Open Space” and has remained undeveloped. Residential and other forms of urban development are impractical and uneconomical because of its rugged topography, environmental constraints, lack of utility and road connections and other services, a multiplicity of small ownerships, and proximity to the Sycamore Landfill. Additionally, the community plan states that a majority of its land, or approximately 78 percent, is designated as long-term open space use and will provide habitat for wildlife.

Approximately 117 acres of land in the eastern portion of the East Elliott Community Plan are designated residential, and are adjacent to a residential area in the City of Santee. A maximum of 500 single-family residential units can be constructed in this area. The East Elliott Community Plan recommends considering removing the 117-acre area from the City of San Diego because of the lack of nearby residential development or services in the City of San Diego, and its proximity to residential development in the City of Santee. As discussed in Section 4.6, Socioeconomics, the Project area’s population is not expected to grow as rapidly as in other portions of the City of San Diego.

4.2.2 Environmental Consequences

4.2.2.1 Significance Criteria

Significance criteria for impacts to land use were determined through review of applicable state and local regulations. Because the Warren-Alquist Act is equivalent to review under the CEQA, the following criteria developed from the CEQA Guidelines and the CEQA Checklist was used to evaluate the potential environmental impacts of the Project:

- Will the project physically divide an established community?
- Will the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?
- Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?
- Will the project convert prime farmland, unique farmland, or farmland of statewide importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?
- Will the project involve other changes in the existing environment which, given their location and nature, could result in conversion of farmland to nonagricultural use?

4.2.2.2 Potential Effects on Land Use During Project Construction and Operation

The presence of the proposed Project would not physically divide the local area within the City of San Diego, or specifically within the East Elliott Community Plan. The Project area is vacant. Implementation of the proposed Project would not physically divide the local area.

The proposed project is inconsistent with the current City of San Diego zoning, and land use designation in the East Elliott Community Plan and General Plan. The Applicant is processing a zone change with the City of San Diego and general plan amendment to the East Elliott Community Plan and General Plan. Further, installation of the tap for the natural gas pipeline lateral may be inconsistent with the City of Santee's Zoning. The Applicant will work with the City of Santee for a zone change, if required. Subsection 4.2.3 discusses the Project's impacts with the Mission Trails Design District and mitigation measures required. Once these changes are approved, there will be no significant impact on existing land use plans, policies and regulations.

City of San Diego Zoning: The proposed Project site is currently zoned as Residential-Single (RS) Unit 1-8. Energy generation and distribution facilities, and major transmission, relay, or communications switching stations are not permitted in the RS zones, even with a Conditional Use Permit (CUP). The proposed Project, therefore, currently conflicts with the City's zoning. Areas surrounding the proposed Project are zoned residential, RS-1-8. However, no residential use currently exists within the East Elliott Community Plan area.

City of San Diego General Plan and East Elliott Community Plan: The Project site is designated as park, open space, and recreation according to the City of San Diego General Plan Land Use map. Additionally, the Project site is designated as open space according to the East Elliott Community Plan Land Use map. Land uses of greater intensity are not permitted in

the park, open space, and recreation designations. Therefore, the proposed Project currently conflicts with the City of San Diego General Plan and East Elliott Community Plan.

A zone change and amendment to the General Plan and East Elliott Community Plan will be required for the Project to be in compliance with local policies. The Applicant is currently working with the City of San Diego to determine the appropriate course of action for this Project.

Natural Gas Pipeline Lateral Within the City of Santee

The tap for the natural gas pipeline lateral may be located within an area zoned for low density residential (R2) located in the City of Santee. SDG&E will work with the City of Santee to determine the appropriate permits needed for construction of the natural gas pipeline lateral.

Multiple Species Conservation Program

The Project site is located within the boundaries of the City of San Diego's MSCP Subarea Plan, which is part of the larger County of San Diego's Final MSCP Plan. The Project site is located within the MHPA as discussed in Section 4.12, Biological Resources. The MHPA is established by the City Subarea Plan; however, the site is located on private land that does not have any conservation easements or preservation requirements, and is therefore not part of the MSCP preserve.

The Project proponent is proposing a boundary adjustment to the MHPA to exclude the Project site. The Project boundary adjustment would be conducted in accordance with Section 5.4.2 of the MSCP Plan, which requires that the new boundary result in the same or higher biological value of the overall MHPA. The MHPA boundary change must be approved by the California Department of Fish and Game (CDFG), U.S. Fish and Wildlife Service (USFWS), and the City of San Diego. The proposed Project will comply with all guidelines established by the MSCP Plan and the City Subarea Plan. Compliance with the MSCP Plan along with mitigation measures approved by CDFG, USFWS, and the City of San Diego, impacts to all biological resources that are covered by the MSCP Plan, and those that are not covered by the MSCP Plan, are anticipated to be less than significant. Additional information about potential impacts to biological resources as well as mitigation measures is provided in Section 4.12, Biological Resources.

Farmland

Project implementation would not result in the conversion of farmland to nonagricultural use. The Project site is not located on land designated as prime farmland, unique farmland, or farmland of statewide importance and, therefore, would not result in the conversion of farmland to nonagricultural use (City of San Diego 2007). No other changes are anticipated that would lead to conversion of farmland to nonagricultural use.

4.2.2.3 Compatibility with Existing and Designated Land Uses and Applicable Planning Policies

Table 4.2-3 summarizes the Project's conformity with applicable LORS.

Table 4.2-3 Project Land Use Conformity with Applicable LORS and Regulating Agencies for Land Use

| Element | Goals/Objectives/Policy | Conformity? |
|--|---|--|
| City of San Diego Zoning Regulations | | |
| RS 1-8 | | |
| Energy Generation and Distribution Facilities | 131.0422 Not permitted | No. See Subsection 4.2.2.2, Potential Effects on Land Use During Project Construction and Operation. The Project would not conform to the RS 1-8 zoning. A zone change will be required. |
| IH 2-1 | | |
| Use Regulations of Industrial Zones | 131.0620(a) Within the industrial zones, no structure or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any premises be used or maintained except for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section and Section 131.0622. | Yes |
| | 131.0620(b) All uses or activities permitted in the industrial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors. | Yes |
| | 131.0620(c) Accessory uses in the industrial zones may be permitted in accordance with Section 131.0125. | Yes |
| Use Regulations Table for Industrial Zones | 131.0622 Energy Generation & Distribution Facilities | Yes |
| City of San Diego East Elliott Community Plan | | |
| Open Space Management Guidelines | | |
| | 1. Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking, and nature study that are consistent with preservation of natural resources. | No. See subsection 4.2.3, Cumulative Impacts. |
| | 2. Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas for endangered or threatened animal or bird species. | Yes. See Section 4.12, Biological Resources. |
| | 3. Additional recreational uses may be appropriate along the preserve edge or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, horticultural and gardening uses could be permitted on a case-by- | Yes. See Section 4.12, Biological Resources. |

| Element | Goals/Objectives/Policy | Conformity? |
|--|--|--|
| | case basis. Such uses should not involve construction of permanent structures or paved areas. | |
| | 4. Open space areas which cover an entire ownership should be preserved through means that include, but are not limited to, acquisition by the City with state and federal assistance or by other large property owners as mitigation lands for environmental impacts anticipated on other properties. | See Section 4.12, Biological Resources. |
| | 5. Open space areas which cover portions of an ownership and where reasonable development rights still exist on portions of the ownership, should be dedicated by the owner/developer, through an open space/conservation easement. Long-term maintenance should be provided on an individual basis or by an open space management entity that may be formed to implement the MSCP. | See Section 4.12, Biological Resources. |
| | 6. Disturbed areas designated for open space should be recontoured where feasible, to recreate the natural topography. These areas should also be restored or enhanced where feasible with natural vegetation to return these areas to a natural appearance. | See Section 4.5, Visual Resources. |
| | 7. At locations where roads, railroads, or other urban intrusions traverse open space corridors, provisions should be made to minimize habitat fragmentation and to provide for a continuous open space linkage. In some instances, structures such as bridges or culverts should be sited in lower quality habitat or in disturbed areas to the extent possible. | See Section 4.12, Biological Resources. |
| | 8. Transition areas should be established between urban uses and the open space system, along traffic corridors and canyon overlooks, where feasible and appropriate. Such transition areas may be developed by providing additional maintenance and planting noninvasive grass, shrubs and trees that provide a sensitive transition between uses. | See Section 4.5, Visual Resources, and Section 4.12, Biological Resources. |
| City of San Diego Mission Trails Design District | | |
| The following design principles apply to all subareas within the Mission Trails Design District: | | |
| All Subareas | Architectural materials and colors for new development should be designed to blend into the natural backdrop of the Mission Trails Regional Park. Architectural colors for exterior facades should be chosen from the color palette of the natural soil, rocks, and plant life from the Regional Park. Extreme colors selection should be avoided. Exterior accent colors should be chosen from the existing park environment. | See Section 5.5, Visual Resources. |
| | No structure shall exceed four stories or 50 feet in height, including screening of mechanical equipment. | No. Eleven 100-foot tall stacks will be constructed with a separate CEMS. See Section 5.5, Visual Resources. |

| Element | Goals/Objectives/Policy | Conformity? |
|---|--|---|
| Subarea 2 – Hillside Areas | Standard prepared pads (cut and fill grading) resulting in a terraced hillside and extensive removal of natural groundcover shall not be permitted. | See Section 5.5, Visual Resources. |
| City of San Diego Steep Hillside Guidelines | | |
| | The Project will be required to comply with the City’s Steep Hillside Guidelines. | Yes. See Section 2.1, Generation Facility Description, Design, and Operation, and Section 2.2, Transmission Lines Description, Design, and Operation. |
| City of Santee General Plan | | |
| Land Use Element | | |
| Low Medium Density Residential | This designation is intended for residential development characterized by single family homes in standard subdivision form (6,000 square feet lots). It covers the largest portion of the City of Santee planned for residential uses and is usually found in areas of generally level topography. It is intended to include mobile home parks in the City of Santee that may exhibit a slightly higher gross density. | No. A General Plan Amendment will be required should the City of Santee determine that the gas pipeline lateral tap is located within their jurisdiction. The Project proponent will work with the City of Santee to determine the appropriate course of action. |
| Policy 6.1 | The City of Santee should promote the use of innovative site planning to avoid on-site hazards and minimize risk levels. | Yes. See Section 4.9, Hazardous Materials Handling. |
| Policy 9.1 | The City of Santee should encourage the City of San Diego to protect vacant lands in the East Elliott area along the city’s western boundary as part of a regional biological preserve system. | Not Applicable. The Project site is not located near the western boundary of the City of Santee. The gas pipeline lateral tap will occur along Mast Boulevard, which is an existing roadway. It is unlikely that biological or cultural resources will be found along Mast Boulevard. |
| | Natural Gas Tap The natural gas lateral tap will require a permit from the City of Santee. | Yes. The natural gas lateral tap will require a permit from the City of Santee. The Project proponent will apply for the permit with the City of Santee for compliance with the municipal code. |
| Policy 11.2 | The City should maintain, and update as needed, the design standards for landscaping and site planning to provide guidelines for future developments. | Yes. The construction of the gas pipeline lateral tap will occur within the City of Santee’s review. |
| City of San Diego Zoning Regulations | | |
| Low Medium Density Residential (R2) | This designation is intended for residential development characterized by single-family homes in standard subdivision form. It is normally expected that the usable pad area within this designation will be a minimum of 6,000 square feet. | No. A zone change will be required should the City of Santee find that the gas pipeline lateral tap is located within this district. |
| MCAS Miramar Airport Land Use Compatibility Plan | | |
| | The Project site is located within Review Area 2. Review Area 2 consists of locations beyond Review Area 1 but within the airspace protection and/or overflight areas. Limits on the heights of structures, particularly in areas of high terrain, are the only | Yes. The Project will be reviewed by the ALUC for compliance. |

| Element | Goals/Objectives/Policy | Conformity? |
|--------------------|---|--|
| | restrictions on land uses within Review Area 2. The additional function of this area is to define where various mechanisms to alert prospective property owners about the nearby airport are appropriate. Within Review Area 2, only land use actions for which the height of objects is an issue are subject to ALUC review. | |
| FAA Part 77 | | |
| | <p>Part 77 requires that any applicant who intends to perform any of the following construction or alterations must notify the FAA:</p> <ol style="list-style-type: none"> 1. Any construction or alteration exceeding 200 feet in height above ground level. 2. Any construction or alteration of structures, antennas, trees, mobile objects, and temporary objects such as construction cranes that: <ol style="list-style-type: none"> a. Are within a horizontal distance of 20,000 feet from a public use or military airport and exceed a 100:1 surface from any point on the runway to each airport with at least one runway more than 2,300 feet. Within the City of San Diego, this includes the following airports: San Diego International Airport, Montgomery Field, Brown Field, Gillespie Field, Marine Corps Air Station Miramar, Naval Air Station North Island, and Naval Out Lying Field Imperial Beach. | Yes. The FAA will be notified and a Notice of Proposed Construction or Alteration (Form 7460-1) will be filed with the FAA for Project compliance. |

City of San Diego Mission Trails Design District

The purpose of the Mission Trails Design District is to provide supplemental development regulations for property surrounding Mission Trails Regional Park (City of San Diego 1981, amended 2003). The intent of these regulations is to ensure that development along the edges of the MTRP enhances the park's natural qualities and promotes the aesthetic and functional quality of park/urbanization relationships, while recognizing the right to reasonable development within the Design District. The area within East Elliott is located within the Mission Trails Design District. The Project is located within the Mission Trails Design District and Subarea 2. The Applicant will work with the City of San Diego to comply with applicable Project engineering design and construction and inconsistencies with the Steep Hillside Guidelines.

Steep Hillside Guidelines

The Steep Hillside Guidelines are applicable when development is proposed on a site containing portions with a natural gradient of at least 25 percent and a vertical elevation of at least 50 feet. The Steep Hillside Guidelines are also applicable if a portion of the site contains a natural gradient of at least 200 percent (200 feet of vertical distance for every 100 feet of horizontal distance) and a vertical elevation of at least 10 feet. Portions of the Project will be developed on land with a vertical elevation of more than 50 feet. Thus, the Steep Hillside Guidelines apply to the proposed Project. The Applicant will work with the City of San Diego to

comply with applicable Project engineering design and construction stated in the Steep Hillside Guidelines.

Miramar Airport Land Use Compatibility Plan

The Project is subject to the jurisdiction of the San Diego County ALUC Plan. The Project lies outside the Airport Influence Areas (AIA) for the three airports that are located within the general vicinity of the Project, which are MCAS Miramar and Gillespie Field and Montgomery Field airports. An AIA delineates a specified area surrounding the airport, and projects or sites located within the AIA are subject to the ALUC for review. Additionally, state law requires each local agency to modify its general plan and/or land use policy documents to be consistent with the ALUC's compatibility plan, or to take special steps to overrule the ALUC.

The Project site is located under Review Area 2 of the AIA. Review Area 2 consists of locations beyond Review Area 1 but within the airspace protection and/or overflight areas. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2. The additional function of this area is to define where various mechanisms to alert prospective property owners about the nearby airport are appropriate. Within Review Area 2, only land use actions for which the height of objects is an issue are subject to ALUC review.

The Applicant will coordinate with the ALUC to ensure compliance with the Miramar Airport Land Use Compatibility Plan and ALUC policies and regulations.

FAA Part 77

FAA Part 77 requires Applicants proposing any construction or alterations that may affect navigable airspace to file a Notice of Proposed Construction or Alteration (Form 7460-1) with the FAA. The Project site is located approximately 15,740 feet northwest of the Gillespie Field Airport. A Notice of Proposed Construction or Alteration will be filed with the FAA and the FAA will be notified of the Project. The FAA will send the Applicant the outcome of the initial screening (City of San Diego, 2008).

4.2.3 Cumulative Impacts

The CEQA Guidelines (Section 15355) define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

The CEQA Guidelines further note that:

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time.

The proposed Project currently conflicts with the City's zoning, General Plan, and East Elliott Community Plan. A zone change and General Plan, and Community Plan Amendment will be processed should the City of San Diego determine that this is the appropriate action. The Applicant is currently working with the City of San Diego to determine whether a zone change, community plan, or general plan amendment will be the appropriate means for project approval within the City.

A Community Plan amendment would remove the plant site, and possibly associated facilities from Open Space designations. Therefore, the Open Space guidelines listed in the East Elliott Community Plan would not apply to the proposed plan. A General Plan amendment would remove the plant site, and associated facilities from the Park, Open Space, and Recreation designations. Additionally, a CUP for the energy generation station is required by the City of San Diego and will be processed.

These modifications will not interfere with the Sycamore Landfill to the north and properties in the surrounding community to the southeast. Implementation of the proposed Project will not increase land use impacts or development pressure on surrounding lands or increase the incremental impact of past, present, and/or reasonably foreseeable probable future projects.

Following the above described zoning and general plan/community plan amendment changes, the proposed Project will not have any adverse impacts to land use. Cumulative land use impacts are expected to be less than significant.

4.2.4 Mitigation Measures

No land use impacts have been identified that require mitigation. While it is noted that the eleven 100 foot stacks proposed as part of the Project conflict with the Mission Design District height limitation, which states that no structure shall exceed four stories or 50 feet in height (including screening of mechanical equipment), this impact with corresponding mitigation is addressed in Section 4.5, Visual Resources.

4.2.5 Laws, Ordinances, Regulations, and Standards

This section discusses the land use LORS that apply to the proposed Project. Table 4.2-3 contains a summary of the Project compliance with applicable LORS.

4.2.5.1 Federal LORS

No federal LORS for land use are applicable to the site or the proposed Project.

4.2.5.2 State LORS

The AFC process is the CEQA-equivalent under the Warren-Alquist Act and, therefore, fulfills the requirements of CEQA. CEQA is codified in the California Public Resources Code, Section 21000-21178.1. Guidelines for implementation of CEQA are codified in the CCR Sections 15000-15387.

4.2.5.3 Local LORS

Land use provisions that are included in every California city and county General Plan (California State Planning Law, Government code §65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. The General Plan land use designations and the associated allowable uses of the Project site and property within a 1-mile radius of the site are shown in Figure 4.2-2.

The City of San Diego and City of Santee zoning ordinances are enforced by City Planning and Building Departments. The zoning designations for the Project site and property within a 1-mile radius of the Project site are described and depicted in Figure 4.2-3. Conformance of the proposed Project with City LORS is described in Table 4.2-3.

4.2.6 Agencies and Agency Contacts

Table 4.2-4 lists the agency contacts for land use.

Table 4.2-4 Agencies and Agency Contacts for Land Use

| Topic | Applicable Agency | Name | Title | Phone | Email | Mailing Address |
|----------------------------|-------------------|-----------------|---|----------------|-------------------------|---|
| Land Use Plans and Permits | City of San Diego | Kelly Broughton | Director | (619) 321-3233 | Kbroughton@sandiego.gov | 1222 First Avenue, MS 301 San Diego, CA 92101-4154 |
| Building Permits | City of San Diego | Afsaneh Ahmadi | Chief Building Official | (619) 446-5406 | Aahmadi@sandiego.gov | 1222 First Avenue, MS 301 San Diego, CA 92101-4154 |
| Environmental Compliance | City of San Diego | Myra Hermann | Senior Planner/ Senior Environmental analyst | (619) 446-5372 | Mhermann@sandiego.gov | 1222 First Avenue, MS 301 San Diego, CA 92101-4154 |
| Development Services | City of San Diego | Morris Dye | Development Project Manager | (619) 236-7258 | Mdye@sandiego.gov | 1222 First Avenue, MS 301 San Diego, CA 92101-4154 |
| Environmental Analysis | City of San Diego | Jean Cameron | Senior Planner | (619) 533-5954 | Jcameron@sandiego.gov | 1222 First Avenue, MS 301 San Diego, CA 92101-4154 |
| Development Services | City of Santee | TBD | TBD | (619) 258-4100 | TBD | 10601 Magnolia Avenue, Building #4 Santee, CA 92071 |

4.2.7 Required Permits and Permitting Schedule

Table 4.2-5 provides a list of permits that would be required outside of CEC's jurisdiction for the Project.

Table 4.2-5 Schedule of Permits Required Outside of Commission Jurisdiction for Land Use

| Agency | Jurisdiction | Permit | Schedule | Progress |
|-------------------|--|---|---|---|
| City of San Diego | Establishes and enforces zoning regulations for specific land uses; issues variances in accordance with zoning ordinances. | East Elliot Community Plan Amendment | 6- to12-month process depending on City's approach to zoning requirements. | A pre-application meeting was held with the City of San Diego on July 20, 2011 to discuss this requirement. |
| | City of San Diego Zoning Regulations | Zone change | 6- to12-month process depending on City's approach to zoning requirements. | A pre-application meeting was held with the City of San Diego on July 20, 2011 to discuss this requirement. |
| | City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan | Boundary adjustment to the Multi-Habitat Planning Area (MHPA) | 6- to12-month process depending on City's approach to zoning requirements. | A pre-application meeting was held with the City of San Diego on July 20, 2011 to discuss this requirement. |
| City of Santee | City of Santee Municipal Code | Permit for construction of natural gas pipeline lateral | 2- to 4-month process: SDG&E to construct gas line and obtain construction permit | SDG&E will apply for the permit with the City of Santee for compliance with the municipal code. |

4.2.8 References

City of San Diego, 1999. Land Use Code. Steep Hillside Guidelines. June 1999. Online. Available: <http://www.sandiego.gov/development-services/industry/pdf/landdevmanual/ldmsteephillsides.pdf>. Accessed: May 23, 2011. City of San Diego. City of San Diego General Plan.

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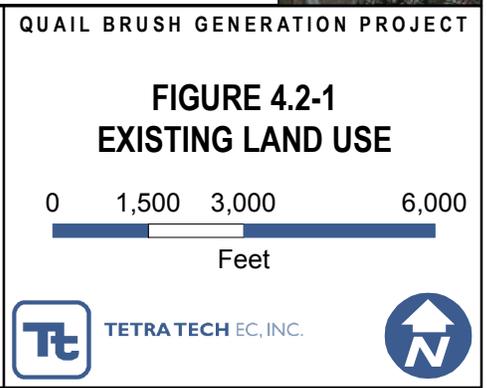
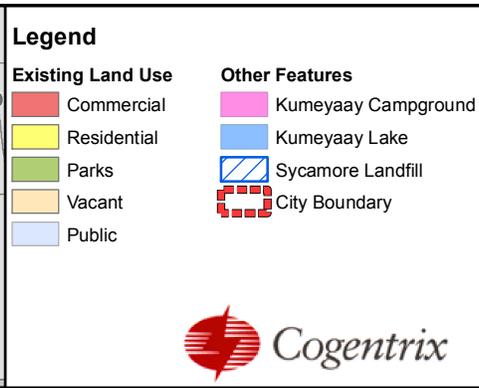
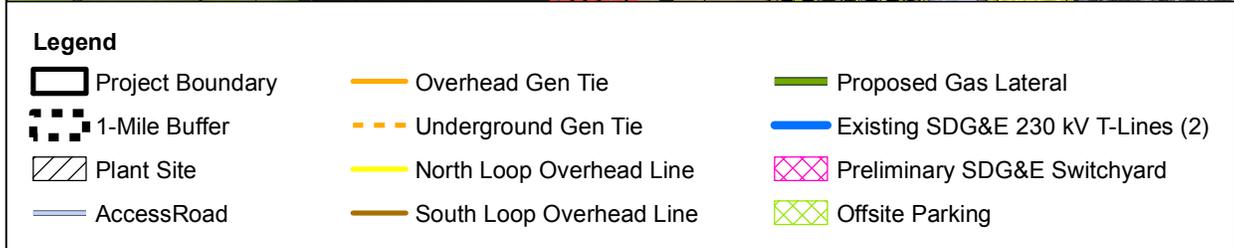
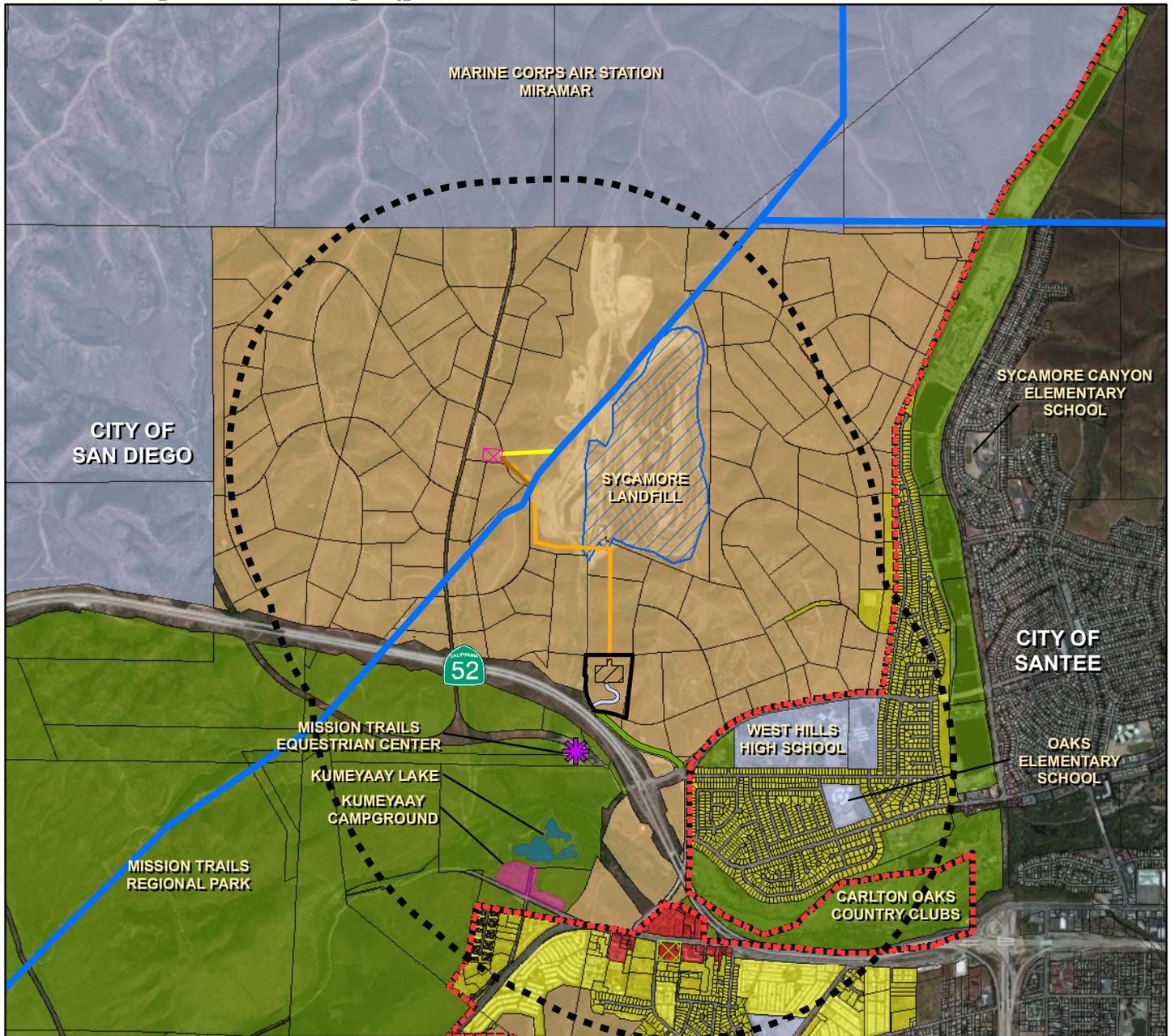
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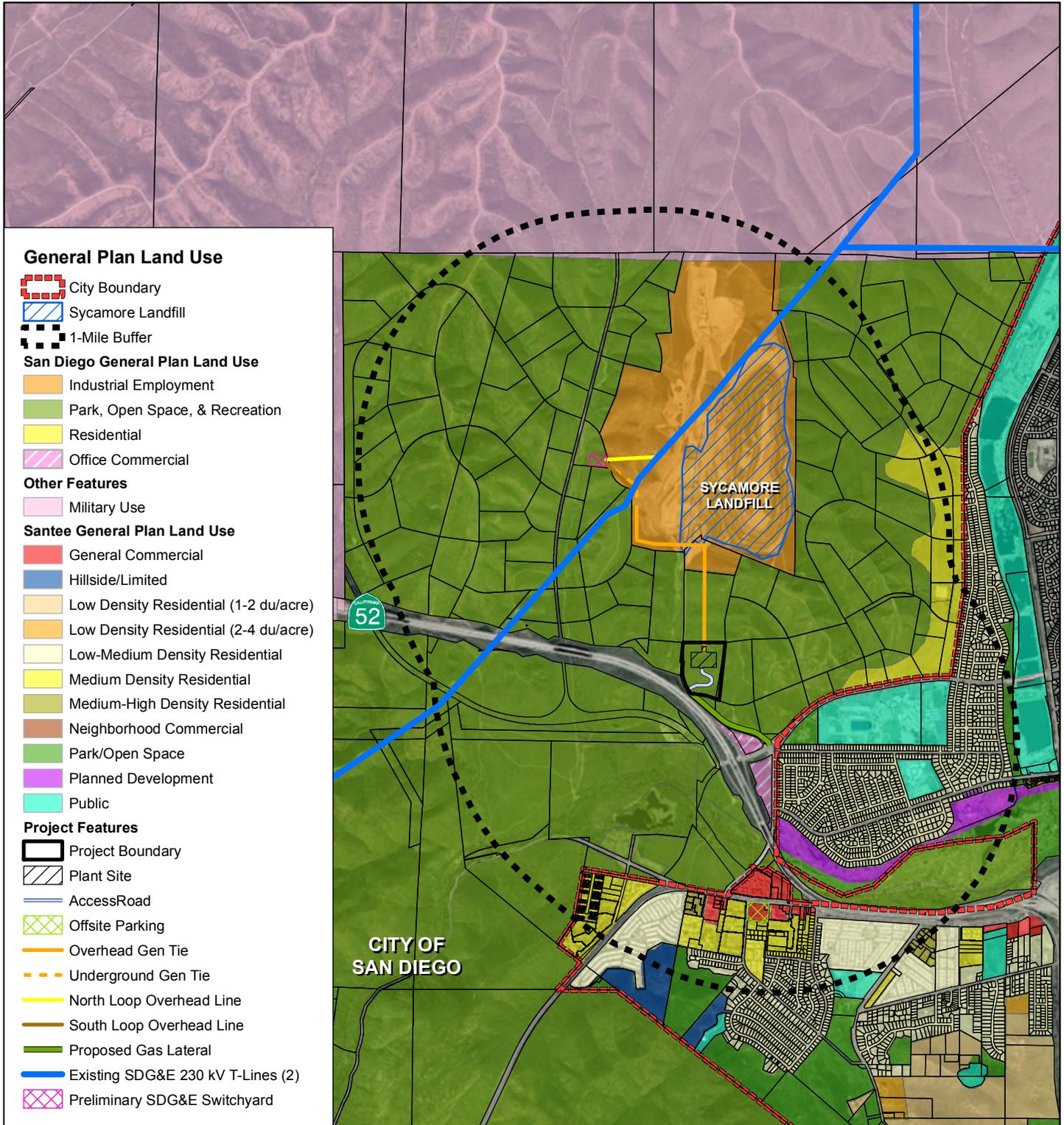
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City of Santee, 2008. City of Santee General Plan 2020. August 2003. Online. Available: <http://www.ci.santee.ca.us/Index.aspx?page=103>. Accessed July 27, 2011.

San Diego River Park Foundation, 2002. San Diego River Park Conceptual Plan. June, 2002. Online. Available: <http://www.sandiegoriver.org/documents/Title.pdf>. Accessed: July 25, 2011.

FIGURES





General Plan Land Use

- City Boundary
- Sycamore Landfill
- 1-Mile Buffer

San Diego General Plan Land Use

- Industrial Employment
- Park, Open Space, & Recreation
- Residential
- Office Commercial

Other Features

- Military Use

Santee General Plan Land Use

- General Commercial
- Hillside/Limited
- Low Density Residential (1-2 du/acre)
- Low Density Residential (2-4 du/acre)
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Neighborhood Commercial
- Park/Open Space
- Planned Development
- Public

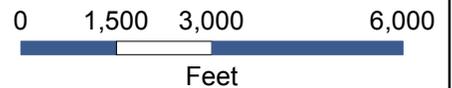
Project Features

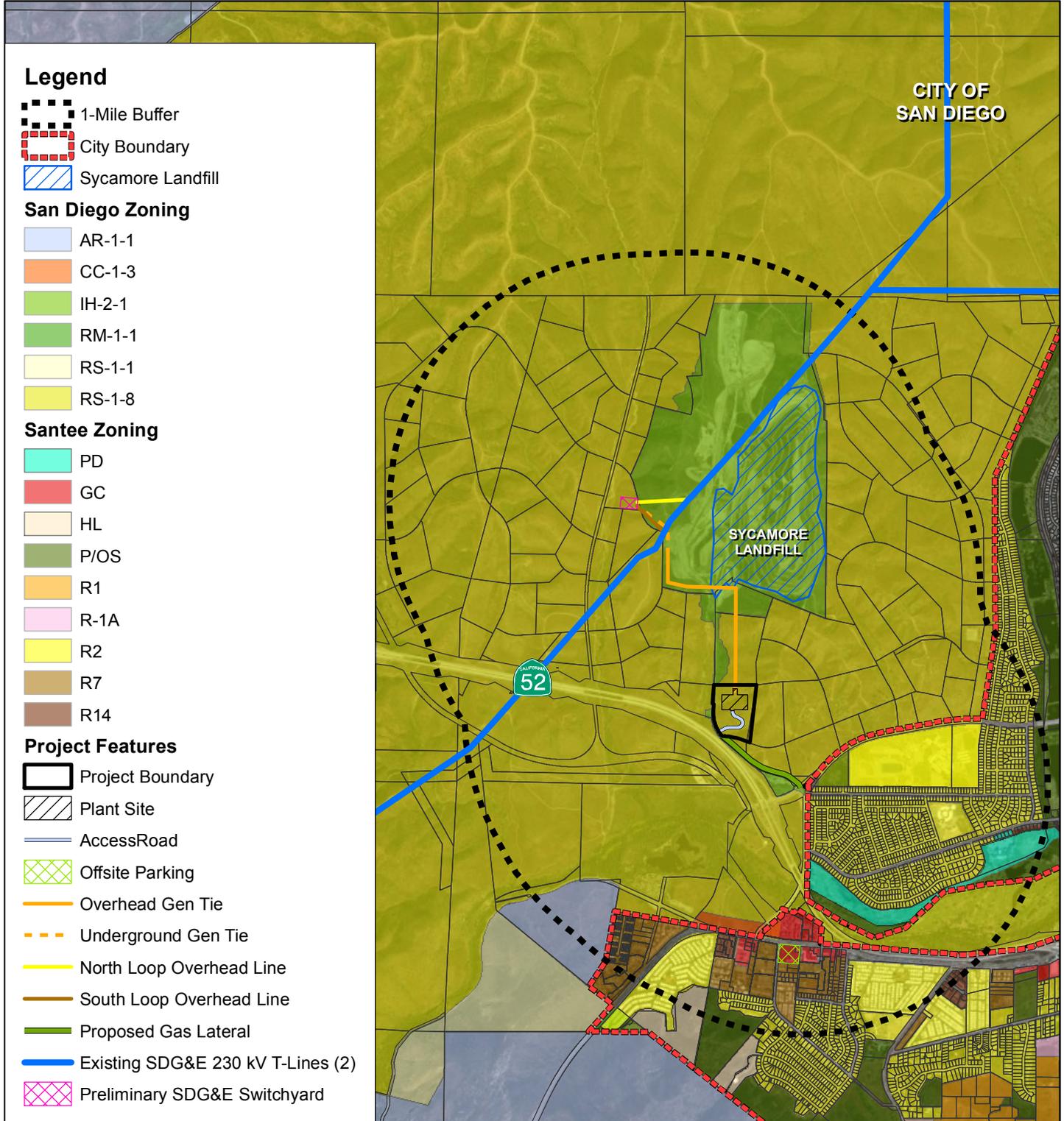
- Project Boundary
- Plant Site
- Access Road
- Offsite Parking
- Overhead Gen Tie
- Underground Gen Tie
- North Loop Overhead Line
- South Loop Overhead Line
- Proposed Gas Lateral
- Existing SDG&E 230 kV T-Lines (2)
- Preliminary SDG&E Switchyard



QUAIL BRUSH GENERATION PROJECT

**FIGURE 4.2-2
 GENERAL PLAN LAND USE
 DESIGNATIONS**





Legend

- 1-Mile Buffer
- City Boundary
- Sycamore Landfill

San Diego Zoning

- AR-1-1
- CC-1-3
- IH-2-1
- RM-1-1
- RS-1-1
- RS-1-8

Santee Zoning

- PD
- GC
- HL
- P/OS
- R1
- R-1A
- R2
- R7
- R14

Project Features

- Project Boundary
- Plant Site
- Access Road
- Offsite Parking
- Overhead Gen Tie
- Underground Gen Tie
- North Loop Overhead Line
- South Loop Overhead Line
- Proposed Gas Lateral
- Existing SDG&E 230 kV T-Lines (2)
- Preliminary SDG&E Switchyard

CITY OF SAN DIEGO

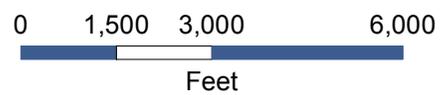
SYCAMORE LANDFILL

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QUAIL BRUSH GENERATION PROJECT

**FIGURE 4.2-3
 ZONING DESIGNATIONS**



DATA ADEQUACY WORKSHEETS

| SITING REGULATIONS | INFORMATION | AFC PAGE NUMBER AND SECTION NUMBER | ADEQUATE YES OR NO | INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS |
|------------------------------|---|------------------------------------|--------------------|---|
| Appendix B (g) (1) | ...provide a discussion of the existing site conditions, the expected direct, indirect and cumulative impacts due to the construction, operation and maintenance of the project, the measures proposed to mitigate adverse environmental impacts of the project, the effectiveness of the proposed measures, and any monitoring plans proposed to verify the effectiveness of the mitigation. | 4.2.1, 4.2.2, 4.2.3 | | |
| Appendix B (g) (3) (A) | A discussion of existing land uses and current zoning at the site, land uses and land use patterns within one mile of the proposed site and within one-quarter mile of any project-related linear facilities. Include: | 4.2.1 | | |
| Appendix B (g) (3) (A) (i) | An identification of residential, commercial, industrial, recreational, scenic, agricultural, natural resource protection, natural resource extraction, educational, religious, cultural, and historic areas, and any other area of unique land uses; | 4.2.1.1 | | |
| Appendix B (g) (3) (A) (ii) | A discussion of any recent or proposed zone changes and/or general plan amendments; noticed by an elected or appointed board, commission, or similar entity at the state or local level; | 4.2.1.3, 4.2.1.4 | | |
| Appendix B (g) (3) (A) (iii) | Identification of all discretionary reviews by public agencies initiated or completed within 18 months prior to filing the application for those changes or developments identified in subsection (g)(3)(A)(ii); and | 4.2.1.5 | | |

| SITING REGULATIONS | INFORMATION | AFC PAGE NUMBER AND SECTION NUMBER | ADEQUATE YES OR NO | INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS |
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| Appendix B (g) (3) (A) (iv) | Legible maps of the areas identified in subsection (g)(3)(A) potentially affected by the project, on which existing land uses, jurisdictional boundaries, general plan designations, specific plan designations, and zoning have been clearly delineated. | Figure 4.2.1, Figure 4.2-2, Figure 4.2-3. | | |
| Appendix B (g) (3) (B) | A discussion of the compatibility of the proposed project with present and expected land uses, and conformity with any long-range land use plans adopted by any federal, state, regional, or local planning agencies. The discussion shall identify the need, if any, for land use decisions by another public agency or as part of the commission's decision that would be necessary to make the project conform to adopted federal, state, regional, or local coastal plans, land use plans, or zoning ordinances. Examples of land use decisions include: general plan amendments, zoning changes, lot line adjustments, parcel mergers, subdivision maps, Agricultural Land Conservation Act contracts cancellation, and Airport Land Use Plan consistency determinations. | Section 4.2.2.2, 4.2.2.3 | | |
| Appendix B (g) (3) (C) | A discussion of the legal status of the parcel(s) on which the project is proposed. If the proposed site consists of more than one legal parcel, describe the method and timetable for merging or otherwise combining those parcels so that the proposed project, excluding linears and temporary laydown or staging area, will be located on a single legal parcel. The merger need not occur prior to a decision on the Application but must be completed prior to the start of construction. | 4.2.1.1 | | |

| SITING REGULATIONS | INFORMATION | AFC PAGE NUMBER AND SECTION NUMBER | ADEQUATE YES OR NO | INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS |
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| Appendix B (g) (3) (D) | A map at a scale of 1:24,000 and written description of agricultural land uses found within all areas affected by the proposed project. The description shall include: | n/a | | |
| Appendix B (g) (3) (D) (i) | Crop types, irrigation systems, and any special cultivation practices; | n/a | | |
| Appendix B (g) (3) (D) (ii) | Whether farmland affected by the project is prime, of statewide importance, or unique as defined by the California Department of Conservation; and | n/a | | |
| Appendix B (g) (3) (D) (iii) | Direct, indirect, and cumulative effects on agricultural land uses. If the proposed site or related facilities are subject to an Agricultural Land Conservation contract, provide a written copy and a discussion of the status of the expiration or canceling of such contract. | n/a | | |
| Appendix B (i) (1) (A) | Tables which identify laws, regulations, ordinances, standards, adopted local, regional, state, and federal land use plans, leases, and permits applicable to the proposed project, and a discussion of the applicability of, and conformance with each. The table or matrix shall explicitly reference pages in the application wherein conformance, with each law or standard during both construction and operation of the facility is discussed; and | Table 4.2-3 | | |
| Appendix B (i) (1) (B) | Tables which identify each agency with jurisdiction to issue applicable permits, leases, and approvals or to enforce identified laws, regulations, standards, and adopted local, regional, state and federal land use plans, and agencies which would have permit approval or enforcement authority, but for the exclusive authority of the commission to certify sites and related facilities. | Table 4.2-4 | | |

Adequacy Issue: Adequate _____ Inadequate _____ DATA ADEQUACY WORKSHEET Revision No. 0 Date _____
 Technical Area: Land Use Project: _____ Technical Staff: _____
 Project Manager: Eric Solorio Docket: _____ Technical Senior: _____

| SITING REGULATIONS | INFORMATION | AFC PAGE NUMBER AND SECTION NUMBER | ADEQUATE YES OR NO | INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS |
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| Appendix B (i) (2) | The name, title, phone number, address (required), and email address (if known), of an official who was contacted within each agency, and also provide the name of the official who will serve as a contact person for Commission staff. | 4.2.4.4 | | |
| Appendix B (i) (3) | A schedule indicating when permits outside the authority of the commission will be obtained and the steps the applicant has taken or plans to take to obtain such permits. | 4.2.7, Table 4.2-5 | | |