3.1.6 Land Use and Planning

This section evaluates impacts to land use that could result from future development of the Campo Wind Project with Boulder Brush Facilities (Project). The analysis focuses on resultant impacts of the Project regarding issues related to land use and planning.

Information contained in this section is based on review of existing documentation, including the following:

- Campo Band of Diegueño Mission Indians Land Use Code (Campo Land Use Code) (Campo Band of Diegueño Mission Indians 2011)
- Campo Band of Diegueño Mission Indians Land Use Plan (Campo Land Use Plan) (Campo Band of Diegueño Mission Indians 2010)
- San Diego County General Plan Update (adopted August 2011)
- Mountain Empire Subregional Plan (County of San Diego 2016)
- San Diego County General Plan Update, Boulevard Subregional Planning Area (County of San Diego 2011a)

The following documents and associated analyses are herein incorporated by reference:

- Final Environmental Impact Report (EIR) for the Wind Energy Ordinance Amendment POD 10-007 (County of San Diego 2013)
- Supplemental EIR to the 2011 General Plan Update Program EIR for the Climate Action Plan, General Plan Amendment, GHG Threshold, and Guidelines for Determining Significance for Climate Change (County of San Diego 2018a)

Comments received in response to the Notice of Preparation included concerns regarding changes to the existing community character, and impacts to existing and surrounding land uses, including rural residential, for renewable energy development. These concerns are addressed in this section. A copy of the Notice of Preparation and comment letters received in response to it are included in Appendix A of this EIR.

3.1.6.1 Existing Conditions

The approximately 2,520-acre Project Site is located in southeastern San Diego County, California (see Figure 1-1, Project Location Map, and Figure 1-2, Project Area, in Chapter 1, Project Description, Location, and Environmental Setting, of this EIR). The Project would consist of the Campo Wind Facilities that would be located on Campo Band of Diegueño Mission Indians Reservation (Reservation) land within the Reservation Boundary under the jurisdiction of the

Bureau of Indian Affairs (BIA), and the Boulder Brush Facilities that would be located on adjacent private lands under the land use and permitting jurisdiction of the County of San Diego (County) within the Boulder Brush Boundary.

The Campo Wind Facilities would be located within the approximately 2,200-acre Campo Corridor inside the Reservation Boundary. The BIA is the Lead Agency for the Project under the National Environmental Policy Act (NEPA) and has prepared an Environmental Impact Statement (EIS) for the Project (BIA 2019).

The Boulder Brush Facilities would be located within the approximately 320-acre Boulder Brush Corridor inside the Boulder Brush Boundary. Collectively, the Campo Corridor and the Boulder Brush Corridor compose the approximately 2,520-acre Project Site.

The Reservation Boundary extends from 0.25 miles north of the United States/Mexico international border and continues approximately 2.25 miles north of Interstate (I) 8. The area of disturbance within the Campo Corridor on the Reservation would be approximately 800 acres. As described in Chapter 1, Project Description, Location, and Environmental Setting, of this EIR, the Campo Band of Diegueño Mission Indians (Tribe) is part of the Kumeyaay Nation, whose lands historically reached from northern San Diego County to the dunes of the Imperial Valley, and south beyond Ensenada, Mexico. The existing Kumeyaay reservations, including the Reservation, were created between 1875 and 1893. The Reservation originally consisted of approximately 280 acres. Today, the Tribe occupying the Reservation consists of 327 members on more than 16,000 acres of land. The Reservation is governed under the authority of the Campo Constitution, which was passed by the Tribal community on July 13, 1975. Lawmaking authority under the Campo Constitution is exercised by the General Council, which consists of all adult members of the Tribe. The Tribal government, represented by a seven-member Executive Committee, is responsible for overseeing various services provided to the Reservation, including healthcare, education, fire protection, environmental protection, and housing (see Appendix E, Cultural Resources Report). Uses within the Reservation include rural residential, wind energy facilities, the Golden Acorn Casino, Tribal facilities, and Campo Materials aggregate activities.

The Boulder Brush Corridor would be located on leased, private land in the McCain Valley area of the unincorporated County, within the Boulevard Subregional Planning area north of I-8. The approximately 130-acre area of disturbance is located within privately owned parcels that currently consist of largely undeveloped ranch land. The surrounding area primarily consists of vacant land; rural residences; the Tule Wind project turbines to the north, northeast, and east; and the Kumeyaay wind turbines to the southwest (within the Reservation Boundary). The Boulder Brush Facilities would be located within privately owned parcels that are also part of the proposed Torrey Wind project (see Figure 1-12, Cumulative Projects, and Table 1-4, Cumulative – Reasonably Foreseeable, Approved, and Pending Projects, in Chapter 1 of this EIR). The 500-kilovolt (kV) Sunrise Powerlink traverses the northeast portion of the private land parcels.

The land within the Boulder Brush Boundary has historically been used by off-road recreational vehicles, including motocross vehicles, all-terrain vehicles, and other recreational off-highway vehicles. Public off-road recreational vehicle use has occurred in the past but is considered trespassing. Numerous "No Trespassing" signs have been posted at locations along the Boulder Brush Boundary. The McCain Valley Recreation Management Zone, managed by the Bureau of Land Management (BLM), is located directly north of this land. Off-highway-vehicle use is considered a primary activity in the McCain Valley Recreation Management Zone, as identified in the Eastern San Diego County Resource Management Plan (BLM 2008).

Land Use Designations and Zoning

The County General Plan guides the intensity, location, and distribution of land uses on properties under its land use jurisdiction through a two-tier framework. The first tier is the designation of regional categories (Village, Semi-Rural, and Rural Lands). The second tier is land use designations, which identify the type and intensity of land uses that are allowed. The County General Plan also consists of several community or subregional plans that are intended to provide more precise guidance regarding the character, land uses, and densities within each community planning area. Land within the Boulder Brush Boundary is under the County's land use jurisdiction and is subject to the County General Plan. The Reservation is outside of the County's land use jurisdiction.

The Boulder Brush Boundary is located within the Boulevard Subregional Planning Area, which is part of the larger Mountain Empire Subregional Plan Area. The regional category is designated as Rural Lands; this category is applied to large open space and very-low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation. The Boulevard Subregional Planning Area land use map (County of San Diego 2017a) identifies the land use designation as Rural Lands 80 (RL-80), which establishes a maximum density of 1 unit per 80 gross acres. Land within the Boulder Brush Boundary is zoned General Rural (S92), which allows for residential uses, civic uses, essential services (fire protection and law enforcement services), and agricultural uses by right (County of San Diego 1999). See Figure 3.1.6-1, Existing Land Use Designations; Figure 3.1.6-2, Existing Zoning; and Figure 3.1.6-3, Surrounding Land Uses, for locations of land uses in and around the Boulder Brush Boundary. Land within the Boulder Brush Boundary is recognized as being in an area with high wind resources (see County's Wind Resources Map: Wind Energy Ordinance, County of San Diego 2012).

The Campo Land Use Plan Land Designation Map identifies the Campo Corridor as designated for Wilderness, Commercial, Residential, Industrial, and Civic uses (Campo Band of Diegueño Mission Indians 2010).

Surrounding Land Uses

Project

Land bordering the Project Area includes a mix of privately owned lands, public agency lands managed by BLM, and Tribal lands. The surrounding area, which includes the communities of Boulevard, Manzanita, and Live Oak Springs, can be characterized as a predominantly rural landscape featuring large-lot ranches and single-family homes with a mixture of recreational opportunities and vast areas of undeveloped lands. Recent renewable energy projects have resulted in a change to the physical setting that includes major infrastructure elements, such as wind turbines, transmission towers, and other related components, described below. I-8 bisects the Project Area through the Reservation.

Renewable energy projects in the surrounding area include the 500 kV Sunrise Powerlink, the Tule Wind project, and the Kumeyaay Wind project. The San Diego Gas & Electric (SDG&E) Sunrise Powerlink runs through the north end of the Project Site and is supported by large steel lattice towers that dot the landscape. Three approximately 170-foot-tall geometric lattice steel towers supporting the Sunrise Powerlink are located within the north end of the Project Site (CPUC and BLM 2008). The Tule Wind project, which includes 57 wind turbines ranging from 328 feet to 492 feet in height, surrounds the Boulder Brush Boundary, spanning from the northwest to the southeast. The Kumeyaay Wind project lies adjacent approximately 1.5 miles to the west/southwest of the proposed wind turbines on the Reservation, just north of I-8. See Figure 1-12, Cumulative Projects, in Chapter 1 for the locations of these infrastructure projects.

As discussed above, the surrounding area includes the communities of Boulevard, Manzanita, and Live Oak Springs. Old Highway 80 runs through these communities and functions as the main street. Single-family residences and limited commercial businesses line Old Highway 80 from Boulevard north through Manzanita to Live Oak Springs.

The BLM lands surrounding the northern portion of the Boulder Brush Boundary are identified in the Eastern San Diego County Resource Management Plan as the McCain Valley Recreation Management Zone (BLM 2008). Most of the Tule Wind turbines are located on BLM land. As part of the greater Boulevard/Jacumba Destination Special Recreation Management Area, the McCain Valley Recreation Management Zone is managed to support multi-recreational activities, including hiking, camping, off-highway-vehicle riding, hunting, and horseback riding (BLM 2008). The McCain Valley Recreation Management Zone is also identified as a limited off-highway-vehicle management area where off-highway-vehicle use is restricted at certain times, in certain areas, and/or to certain vehicular use (BLM 2008). Within the McCain Valley Recreation Management Zone and to the east of the Project Area, BLM lands comprise the In-Ko-Pah Mountains Area of Critical Environmental Concern. Areas of Critical Environmental Concern are established to provide protection for relevant and important values, including special-status

species, wildlife, scenic values, and significant cultural resources values (BLM 2008). The In-Ko-Pah Mountains Area of Critical Environmental Concern is specifically managed for biological and cultural values (BLM 2008). The Carrizo Gorge Wilderness is located approximately 2 miles east of the most northern portion of the Project Site. Use of wilderness areas is defined in the United States Code (USC) under the Wilderness Act of 1964 (16 USC 1131–1136), and certain uses, including temporary roads, motorized vehicles and other forms of mechanical transport, and structures or installation, are prohibited. Hiking and camping are permitted in the Carrizo Gorge Wilderness (BLM 2018).

Boulder Brush Facilities

The Boulder Brush Boundary is surrounded by privately owned lands, public agency lands managed by BLM, and Tribal lands. The Boulder Brush Facilities would be located within the largely undeveloped privately owned parcels in the McCain Valley area. The approximately 3.5-mile-long Off-Reservation generation transmission line (gen-tie line) segment and paved switchyard access road would transect (south to north) an area that is proposed for the Torrey Wind project. If the Torrey Wind project is approved, the land within the Boulder Brush Boundary would include 30 wind turbines and associated infrastructure. To the northwest, north, and east of the Boulder Brush Boundary is BLM land, which includes existing Tule Wind turbines. To the west and south are private lands under the County's jurisdiction; the land use designation of these private lands is RL-80 and the zoning is S92. Scattered rural residences and ranches are located within the surrounding private lands.

Campo Wind Facilities

The Campo Corridor contains approximately 2,200 acres, extending from approximately 0.25 miles north of the United States/Mexico international border to the Manzanita Reservation to the north. Highway 94 and I-8 cross the Reservation in an east/west direction. Private lands under the County's land use jurisdiction are located along the western and eastern boundaries of the Reservation. The community of Boulevard is located approximately 4 miles east of the Reservation. The Reservation is surrounded by open space and rural residential developments in unincorporated communities. The Manzanita Reservation borders the northern portion of the Reservation, and the La Posta Reservation is located to the northeast.

3.1.6.2 Regulatory Setting

This section describes Tribal, federal, state, and local land use regulations applicable to the Project.

Tribal Regulations

The majority of the Project would occur on the Reservation, which is held in trust by the federal government, as administered by the BIA. The Tribe and the Reservation are subject to federal and Tribal law. The Reservation is not under the jurisdiction of California or the County. The Tribe's land use and environmental regulations include the Campo Environmental Protection Agency (CEPA) statutes, the Campo Band of Diegueño Mission Indians Land Use Code (Campo Land Use Code), and the Campo Band of Diegueño Mission Indians Land Use Plan (Campo Land Use Plan). Under the Campo Lease, the following Tribal regulations and plans are not applicable to the Campo Wind Facilities, but are described below for informational purposes.

CEPA is a governmental agency of the Tribe that was created by order of the General Council in July 1990. CEPA was formed to develop environmental codes and accompanying regulations and procedures to protect the environment and promote the quality of the land, air, and water resources of the Reservation; issue, modify, and revoke permits and establish terms and conditions for any discharge into or upon the land, air, or water of the Reservation; and conduct hearings and receive testimony and documentary evidence of any nature relating to the quality of the environment on the Reservation. The business and affairs of CEPA are managed and governed by its Board of Commissioners. Environmental policy is executed through the Tribal Chair, Supervisors, and environmental technicians and specialists. CEPA also is responsible for implementing and overseeing provisions of the Campo Land Use Plan and Campo Land Use Code.

Campo Band of Diegueño Mission Indians Land Use Plan

The Campo Land Use Plan is a planning document adopted by the General Council of the Tribe in June 1978 and most recently revised and adopted in December 2010. The Campo Land Use Plan is "the policy guide to assure that future physical development within the Campo Indian Reservation occurs in a manner consistent with the Campo Band's goals for its economic and social development and with its concern that this development does not threaten the environment and cultural resources of the Reservation or surrounding communities" (Campo Band of Diegueño Mission Indians 2010). In addition, it is important to the Tribe to "create and preserve a functional, healthful, decent, and efficient place in which to live for the tribal members, and to serve to inform tribal, public, and private interests regarding the long-range goals of the community in order to coordinate their activities and work in harmony toward creating a desirable community" (Campo Band of Diegueño Mission Indians 2010). The Campo Land Use Plan is meant to "provide technical information about the area's resources and potential, so that future growth and change may be directed in an orderly and appropriate fashion" (Campo Band of Diegueño Mission Indians 2010).

The Campo Land Use Plan addresses the principal elements, policies, goals, and objectives that guide long-term land use development on the Reservation. The following goals and policies from the Campo Land Use Plan were determined to be applicable to the Campo Wind Facilities (Campo Band of Diegueño Mission Indians 2010).

Policies, Goals, and Objectives of the Land Use Plan

- ***4.1 Protection of Environment.*** Environmental protection, with emphasis on groundwater and air, is a principal goal of the Campo Band. The commitment of the tribe to the environment is evidenced by the establishment of CEPA.
- ***4.2 Maintenance of Cultural Heritage.*** It is a primary goal of the members of the Campo Band to preserve the traditions and values of their culture via language, ceremonies, and religious practices, and to protect and preserve the historical and archaeological resources present on the Reservation.
- ***4.3 Retention of Wilderness Areas.*** A balanced land use plan will include preservation of certain areas of the Reservation as wilderness, for aesthetic reasons as well as environmental considerations.
- ***4.4 Provision of Residences for Tribal Members.*** One objective of the Campo Band's land use policy is to develop sources of revenue that will in turn provide adequate housing for all tribal members. This entails improvement or replacement of substandard residences, as well as construction of new homes in aesthetically pleasing and environmentally sound locations.
- ***4.5 Overall Economic Development Plan.*** The Land Use Plan and its underlying policy are designed to support a viable economic development plan for achieving balanced economic growth, providing jobs, and improving the standard of living for tribal members without adversely affecting the Campo Band's environment and cultural resources.

Specific Actions to Reach Objectives

- ***5.1 Tribally Controlled Development.*** The specific intent of the Campo Band is that all development and projects on the Reservation shall be under the total and complete control of the Campo Band. The Campo Band and Muht Hei may initiate projects or development, propose land use designations or changes in land use designations, and seek involvement of outside suppliers, vendors, and/or operators. Leases or subleases for development or activities on the Reservation shall be initiated, developed, and approved only by the Campo Band and/or its entities and the Bureau of Indian Affairs. All outside suppliers, vendors, and/or operators shall function under the direction of the Campo Band and/ or its entities.

The Campo Band and Muht Hei may involve CEPA in development projects as appropriate, when the proposed use may potentially impact the environment of the Reservation. Such involvement may include, but not be limited to, the development of regulations and procedures including permitting for submittal to the General Council to address environmental concerns raised by the development, the review of development applications and submittals, and the monitoring of operation and closure activities.

- ***5.2 Continuous Wilderness area (North to South).*** The Campo Band has set aside a portion of the Reservation for preservation as a wilderness area to protect the native vegetation and wildlife habitat. No development is to take place in this area; it is to remain in its natural state to the maximum extent feasible.
- ***5.3 Exploitation of Natural Resources.*** The Campo Band desires to effect the appropriate management of natural resources with economic potential. To the extent that the land itself offers the potential for economic benefit the land is considered a natural resource.
- ***5.4 Infrastructure Extension and Expansion.*** The Campo Band desires to improve and expand the Reservation infrastructure to serve efficiently and effectively Reservation residents and developments. The Reservation infrastructure is defined to include roadways, railroad routes, electric power service grid, water distribution system, sewage and waste disposal service, and combustion gas service.
- ***5.5 Comparative Evaluation of Alternative Uses.*** It is the policy of the Campo Band to evaluate all land uses, expressed as land use designations or proposed changes in land use, for alternatives. No specific land use will be altered without consideration of alternatives to that land use. Alternative uses shall be evaluated in accordance with the procedures set forth in the Land Use Element Section of this Land Use Plan.

Campo Renewable Energy Zones

The Campo Land Use Plan allows for the creation of a Campo Renewable Energy Zone (CREZ), which allows for the development of wind and solar energy developments within any district and any land use designation within the Reservation, as approved by the General Council. Muht Hei (the economic development arm of the Tribe) may designate a CREZ over one or more areas of land within the Reservation where potential for renewable energy development, resources, or related businesses is commercially feasible, provided that such designation is an overlay that does not change the underlying land use designation approved by the General Council, and provided further that the designation of the CREZ satisfies the following criteria contained in the Campo Land Use Plan (Campo Band of Diegueño Mission Indians 2010):

1. ***Five-Percent Standard Analysis.*** The CREZ shall not adversely impact the land use designation of any district by more than five percent (5%) without completion of a detailed

impact analysis and approval of the General Council. This is a threshold impact analysis (to determine if the 5% standard is exceeded. The analysis shall cover the categories defined in the National Environmental Policy Act (NEPA) and its implementing regulations, but will use standards defined by the Band in this Plan. The Executive Committee may assign the impact analysis to CEPA, an independent, qualified consulting firm or rely upon an existing impact analysis completed within the last three (3) years that was prepared by either CEPA or a consulting firm, so long as the analysis satisfies the CREZ criteria set forth in this Section (7) of this Plan.

2. ***Impact to Receptors Analysis.*** The CREZ must include an analysis of impacts to receptors (homes, businesses, offices, clinics, etc.) for safety, noise and visual impacts prior to any permanent development. The Executive Committee will determine if this analysis shall be conducted exclusively by CEPA or by a consultant pursuant to the NEPA. If a consultant completes this analysis, then the NEPA will govern the compliance process. In that event, CEPA will review and advise the Executive Committee as to any conflicts or omissions in the analysis that do not comply with tribal regulatory standards and the CEPA review, to the greatest extent possible, will be conducted concurrently with the work of the consultant so as to avoid delays in completion of the NEPA process and designation of the CREZ.
3. ***CREZ Permitted Uses.*** The CREZ may be used for commercial wind, solar, geothermal, hydrological, and other types of renewable energy generation that exploit existing energy resources not created by combustion, chemical or radioactive sources and that leverage market opportunities associated with the renewable energy sector for the benefit of the Band. The CREZ may include, without limitation, overhead and underground electrical distribution, collection, transmission and communications lines, electric transformers, electric substations, energy storage facilities, telecommunications equipment, and power generation facilities for the transmission of electrical energy, including, without limitation, the electrical energy generated by any wind turbines or solar panels; roads and crane pads; meteorological towers, wind and solar measurement equipment; control buildings, maintenance yards, and related facilities and equipment; and, any other undertakings or activities reasonably necessary, useful or appropriate to accomplish development of renewable energy resources and renewable energy business enterprises that may be developed in connection therewith.
4. ***Privately Owned Generation.*** The Band encourages and supports individual renewable energy generation and conservation for individual tribal members. The CREZ criteria shall not be applied to individual household renewable generation under 10,000 watts.
5. The REO does not change the original designation of the land except to the minimum level feasible to allow the assessment, data collection and/or development of the potential renewable energy resource.

Campo Band of Mission Indians Land Use Code

The Campo Band of Mission Indians Land Use Code was adopted by the Tribe on June 15, 1992, and amended on June 1, 2011. The purpose of the Land Use Code is the promotion of the health, safety, and general welfare of the residents of the Reservation (Campo Band of Mission Indians 2011). The Tribe is guided by the goals of protecting the natural and physical resources on the Reservation set forth in its Land Use Plan.

Federal Regulations

There are no relevant federal policies concerning land use that would be applicable to the Project.

State Regulations

State regulations are applicable to the Boulder Brush Boundary, which is on private land subject to County land use jurisdiction. State regulations are not applicable to the Reservation.

California Planning and Zoning Law

The legal framework under which California cities and counties exercise local planning and land use authority is provided in the California Planning and Zoning Law, Sections 65000 through 66035. Under state planning law, each city and county must adopt a comprehensive, long-term general plan. State law gives cities and counties wide latitude in how a jurisdiction may create a general plan, but there are fundamental requirements that must be met. These requirements include the inclusion of seven mandatory elements, described in the California Government Code. Each of the elements must contain text and descriptions setting forth objectives, principles, standards, policies, and plan proposals; diagrams and maps that incorporate data and analysis; and mitigation measures.

Local Regulations

Local regulations are applicable to the Boulder Brush Boundary, which is on private land subject to County land use jurisdiction. Local regulations are not applicable to the Reservation.

County of San Diego General Plan

The County General Plan guides future growth in the unincorporated areas of the County and considers projected growth anticipated to occur within various communities (County of San Diego 2011b). The regional category for the Boulder Brush Boundary is Rural Lands. The Boulevard Subregional Planning Area land use map (County of San Diego 2017a) identifies these private properties as Rural Lands 80 (RL-80). The following goals and policies from several County General Plan elements were determined to be applicable to the Boulder Brush Facilities under the County's land use jurisdiction.

Land Use Element

The San Diego County Land Use Element provides a framework to accommodate future development in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources (County of San Diego 2011b). Currently, the County is faced with both significant growth pressures and severe environmental constraints. While population continues to grow, the supply of land capable of supporting development continues to decrease. In accommodating this growth, the Land Use Element encourages the provision of diverse housing choices while protecting the established character of existing urban and rural neighborhoods. The Land Use Element provides a description of all land use designations applicable to land within the County, and specifies the permitted uses on those land use designations.

The following policies of the Land Use Element are applicable to the Boulder Brush Facilities (County of San Diego 2011b):

- ***Policy LU-2.8: Mitigation of Development Impacts.*** Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.
- ***Policy LU-4.6: Planning for Adequate Energy Facilities.*** Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.
- ***Policy LU-5.3: Rural Land Preservation.*** Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural land use designations.
- ***Policy LU-5.5: Projects that Impede Non-Motorized Travel.*** Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.
- ***Policy LU-6.1: Environmental Sustainability.*** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.
- ***Policy LU-6.5: Sustainable Stormwater Management.*** Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

- ***Policy LU-6.6: Integration of Natural Features into Project Design.*** Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.
- ***Policy LU-6.9: Development Conformance with Topography.*** Require development to conform to the natural topography to limit grading, incorporate and not significantly alter the dominant physical characteristics of a site, and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.
- ***Policy LU-6.10: Protection from Hazards.*** Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.
- ***Policy LU-8.2: Groundwater Resources.*** Require development to identify adequate groundwater resources in groundwater dependent areas, as follows.
    - In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
    - In areas without current overdraft groundwater conditions, evaluate new groundwater dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.
- ***Policy LU-10.2: Development – Environmental Resource Relationship.*** Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features, and rural character, and avoid sensitive or intact environmental resources and hazard areas.
- ***Policy LU-12.1: Concurrency of Infrastructure and Services with Development.*** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.
- ***Policy LU-12.2: Maintenance of Adequate Services.*** Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved Level of Service (LOS) but do not achieve an LOS of D or better.
- ***Policy LU-12.4: Planning for Compatibility.*** Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and

environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.

- ***Policy LU-13.1: Adequacy of Water Supply.*** Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high-quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.
- ***Policy LU-13.2: Commitment of Water Supply***. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.
- ***Policy LU 18.1 Compatibility of Civic Uses with Community Character.*** Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.

Mobility Element

The County General Plan Mobility Element provides a framework for a balanced, multimodal transportation system for the movement of people and goods within the unincorporated areas of the County. The Mobility Element identifies the County road network so that rights-of-way can be preserved for future motorized and non-motorized roadway purposes (County of San Diego 2011c).

The following policies from the Mobility Element are applicable to the Boulder Brush Facilities (County of San Diego 2011c):

- ***Policy M-2.3: Environmentally Sensitive Road Design.*** Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.
- ***Policy M-2.5: Minimize Excess Water Runoff.*** Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.
- ***Policy M-3.3: Multiple Ingress and Egress.*** Require development to provide multiple ingress/egress routes in conformance with state law and local regulations.

- ***Policy M-4.4: Accommodate Emergency Vehicles.*** Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.
- ***Policy M-4.5: Context Sensitive Road Design.*** Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.

Conservation and Open Space Element

The primary focus of the County General Plan Conservation and Open Space Element is to provide direction to future growth and development in the County with respect to conservation, management, and utilization of natural and cultural resources; protection and preservation of open space; and provision of park and recreation resources (County of San Diego 2011d).

The following policies of the Conservation and Open Space Element are applicable to the Boulder Brush Facilities (County of San Diego 2011d):

- ***Policy COS-1.1: Coordinated Preserve System.*** Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.
- ***Policy COS-2.1: Protection, Restoration, and Enhancement.*** Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.
- ***Policy COS-2.2: Habitat Protection through Site Design.*** Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.
- ***Policy COS-3.1: Wetland Protection.*** Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.
- ***Policy COS-3.2: Minimize Impacts of Development.*** Require development projects to:
  - Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and
  - Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.

- ***Policy COS-4.1: Water Conservation.*** Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.
- ***Policy COS-4.2: Drought-Efficient Landscaping.*** Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.
- ***Policy COS-4.3: Stormwater Filtration.*** Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.
- ***Policy COS-5.2: Impervious Surfaces.*** Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.
- ***Policy COS-5.3: Downslope Protection.*** Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.
- ***Policy COS-5.5: Impacts of Development to Water Quality.*** Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.
- ***Policy COS-7.1: Archaeological Protection.*** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.
- ***Policy COS-7.2: Open Space Easements.*** Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.
- ***Policy COS-7.3: Archeological Collections.*** Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.
- ***Policy COS-7.4: Consultation with Affected Communities.*** Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.
- ***Policy COS-7.5: Treatment of Human Remains.*** Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.

- ***Policy COS-9.1: Preservation.*** Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.
- ***Policy COS-9.2: Impacts of Development.*** Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.
- ***Policy COS-11.1: Protection of Scenic Resources.*** Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.
- ***Policy COS-11.2: Scenic Resource Connections.*** Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.
- ***Policy COS-11.3: Development Siting and Design.*** Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:
  - Creative site planning
  - Integration of natural features into the project
  - Appropriate scale, materials, and design to complement the surrounding natural landscape
  - Minimal disturbance of topography
  - Clustering of development so as to preserve a balance of open space vistas, natural features and community character
  - Creation of contiguous open space networks.
- ***Policy COS-11.4: Collaboration with Agencies and Jurisdictions.*** Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.
- ***Policy COS-11.5: Collaboration with Private and Public Agencies.*** Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.
- ***Policy COS-11.7: Underground Utilities.*** Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.

- ***Policy COS-12.1: Hillside and Ridgeline Development Density.*** Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural designations on these areas.
- ***Policy COS-12.2: Development Location on Ridges.*** Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.
- ***Policy COS-13.1: Restrict Light and Glare.*** Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.
- ***Policy COS-13.3: Collaboration to Retain Night Skies.*** Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.
- ***Policy COS-14.4: Sustainable Technology and Projects.*** Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses.
- ***Policy COS-14.7: Alternative Energy Sources for Development Projects.*** Encourage development projects that use energy recovery, photovoltaic, and wind energy.
- ***Policy COS-14.8: Minimize Air Pollution.*** Minimize land use conflicts that expose people to significant amounts of air pollutants.
- ***Policy COS-14.9: Significant Producers of Air Pollutants.*** Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.
- ***Policy COS-14.10: Low-Emission Construction Vehicles and Equipment.*** Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.
- ***Policy COS-14.11: Native Vegetation.*** Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.
- ***Policy COS-15.1: Design and Construction of New Buildings.*** Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.
- ***Policy COS-15.6: Design and Construction Methods.*** Require development design and construction methods to minimize impacts to air quality.

- ***Policy COS-17.1: Reduction of Solid Waste.*** Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.
- ***Policy COS-17.2: Construction and Demolition Waste.*** Require recycling, reduction and reuse of construction and demolition debris.
- ***Policy COS-17.6: Recycling Containers.*** Require that all new land development projects include space for recycling containers.
- ***Policy COS-18.1: Alternate Energy Systems Design***. Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.
- ***Policy COS-18.3: Alternate Energy Systems Impacts.*** Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.
- ***Policy COS-19.1: Sustainable Development Practices.*** Require land development, building design, landscaping, and operational practices that minimize water consumption.

Safety Element

The purpose of the County General Plan Safety Element is to provide safety considerations that will help minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and human-caused hazards within the County (County of San Diego 2011e).

The following policies of the Safety Element are applicable to the Boulder Brush Facilities (County of San Diego 2011e):

- ***Policy S-3.1: Defensible Development.*** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.
- ***Policy S-3.2: Development in Hillsides and Canyons.*** Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.
- ***Policy S-3.3: Minimize Flammable Vegetation.*** Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.
- ***Policy S-3.4: Service Availability.*** Plan for development where fire and emergency services are available or planned.

- ***Policy S-3.5: Access Roads.*** Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.
- ***Policy S-3.6: Fire Protection Measures.*** Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.
- ***Policy S-3.7: Fire Resistant Construction.*** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.
- ***Policy S-6.1: Water Supply.*** Ensure that water supply systems for development are adequate to combat structural and wildland fires.
- ***Policy S-6.3: Funding Fire Protection Services.*** Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.
- ***Policy S-6.4: Fire Protection Services for Development.*** Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).
- ***Policy S-7.1: Development Location.*** Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.
- ***Policy S-7.2: Engineering Measures to Reduce Risk.*** Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.
- ***Policy S-8.2: Risk of Slope Instability.*** Prohibit development from causing or contributing to slope instability.
- ***Policy S-9.2: Development in Floodplains.*** Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

- ***Policy S-10.4: Stormwater Management.*** Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.
- ***Policy S-10.5: Development Site Improvements.*** Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.
- ***Policy S-10.6: Stormwater Hydrology.*** Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.
- ***Policy S-15.3: Hazardous Obstructions within Airport Approach and Departure.*** Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.

Noise Element

The County General Plan Noise Element provides for the control and abatement of environmental noise to protect citizens from excessive exposure through establishing noise/land use compatibility standards (County of San Diego 2011f).

The following policies of the Noise Element are applicable to the Boulder Brush Facilities (County of San Diego 2011f):

- ***Policy N-1.1: Noise Compatibility Guidelines.*** Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.
- ***Policy N-1.2: Noise Management Strategies.*** Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:
  - Avoid placement of noise sensitive uses within noisy areas
  - Increase setbacks between noise generators and noise sensitive uses
  - Orient buildings such that the noise sensitive portions of a project are shielded from noise sources
  - Use sound-attenuating architectural design and building features
  - Employ technologies when appropriate that reduce noise generation (i.e., alternative pavement materials on roadways).
- ***Policy N-2.1: Development Impacts to Noise Sensitive Land Uses.*** Require an acoustical study to identify inappropriate noise level where development may directly result in any

existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL [Community Noise Equivalent Level] and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.

- ***Policy N-3.1: Groundborne Vibration.*** Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.
- ***Policy N-5.2: Noise-Generating Industrial Facilities.*** Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.
- ***Policy N-6.2: Recurring Intermittent Noise.*** Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.
- ***Policy N-6.3: High-Noise Equipment.*** Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.
- ***Policy N-6.4: Hours of Construction.*** Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.

Community Plans and Subregional Plans

Community and Subregional Plans, adopted as integral parts of the County General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These communities each have a distinct physical setting with a unique history, culture, character, lifestyle, and identity. Community and Subregional Plans provide a framework for addressing the critical issues and concerns that are unique to a community that are not reflected in the broader policies of the County General Plan.

As part of the General Plan, the Mountain Empire Subregional Plan is consistent with all other parts of the County's General Plan.

Mountain Empire Subregional Plan

The Mountain Empire Subregional Plan (a supplement to the County General Plan) establishes goals and policies to guide development within the areas of Tecate, Potrero, Boulevard, Campo/Lake

Morena, Jacumba, and the Mountain Empire Balance (including the community of Tierra del Sol), which together comprise the Mountain Empire Subregion of southeastern San Diego County. The goals and policies of the Mountain Empire Subregional Plan are intended to be more specific than those of the County General Plan, and they consider the distinct history, character, and identity of Mountain Empire communities. The Mountain Empire Subregional Plan contains nine elements: Community Character, Land Use, Housing, Mobility, Public Facilities and Services, Conservation, Recreation, Energy Conservation, and Scenic Highways. Each element contains goals and policies intended to responsibly direct the development of the subregion (County of San Diego 2016).

The following goals, policies, and recommendations of the Mountain Empire Subregional Plan are applicable to the Boulder Brush Facilities (County of San Diego 2016):

Land Use – General Goal: Provide a land use pattern consistent with the subregional population forecast.

- ***Policy and Recommendation 1.*** The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.
- ***Policy and Recommendation 2.*** Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60′) Public Reserve owned by the Federal Government.
- ***Policy and Recommendation 3.*** Apply a ninety (90) foot setback within which no new permanent building may be built northerly of the existing sixty (60) foot Public Reserve line. Where such ninety (90) foot setback can be shown to adversely impact a property, owner may apply for a waiver from complying with the setback as provided for Section 7060 of the Zoning Ordinance.

Land Use – Industrial Goal: Provide a land use pattern which will permit those kinds of industrial uses that will not detract from the rural charm and lifestyle of the subregion.

- ***Policy and Recommendation 2.*** New industrial development should be clean, non-polluting, and complementary to a rural area.
- ***Policy and Recommendation 4.*** Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.
- ***Policy and Recommendation 5.*** New industrial development should consider all views into the property from public streets, adjacent properties, and residences on nearby hills.
- ***Policy and Recommendation 9.*** Parking lots for industrial uses may utilize permeable surfacing materials, such as gravel or decomposed granite, in order to minimize surface runoff and maximize groundwater recharge.

Public Facilities and Services Goal: Provide the facilities and level of service necessary to satisfy the needs of the subregion.

- ***Policy and Recommendation 1.*** Maintain unobstructed access to and along the path of existing power transmission facilities and lines.
- ***Policy and Recommendation 2.*** Any proposed grading, improvements, or other encroachments to the substation or transmission right-of-ways must be reviewed by SDG&E.
- ***Policy and Recommendation 3.*** Any alteration of drainage patterns affecting the substation or transmission line right-of-ways should be reviewed and approved by SDG&E.
- ***Policy and Recommendation 4.*** Uses proposed for the property adjacent to substations or transmission line rights-of-ways should be reviewed for possible impacts to the power facilities and vice versa.

Conservation – Environmental Resources Goal: Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.

- ***Policy and Recommendation 1.*** All development shall demonstrate a diligent effort to retain as many native oak trees as possible.
- ***Policy and Recommendation 3.*** Floodways should be maintained in their natural state unless findings can be made that a threat to public safety exists.
- ***Policy and Recommendation 4.*** The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.
- ***Policy and Recommendation 5.*** Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.

Energy Conservation Goal: Ensure the conservation of non-renewable energy resources is pursued in a way that is not detrimental to the rural lifestyle.

- ***Policy and Recommendation 1.*** New development should utilize alternative energy technologies, especially active and passive solar energy systems.

Boulevard Subregional Planning Area Community Plan

The Boulevard Subregional Planning Area Community Plan (Boulevard Community Plan) is a part of the Mountain Empire Subregional Plan that focuses specifically on the rural communities of Boulevard, Manzanita, Live Oak Springs, Tierra Del Sol, and a few other small towns in southeastern San Diego County. The Boulevard Community Plan establishes goals and policies to help guide development within the planning area. The goals and policies of the Boulevard

Community Plan are more specific than the County's General Plan and the Mountain Empire Subregional Plan, and it considers the distinct history, character, and identity of the Boulevard community. The Boulevard Community Plan contains five elements: Land Use, Circulation and Mobility, Conservation and Open Space, Safety, and Noise. Each element contains goals and policies intended to responsibly direct the development of the Boulevard Subregional Planning Area (County of San Diego 2011a). The following goals and policies of the Boulevard Community Plan are applicable to the Boulder Brush Facilities.

Boulevard Land Use Element

The Land Use Element of the Boulevard Community Plan guides the application of County-wide land use designations, goals, and policies to reflect the distinguishing characteristics and objectives for the community. These may address objectives, such as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility; and similar topics (County of San Diego 2011a).

The following policies of the Boulevard Community Plan Land Use Element are applicable to the Boulder Brush Facilities (County of San Diego 2011a):

- ***Policy LU 1.1.2:*** Encourage development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community's landscape and natural environment.
- ***Policy LU 1.1.3:*** Encourage development to respectfully incorporate existing topography and landforms, watersheds, riparian areas, oaks, and other native vegetation and wildlife, ridgelines, historic and cultural resources, views, and sustainability design factors.
- ***Policy LU 1.1.4:*** Require commercial and public development along scenic and historic routes to apply designs standards that will blend the development in with the terrain and rustic south western nature of the community character, while keeping outdoor lighting to an absolute and well shielded minimum.
- ***Policy LU 1.2.1:*** Encourage and promote local and on-site energy conservation, residential-scale renewable energy production, and zero waste recycling goals that will help reduce the need for large scale energy generation projects and facilities.
- ***Policy LU 3.1.1:*** Encourage development to preserve dark skies with reduced lighting and increased shielding requirements.
- ***Policy LU 3.2.1:*** Require development to minimize impacts to the native and riparian habitat.

- ***Policy LU 6.1.1:*** Require commercial, industrial development and large scale energy generation projects to mitigate adverse impacts to the rural community character, charm, quiet ambiance and life-style, or the natural resources, wildlife, and dark skies of Boulevard, if feasible, in accordance with the California Environmental Quality Act.
- ***Policy LU 6.1.2:*** Encourage commercial, industrial development and large scale energy generation projects to create and maintain adequate buffers between residential areas and incompatible activities that create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust and unsightly views and impacts to groundwater quality and quantity.
- ***Policy LU 6.1.3:*** Encourage commercial, industrial development and large scale energy generation projects to provide buffers from public roads, adjacent and surrounding properties and residences, recreational areas, and trails.

Boulevard Circulation and Mobility Element

The Circulation and Mobility Element of the Boulevard Community Plan delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the County-wide Mobility Element. Policies may also address unique community issues, such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.

The following policies of the Boulevard Community Plan Circulation and Mobility Element are applicable to the Boulder Brush Facilities (County of San Diego 2011a):

- ***Policy CM 2.1.3:*** Encourage the use of permeable pavement and design factors that allow for local recharge of precious rainwater and help prevent runoff and erosion.
- ***Policy CM 3.1.1:*** Require secondary fire access/egress routes to connect to a public road, when feasible.
- ***Policy CM 8.2.1:*** Require that any new proposed development require sufficient set back from each other to avoid the potential to contaminate and/or overload the aquifer with pollutants.
- ***Policy CM 8.3.1:*** Require that the source and quality of water that is imported into the area via tanker trucks or other means, for use on major construction projects, will be verified and validated to avoid contamination of local surface and groundwater resources.
- ***Policy CM 8.5.1:*** Prohibit development from altering natural drainage patterns.
- ***Policy CM 8.5.2:*** Require all engineered drainage projects to maximize stormwater filtration on-site to prevent the loss groundwater recharge and unnecessary erosion.
- ***Policy CM 8.6.1:*** Encourage the use of existing right-of-way when construction of new transmission lines is required, where technically and economically feasible. Additionally,

encourage existing right-of-way over new right-of-way alignments for construction of new transmission lines, when existing right-of-way is insufficient.

- ***Policy CM 8.6.2:*** Encourage the use of solar and residential scale wind turbines.

County of San Diego Zoning Ordinance

The County of San Diego Zoning Ordinance regulates land uses in the unincorporated portions of the County and specifies permitted uses on established land use zones. The area is zoned General Rural (S92). The County's zoning regulations do not apply to Tribal lands (i.e., the Campo Wind Facilities). The S92 zone is intended for residential and agricultural development, and is typically applied to environmentally constrained lands (e.g., rugged terrain, watershed, groundwater dependent, susceptible to fire or erosion). Permitted development in the S92 zone includes low-intensity recreational uses, residences on large parcels, and animal grazing. Minor and major impact utilities may be allowed with approval of a use permit (County of San Diego 2017b).

Major impact services and utilities (e.g., gen-tie line) and minor impact utilities (e.g., electrical distribution substations) are defined under Sections 1350 and 1355 of the County Zoning Ordinance. Upon issuance of either a Minor Use Permit or Major Use Permit (MUP), minor impact utilities (utilities that are necessary to provide essential services, such as electrical distribution substations) and major impact services and utilities (utilities and public services that have a substantial impact, such as gen-tie line facilities) are permitted uses within each of the County-designated zones. Minor impact utilities require a Minor Use Permit, and major impact services and utilities require a MUP. Major impact services and utilities, however, may be conditionally permitted in any zone if it is determined that public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community-wide interest (County of San Diego 2017b, Section 1350).

San Diego County Noise Ordinance

The San Diego County Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Sections 36.401–36.435, Noise Ordinance (Noise Ordinance) establishes prohibitions for disturbing, excessive, or offensive noise, as well as provisions such as sound level limits to secure and promote the public health, comfort, safety, peace, and quiet for its citizens. Planned compliance with sound level limits and other specific parts of the Noise Ordinance allows presumption that the noise is not disturbing, excessive, or offensive. Limits are specified depending on the zoning placed on a property (e.g., varying densities and intensities of residential, industrial, and commercial zones). Where two adjacent properties have different zones, the sound level limit at a location on a boundary between two properties is the arithmetic mean of the respective limits for the two zones, except for extractive industries. It is unlawful for any person to cause or allow the creation of any noise that exceeds the applicable limits of the Noise Ordinance at any point on or beyond the

boundaries of the property on which the sound is produced. Section 36.404 of the Noise Ordinance contains sound level limits specific to receiving land uses. For further detail, refer to Section 2.6, Noise, of this EIR.

County Board of Supervisors Policies

The following County Board of Supervisors policies are applicable to the Boulder Brush Facilities (County of San Diego 2018b):

- ***Policy I-18: Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits***

  1. Where application is made pursuant to the Zoning Ordinance for a Major or Minor Use Permit and it is found that road improvements, drainage, sewage, fire protection, or other public facilities and improvements (including the land, easements and rights-of-way therefore) are necessary to insure that the establishment or maintenance of the requested use will not be materially detrimental to the public health, safety or welfare or to the property or improvements in the vicinity and zone in which the subject property is located, such use permit shall be issued only upon conditions that provision be made for such improvements and facilities (including the land, easements and rights-of-way therefore).

- ***Policy I-49: Distribution of Notification of Land Use Hearings***

  1. Notices of permit applications shall be posted on site in a manner set forth by the Director of Planning & Development Services. The notices and posting guidelines will be provided to each applicant by Planning & Development Services at the time of project submittal.

  2. Residents of all apartment buildings and mobile home parks within 300 feet of the project site. Such notice shall be by posting in a conspicuous area approved by the management of the apartment building or mobile home park. The posted notice shall include information as to the nature and location of the project and a telephone number where interested parties may call for additional information. This notice shall be posted by the applicant within ten days of payment of processing fees. In the event that the posting of the notice is not allowed by the owner or management of any premises, the applicant shall notify Planning & Development Services within ten days.

- ***Policy I-60: Prohibition of Grading Until Annexation or Other Discretionary Actions are Completed***

  1. A grading permit for any project requiring discretionary approvals shall not be issued until all discretionary permits or approvals that can be determined as necessary in light of the project detail shown on the plan or permit application or known or reasonably

inferred by the County Official, including those by other governmental agencies, such as Special Districts, or the Coastal Commission have been obtained. Where the Board of Supervisors, the Planning Commission, Director of Planning and Development Services (PDS) or Zoning Administrator approval is conditional on discretionary actions by other governmental agencies, the resolution should note which actions, if any, are prerequisite to the issuance of a grading permit.

2. PDS will inform the applicant after an initial review of a project application, of all County discretionary permits or approvals which will be necessary for the project and will ensure that the requirement for obtaining such permits or approvals is incorporated in any associated conditional approval. The applicant should be encouraged to seek relating County discretionary approvals by concurrent processing of appropriate applications.

- ***Policy I-73: Hillside Development Policy***

1. Development of building sites in hillside areas be planned and constructed in such a manner as to preserve, enhance or improve the physical features of the area consistent with providing building sites while at the same time optimizing the aesthetic quality of the final product. The design process set forth below shall be used as a guide to achieve the best possible hillside development. The guidelines set forth in this policy are purposely expressed in general terms to allow for flexibility in their application. It is recognized that at times difficulties may be encountered in interpreting some of these guidelines, but it is anticipated that appropriate decisions will be reached by the persons involved in the overall spirit and intent of this policy is respected. This policy is not intended to inhibit or restrict development, but rather to result in the best potential use of any site. This policy shall not apply to projects for which development applications have been filed, and fees paid, to the Department of Environmental Health or Planning & Development Services prior to the effective date of this policy. Where applicants are required to file first with the Department of Environmental Health, the applicant shall submit his full application to Planning & Development Services within 1 year of the date the application was first filed with the Department of Environmental Health.

- ***Policy I-74: Enforcement of Permitted and Non-Permitted Grading on Private Property***

B. Problem Grading Performed Under Permit: Permits issued for grading shall include and provide the County with:

- Permits to enter property for correction if necessary;
- Timing control over work done by permittee;
- Security sufficient to complete work guaranteed by instrument of credit or cash;
- Proof of ownership or owner's permission to grade; and

- Administrative tools used for control of non-permitted grading shall be used to secure compliance with grading permits. This shall include withholding of building permits if necessary.

- ***Policy I-84: Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services***.

  C. No building permit, nor permit for the grading of a site in preparation for construction, will be issued until evidence of permanent water and sewer facility commitment (where such facilities are required by the project) is submitted to the County.

  The Project Facility Availability forms request standard information on the ability of special districts and other facility providers to potentially provide facilities to serve a project. They also allow facility providers to recommend specific requirements that may be made conditions of project approval.

  D. For Sewer and Water Facility Only

  1. Project Facility Availability (PFA Form)

  a. A PFA form will be required at project intake. In order to be considered affirmative, a completed Project Facility Availability form shall contain a statement from the facility provider that it is reasonably expected that the facility provider will be able to give a commitment for facilities to serve the project at the time of need.

  E. For Fire Protection and Emergency Services Facilities Only

  For approval for all discretionary applications, sufficient fire protection and emergency service facilities must be available concurrent with need, and response times must be adequate, as detailed in the Public Facility Element of the General Plan. This information will be requested from the fire protection agency.

- ***Policy I-92: Undergrounding of Utilities –Waiver Requests***

  The purpose of undergrounding is to improve the appearance of communities by removing unsightly overhead wires and poles and to increase reliability of service by placing these lines underground where they are less subject to incurring damage. Sections 81.404(a)(7), 81.707(b)(3), and 51.312 of the County Code of Regulatory Ordinances require undergrounding of new and existing utility distribution facilities, of up to 34.5 kV, including cable television lines, within the boundary or abutting half street of any new subdivision or centerline project. The developer is responsible for complying with these requirements.

  This requirement to underground utilities may be completely or partially waived only when it is deemed that undergrounding would be impossible or impractical. This policy is intended to provide guidelines for reviewing such waiver requests.

1. Undergrounding may be waived if any of the following criteria are met:
    a. All other properties in the immediate area are completely "built out" to planned densities and uses and the established utility system for that area is overhead, OR
    b. Undergrounding would result in no reduction in the number of poles on or adjacent to the project, OR
    c. The cost of undergrounding is prohibitively high based on utility company estimates.

3.1.6.3 Analysis of Project Effects and Determination as to Significance

Land use and planning impacts are evaluated based on specified thresholds identified in the California Environmental Quality Act (CEQA) Guidelines, Appendix G (14 CCR 15000 et seq.).

Methodology

This section assesses the land use impacts of the Project relative to potential conflicts with land use plans, policies, and regulations, such as the Campo Land Use Plan for the Reservation and the County General Plan for the Boulder Brush Facilities. The County General Plan serves as the blueprint for growth and development on private lands within the unincorporated County. It is based on a set of guiding principles and consists of the following elements: Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise. Each of these elements contains a set of goals and policies to which all discretionary development projects must adhere. Evaluation of significance related to applicable Habitat Conservation Plans and Natural Community Conservation Plans is provided in Section 2.3, Biological Resources, of this EIR.

Although the County as Lead Agency is analyzing the Project as a whole, the County's land use jurisdiction is limited to the Boulder Brush Facilities. The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA (BIA 2019). This analysis hereby adopts and incorporates by reference the EIS. In addition, this section provides an analysis of Project impacts, both on the Reservation and on private lands, pursuant to the requirements of CEQA and consistent with the County's guidelines.

CEQA Thresholds of Significance

Guidelines to address the significance of land use impacts are contained in Appendix G, Questions XII(a) and (b) of the CEQA Guidelines. Based on those guidelines, a project would have a significant environmental impact if it would:

a) Physically divide an established community; or

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Physically Divide an Established Community

Guidelines for the Determination of Significance

The County's Guidelines for the Determination of Significance do not include significance thresholds or guidance for determining significance for impacts to land use and planning. Therefore, for the purpose of this analysis, Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis. A significant impact would result if the Project would:

- Physically divide an established community.

Analysis

Typically, the division of an established community involves removal of a physical connection between two communities (e.g., removal of an existing bridge) or construction of a large physical barrier between two communities (e.g., construction of a highway, railroad tracks, or flood control channel).

Project

The Project would involve construction and operation of 60 new wind turbines and associated industrial infrastructure, including a gen-tie line, facilities to connect to the grid, and access roads throughout the Project Area.

The Boulder Brush Facilities are proposed to be located on private lands that are currently undeveloped. There are no existing or currently proposed residential uses on land within the Boulder Brush Boundary. BLM lands are located to the north and east. Land to the south and west of the Boulder Brush Boundary is designated as RL-80, which allows one dwelling unit per 80 gross acres. Existing rural residences are located south of the Boulder Brush Boundary.

The Boulder Brush Facilities would be located in an area designated by the County's Wind Energy Ordinance as a high-value wind energy resource area (County of San Diego 2012), which is considered ideal for renewable wind energy development. The Boulder Brush Facilities are proposed to be located within the Boulder Brush Boundary, which would also include the proposed Torrey Wind project.

Residential development within the Reservation Boundary largely consists of scattered single-family rural residential residences. There are approximately 150 residences on the Reservation (Campo Band of Diegueño Mission Indians 2014). These residences are generally grouped in small clusters and scattered throughout the Reservation, usually separated by expanses of undeveloped land. These residences are connected by a network of roads and highways that connect residents to community facilities and points of interest. Although the Project would involve the construction and operation of facilities in between residences within the Reservation Boundary, the wind

turbines and associated equipment would not physically divide an established community. Any connections between Project components would be located either underground or at levels well above the domain of human movement, with facilities ranging in height from a minimum of approximately 60 feet for the overhead circuit monopoles up to a maximum height of approximately 586 feet for the highest point of the turbines. Project components would not include any physical barriers that would impede access to community facilities or result in diminished connectivity between nodes of interest.

Therefore, the Project would not physically divide any established community, including communities within the Reservation or the community of Boulevard. The Project would have **less-than-significant impacts** with regard to physically dividing an established community.

Boulder Brush Facilities

As described above, there are no existing or currently proposed residential uses within the Boulder Brush Boundary. BLM lands are located north and east of the Boulder Brush Boundary, and there are no existing or proposed residences in those areas. Land south and west of the Boulder Brush Boundary is designated as RL-80, which translates to one dwelling unit per 80 gross acres. The Rural Lands density designations are the lowest in the unincorporated County, and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural backcountry areas of the County (County of San Diego 2011b). Existing rural residences are located south of the Boulder Brush Boundary. The community of Boulevard south of I-8 is located approximately 3.5 miles from the Boulder Brush Corridor.

The County's Wind Energy Ordinance has assigned the Boulder Brush Boundary Wind Power Classifications in terms of wind resource potential ranging from "Outstanding" and "Excellent" to "Marginal," as identified in the Wind Energy Ordinance Wind Resource Map (County of San Diego 2012). The easternmost edges of the Boulder Brush Boundary are designated as "Outstanding" wind resource potential.

Existing wind turbines, part of the Tule Wind project, are located northwest, north, and east of the Boulder Brush Boundary. In addition, the Torrey Wind project (30 wind turbines) is proposed within the Boulder Brush Boundary. The proposed 3.5-mile-long Off-Reservation gen-tie line, a component of the Boulder Brush Facilities, would transect the proposed Torrey Wind project.

Due to the surrounding BLM land to the north and east, Reservation to the west, rural unincorporated County land to the south, and the undeveloped existing condition of the land within the Boulder Brush Boundary, the Boulder Brush Facilities would not physically divide an established community. Therefore, the Boulder Brush Facilities would result in **less-than-significant impacts** with regard to physically dividing an established community within the Boulder Brush Boundary.

Campo Wind Facilities

The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA (BIA 2019). The EIS analysis found that the Project would not have adverse housing, employment, or economic effects under NEPA, and would actually have a beneficial effect on the Tribe and the Reservation. The analysis and conclusions contained in the EIS are hereby incorporated by reference in this analysis.

As described above, approximately 150 residences within the Reservation are generally grouped in small clusters and scattered throughout the Reservation. As discussed above, the Campo Wind Facilities would not result in physical barriers that would impede access to community facilities or result in diminished connectivity between nodes of interest. Therefore, the Campo Wind Facilities would result in **less-than-significant impacts** with regard to physically dividing an established community within the Reservation.

Conflict with an Applicable Land Use Plan, Policy, or Regulation

Guidelines for the Determination of Significance

The County's Guidelines for Determining Significance do not include significance thresholds or guidance for determining significance for impacts to land use and planning. Therefore, for the purpose of this analysis, Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis. A significant impact would result if the Project would:

- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Analysis

Project

The Project would consist of the Boulder Brush Facilities located on private lands under the land use and permitting jurisdiction of the County within the Boulder Brush Boundary, and the Campo Wind Facilities located on adjacent Reservation land within the Reservation Boundary under the jurisdiction of the BIA. Both jurisdictions have separate land use plans, policies, and regulations for the lands under their respective land use authority, as detailed in Section 3.1.6.2, Regulatory Setting. For the purposes of this impact analysis, the following discussion analyzes the consistency of the Boulder Brush Facilities with the applicable land use plans, policies, and regulations of the County, and the consistency of the Campo Wind Facilities with the applicable land use plans, policies, and regulations of the Tribe and BIA.

County Land Use Regulations

The Boulder Brush Facilities are proposed within the Boulder Brush Boundary and are subject to the land use and permitting jurisdiction of the County. The land within the Boulder Brush Boundary is designated Rural Lands 80 (RL-80) and is zoned General Rural (S92). Per the County Zoning Ordinance, the Boulder Brush Facilities can only be developed with approval of a MUP. The densities provided by the Rural Lands designations are the lowest in the unincorporated County, and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural backcountry areas of the County (County of San Diego 2011b).

Permitted land uses in the S92 zones are family residential; civic uses limited to essential services, fire protection services, and law enforcement services; and agricultural uses. The County Zoning Ordinance categorizes the Project as a civic use type, and more specifically as a major impact services and utilities land use. These designations are defined in Sections 1300 and 1350 of the County Zoning Ordinance as follows (County of San Diego 2017b):

- ***1300. General Description of Civic Use Types.*** Civic use types include the performance of utility, educational, recreational, cultural, medical, protective, government, and other uses which are strongly vested with public or social importance. They also include certain uses accessory to the above, as specified in Section 6150, Accessory Use Regulations.
- ***1350. Major Impact Services and Utilities.*** The Major Impact Services and Utilities use type refers to public or private services and utilities which have substantial impact. Such uses may be conditionally permitted in any zone when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community wide interest. Typical places or uses are schools, sanitary landfills, public and private airports, public park/playground/ recreational areas (other than public passive park/recreational areas), hospitals, psychiatric facilities, cemeteries, nursing homes, detention and correction institutions, trade schools (with outdoor training facilities), security or paramilitary type training facilities, or field medical training uses.

Section 2926 of the Zoning Ordinance requires that uses classified as major impact services and utilities within the S92 zone obtain a MUP (County of San Diego 2017b). A MUP would be processed as part of the Project for the Boulder Brush Facilities.

County Land Use Plans and Policies

As shown in Table 3.1.6-1, County Board of Supervisors Consistency Analysis for Boulder Brush Facilities, and Table 3.1.6-2, County Land Development Ordinances Consistency Analysis for Boulder Brush Facilities, the Boulder Brush Facilities would be consistent with applicable County

Board of Supervisors policies and County ordinances. Table 3.1.6-3, County General Plan Consistency Analysis for Boulder Brush Facilities, shows the Boulder Brush Facility's compliance with applicable policies of the County General Plan. Table 3.1.6-4, Mountain Empire Subregional Plan Consistency Analysis for Boulder Brush Facilities, shows the Boulder Brush Facilities' consistency with the Mountain Empire Subregional Plan. Table 3.1.6-5, Boulevard Community Plan Consistency Analysis, shows the Boulder Brush Facilities' consistency with the Boulevard Community Plan.

The following County ordinances are not applicable to the Project for reasons stated below:

- ***Subdivision Ordinance Section 81.404*** states the following: "Install underground all new and existing utility distribution facilities, including cable television lines and other video service facilities, within the boundaries of any new subdivision or within any half road abutting a new subdivision." Furthermore, this section of the Subdivision Ordinance states, "This subsection shall not apply to the installation and maintenance of overhead electric transmission lines in excess of 34,500 volts (34.5 kV) and long distance and trunk communication facilities" (County of San Diego 2017b).
    - The Project would involve development of a 34.5 kV underground electrical collection system entirely within the Reservation and approximately 5 miles of overhead 230 kV gen-tie line on the Reservation as part of the Campo Wind Facilities. This section of the Subdivision Ordinance would not apply to these Project components (i.e., the Campo Wind Facilities) because the collection system would be underground and outside of the County's jurisdiction.
    - Approximately 3.5 miles of the overhead 230 kV gen-tie line and the 500 kV incoming and outgoing connection lines between the SDG&E Sunrise Powerlink and the 500 kV switchyard would be located within the Boulder Brush Corridor. The Off-Reservation gen-tie line and incoming and outgoing connection lines would be in exceedance of the 34.5 kV threshold; therefore, this subsection would not apply to the Off-Reservation gen-tie line or incoming and outgoing connection line components.
- ***Centerline Ordinance Section 51.312*** states the following: "(a) A property owner subject to section 51.303 shall make arrangements with the serving utility companies for all existing utility distribution facilities, including cable television lines, to place the facilities underground along the frontage of the property. This section shall not apply to the installation and maintenance of overhead electric transmission lines in excess of 34,500 volts and long distance and trunk communications facilities" (County of San Diego 2017b).
    - This section of the Centerline Ordinance Section would not apply to the Project because all transmission lines would be in excess of 34.5 kV.

- ***Underground Utility District Regulations Section 89.106.d*** states the following: "This division and any ordinance adopted pursuant to Section 89.103 hereof shall, unless otherwise provided in such ordinance, not apply to the following types of facilities: … (d) Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of 34,500 volts (34.5 kV)" (County of San Diego 2017b).
    - This section of the Centerline Ordinance Section would not apply to the Project because all transmission lines would be in excess of 34.5 kV.

As shown in Tables 3.1.6-1, through 3.1.6-5, County Board of Supervisors policies, County ordinances, the San Diego County General Plan, the Mountain Empire Subregional Plan, and the Boulevard Community Plan, the Boulder Brush Facilities would not conflict with an applicable County land use plan or policy.

Reservation Land Use Plans and Policies

The Campo Wind Facilities are located within the Reservation Boundary and are subject to the land use and permitting jurisdiction of the Tribal government and BIA. As outlined in the Campo Land Use Plan, the Campo Wind Facilities would be located within four different land use designations: Wilderness, Commercial, Residential, Industrial, and Civic. As discussed previously, the Campo Land Use Plan allows for the creation of a CREZ, which would allow for the development of wind and solar energy developments within any district and any land use designation within the Reservation, as approved by the General Council (Campo Band of Diegueño Mission Indians 2010). A CREZ would be processed and created as part of the Project for the Campo Wind Facilities. Provided the Project satisfies the standards listed for the creation of a CREZ in the Campo Land Use Plan, and provided the General Council approves the creation of a CREZ for the Campo Wind Facilities, the Campo Wind Facilities would not conflict with a Tribal land use regulation. These standards are defined in Section 6 (7) of the Campo Land Use Plan (Campo Band of Diegueño Mission Indians 2010). Table 3.1.6-6, Campo Land Use Plan Consistency Analysis for Campo Wind Facilities, discusses the Campo Wind Facilities' consistency with each standard. Additionally, as shown in Table 3.1.6-6, the Campo Wind Facilities would be consistent with all other applicable Tribal regulations.

Therefore, with MUP approval for the Boulder Brush Facilities by the County and with the creation of a CREZ for the Campo Wind Facilities by the General Council, the Project would not conflict with an applicable land use plan or policy, and impacts associated with conflicts with an applicable land use plan or policy would be **less than significant**.

Boulder Brush Facilities

County Land Use Regulations

As previously described, the land within the Boulder Brush Boundary is designated RL-80 and is zoned S92. The permitted land uses in S92 zones are discussed above. As previously described, Section 2926 of the Zoning Ordinance requires that uses classified as major impact services and utilities within the S92 zone obtain a MUP. A MUP for the Boulder Brush Facilities would be processed as part of the Project.

County Land Use Plans and Policies

Table 3.1.6-1 and Table 3.1.6-2 show that the Boulder Brush Facilities would be consistent with applicable County Board of Supervisors policies and County ordinances. Table 3.1.6-3 demonstrates the Boulder Brush Facilities' compliance with applicable policies of the County General Plan. Table 3.1.6-4 shows the Boulder Brush Facilities' consistency with the Mountain Empire Subregional Plan. Table 3.1.6-5 shows the Boulder Brush Facilities' consistency with the Boulevard Community Plan.

County ordinances, including Subdivision Ordinance Section 81.404, Centerline Ordinance Section 51.312, and Underground Utility District Regulations Section 89.106.d, are not applicable to the Boulder Brush Facilities for the reasons outlined above.

As shown in Tables 3.1.6-1 through 3.1.6-5, the Boulder Brush Facilities would not conflict with an applicable land use plan or policy. Therefore, impacts as a result of the Boulder Brush Facilities would be **less than significant**.

Campo Wind Facilities

The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA (BIA 2019). The EIS analysis found that the Campo Wind Facilities would be consistent with all applicable regulations. The Campo Wind Facilities are subject to federal and Tribal law. The Reservation is not under the jurisdiction of California or the County. The Tribe's land use and environmental regulations include the CEPA statutes, the Campo Land Use Code, and the Campo Land Use Plan. The analysis and conclusions contained in the EIS are hereby incorporated by reference into this analysis.

As described above, the Campo Wind Facilities are located within four different land use designations per the Campo Land Use Plan. As further discussed above, the Campo Land Use Plan allows for the creation of CREZs, which allow for the development of wind and solar energy developments within any district and any land use designation within the Reservation, as approved

by the General Council. A CREZ would be processed and created for the Campo Wind Facilities as part of the Project. Provided the Campo Wind Facilities satisfy the standards listed for the creation of a CREZ, and provided the General Council approves the creation of a CREZ, the Campo Wind Facilities would not conflict with a Tribal land use regulation.

Additionally, as demonstrated in Table 3.1.6-6, the Campo Wind Facilities would be consistent with all other applicable Tribal regulations. Therefore, impacts associated with conflicts with an applicable land use plan or policy as a result of the Campo Wind Facilities would be **less than significant**.

3.1.6.4 Cumulative Impact Analysis

Although land use and planning impacts tend to be localized, and specific impacts are tied either directly or indirectly to a specific action, the Project may have the potential to work in concert with other past, present, or future projects to either cause unintended land use impacts, such as reducing available open space, or accommodating increased growth that may result in more intensive land uses. Therefore, the geographic extent for the land use cumulative analysis tends toward larger policy areas, such as the San Diego County General Plan, Mountain Empire Subregional Plan, and Boulevard Community Plan policy areas, as opposed to the more focused Project-specific impact area. For the threshold regarding physical division of an established community, the geographic area for the cumulative analysis is limited to the Reservation, Mountain Empire Subregional Plan planning area, and the Boulevard Subregional Planning Area. For conflicts with an applicable land use plan, the geographic area for the cumulative analysis is considered from a County-wide perspective.

Additionally, for each individual cumulative project that is introduced to the area, each project would be required to analyze impacts related to land use and community character in accordance with CEQA.

Physically Divide an Established Community

The Project, in combination with cumulative projects (including decommissioning), would not disrupt or divide the established communities of Boulevard or Live Oak Springs, the community within the Reservation, or any other established communities within the Mountain Empire Subregional Plan planning area. The majority of cumulative projects listed in Table 1-4 of Chapter 1 are renewable energy or telecommunication projects, including solar and wind development projects and associated infrastructure. Adequate access to roadways and other rights-of-way would be maintained during all phases of each project.

The Boulder Brush Facilities would be located in an area designated by the County's Wind Energy Ordinance as a high-value wind energy resource area that is considered ideal for renewable wind energy development (County of San Diego 2012). The County's Wind Energy Ordinance has assigned the Boulder Brush Boundary Wind Power Classifications in terms of wind resource

potential ranging from "Outstanding" and "Excellent" to "Marginal," as identified in the Wind Energy Ordinance Wind Resource Map (County of San Diego 2012). The Tule Wind project, Kumeyaay Wind project, and proposed Torrey Wind project, included as cumulative projects in Table 1-4 of Chapter 1, are located in this area for this reason.

Therefore, because the Project and nearby cumulative projects would be located in an area identified by the County as ideal for renewable wind energy development in the Wind Energy Ordinance, and would not physically divide an established residential community, cumulative impacts would be **less than significant**.

The Boulder Brush Facilities would be consistent with the San Diego County General Plan, Mountain Empire Subregional Plan, and Boulevard Community Plan, and with applicable County Board of Supervisors policies and County ordinances. The Campo Wind Facilities would be consistent with the Campo Land Use Plan and all applicable Tribal regulations.

The Project's consistency with applicable land use plans, policies, and regulations is shown in Tables 3.1.6-1 through 3.1.6-6. The land use consistency analysis takes several factors into consideration. Overall, as shown in the consistency tables, the Project would implement many of the pertinent goals, policies, guidelines, and recommendations of the applicable planning documents. Additionally, as described above, the Project would be located in an area designated by the County's Wind Energy Ordinance as a high-value wind energy resource area that is considered ideal for renewable wind energy development (County of San Diego 2012). The majority of cumulative projects listed in Table 1-4 of Chapter 1 are renewable energy or telecommunication projects, including solar and wind development projects and associated infrastructure. Therefore, because the Project and nearby cumulative projects would be located in an area identified by the County as ideal for renewable wind energy development in the Wind Energy Ordinance, and because the Project is consistent with applicable land use plans, policies, and regulations, it would not combine with other projects to conflict with such plans, policies, and regulations. For the reasons stated above, the Project **would not contribute to a cumulatively considerable impact** related to existing land use plans, designations, and policies.

3.1.6.5 Significance of Impacts Prior to Mitigation

Project

As determined in Section 3.1.6.3, Analysis of Project Effects and Determination as to Significance, impacts related to land use and planning as a result of the Project would be **less than significant**.

Boulder Brush Facilities

Impacts to land use and planning as a result of the Boulder Brush Facilities would be **less than significant**.

Campo Wind Facilities

Impacts related to land use and planning as a result of Campo Wind Facilities would be **less than significant**.

3.1.6.6 Mitigation Measures

Project

Impacts to land use and planning as a result of the Project would not be significant; therefore, no mitigation measures are required.

Boulder Brush Facilities

Impacts as a result of the Boulder Brush Facilities would not be significant; therefore, no mitigation measures are required.

Campo Wind Facilities

Impacts as a result of Campo Wind Facilities would not be significant; therefore, no mitigation measures are required.

3.1.6.7 Conclusion

Project

The Project would not result in significant impacts to land use and planning, and no mitigation measures would be necessary.

Boulder Brush Facilities

The Boulder Brush Facilities would not result in significant impacts to land use and planning, and no mitigation measures would be necessary.

Campo Wind Facilities

The Campo Wind Facilities would not result in significant impacts to land use and planning, and no mitigation measures would be necessary.

Table 3.1.6-1
County Board of Supervisors Consistency Analysis for Boulder Brush Facilities

County Board of Supervisors Land Development Section I	
Policy	*Consistency with Policy*
Policy I-18: Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits Where application is made pursuant to The Zoning Ordinance for a Major or Minor Use Permit and it is found that road improvements, drainage, sewage, fire protection or other public facilities and improvements (including the land, easements and rights-of-way therefore) are necessary to insure that the establishment or maintenance of the requested use will not be materially detrimental to the public health, safety or welfare or to the property or improvements in the vicinity and zone in which the subject property is located such use permit shall be issued only upon conditions that provision be made for such improvements and facilities including the land, easements and rights-of-way therefore).	Consistent. Public drainage and sewage improvements would not be required for the Boulder Brush Facilities, since these utilities are not generally available within the Boulder Brush Facilities. Improvements to roadways required to facilitate construction and operation of the Boulder Brush Facilities would be constructed pursuant to County of San Diego (County) standards for the intended use of the roadways. Additionally, a Fire Protection Plan would be prepared for the Boulder Brush Facilities to address any fire suppression design measures and emergency access requirements for the Boulder Brush Facilities.
Policy I-49: Distribution of Notification of Land Use Hearings 1. Notices of permit applications shall be posted on site in a manner set forth by the Director of Planning & Development Services. The notices and posting guidelines will be provided to each applicant by Planning & Development Services at the time of project submittal. 2. Residents of all apartment buildings and mobile home parks within 300 feet of the project site. Such notice shall be by posting in a conspicuous area approved by the management of the apartment building or mobile home park. The posted notice shall include information as to the nature and location of the project and a telephone number where interested parties may call for additional information. This notice shall be posted by the applicant within ten days of payment of processing fees. In the event that the posting of the notice is not allowed by the owner or management of any premises, the applicant shall notify Planning & Development Services within ten days.	Consistent. All noticing for Boulder Bush Facilities would be conducted in compliance with County regulations and guidelines. Additionally, residences within an expanded 3,000-foot boundary of the Boulder Brush Boundary were notified of the Project during the initial Major Use Permit application process.
Policy I-60: Prohibition of Grading Until Annexation or Other Discretionary Actions are Completed 1. A grading permit for any project requiring discretionary approvals shall not be issued until all discretionary permits or approvals that can be determined as necessary in light of the project detail shown on the plan or permit application or known or reasonably inferred by the County Official, including those by other governmental agencies, such as Special Districts, or the Coastal Commission have been obtained. Where the Board of Supervisors, the Planning Commission, Director of Planning and Development Services or Zoning Administrator approval is conditional on	Consistent. Grading would be performed; therefore, grading permits from the County would be required for development of the Boulder Brush Facilities. The Boulder Brush Developer would also obtain all necessary and required discretionary permits and approvals for the Boulder Brush Facilities before a grading permit is issued.

Table 3.1.6-1
County Board of Supervisors Consistency Analysis for Boulder Brush Facilities

County Board of Supervisors Land Development Section I	
Policy	*Consistency with Policy*
discretionary actions by other governmental agencies, the resolution should note which actions, if any, are prerequisite to the issuance of a grading permit. 2. PDS will inform the applicant after an initial review of a project application, of all County discretionary permits or approvals which will be necessary for the project and will ensure that the requirement for obtaining such permits or approvals is incorporated in any associated conditional approval. The applicant should be encouraged to seek relating County discretionary approvals by concurrent processing of appropriate applications.	
Policy I-73: Hillside Development Policy 1. Development of building sites in hillside areas be planned and constructed in such a manner as to preserve, enhance or improve the physical features of the area consistent with providing building sites while at the same time optimizing the aesthetic quality of the final product. The design process set forth below shall be used as a guide to achieve the best possible hillside development. The guidelines set forth in this policy are purposely expressed in general terms to allow for flexibility in their application. It is recognized that at times difficulties may be encountered in interpreting some of these guidelines, but it is anticipated that appropriate decisions will be reached by the persons involved in the overall spirit and intent of this policy is respected. This policy is not intended to inhibit or restrict development, but rather to result in the best potential use of any site. This policy shall not apply to projects for which development applications have been filed, and fees paid, to the Department of Environmental Health or Planning & Development Services prior to the effective date of this policy. Where applicants are required to file first with the Department of Environmental Health, the applicant shall submit his full application to Planning & Development Services within 1 year of the date the application was first filed with the Department of Environmental Health.	Consistent. The Boulder Brush Corridor is located in an area with hillsides. Site grading would be required for installation of the generation transmission line (gen-tie line) equipment and supporting facilities off the Campo Band of Diegueño Mission Indians Reservation (Reservation). Grading would be minimized to the greatest extent feasible and to conform to the existing contours where feasible. Additionally, development of the Boulder Brush Facilities would involve construction of 32 transmission poles on unincorporated private lands and associated access roads and support facilities in an area that currently includes other large-scale wind turbine and transmission line development on adjacent lands associated with the Tule Wind project and Sunrise Powerlink. Overall development would respect the existing topography and contours within the Boulder Brush Corridor, and does not propose "hillside subdivision" development, as described in this policy. The Boulder Brush Developer would be required to obtain a grading permit prior to construction of the Boulder Brush Facilities; therefore, the Boulder Brush Facilities would be required to comply with the "Hillside Grading" requirements of this policy should portions of the Boulder Brush Corridor be subject to a hillside grading permit.
Policy I-74: Enforcement of Permitted and Non-Permitted Grading on Private Property 1. Problem Grading Performed Under Permit: Permits issued for grading shall include and provide the County with: • Permits to enter property for correction if necessary; • Timing control over work done by permittee; • Security sufficient to complete work guaranteed by instrument of credit or cash; • Proof of ownership or owner's permission to grade; and • Administrative tools used for control of non-permitted	Consistent. Grading would be performed; therefore, grading permits from the County would be required for the Boulder Brush Facilities. The Boulder Brush Developer would also obtain all necessary and required discretionary permits and approvals for the Boulder Brush Facilities before a grading permit is issued. Grading would be conducted in compliance with the County's Grading Ordinance and enforced by the grading permits.

Table 3.1.6-1
County Board of Supervisors Consistency Analysis for Boulder Brush Facilities

County Board of Supervisors Land Development Section I	
Policy	*Consistency with Policy*
grading shall be used to secure compliance with grading permits. This shall include withholding of building permits if necessary.	
Policy I-84: Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services C. No building permit, nor permit for the grading of a site in preparation for construction, will be issued until evidence of permanent water and sewer facility commitment (where such facilities are required by the project) is submitted to the County. The Project Facility Availability forms request standard information on the ability of special districts and other facility providers to potentially provide facilities to serve a project. They also allow facility providers to recommend specific requirements that may be made conditions of project approval. D. For Sewer and Water Facility Only 1. Facility Availability (PFA Form) a. A Project Facility Availability form will be required at project intake. In order to be considered affirmative, a completed Project Facility Availability form shall contain a statement from the facility provider that it is reasonably expected that the facility provider will be able to give a commitment for facilities to serve the project at the time of need. E. For Fire Protection and Emergency Services Facilities Only 1. For approval for all discretionary applications, sufficient fire protection and emergency service facilities must be available concurrent with need, and response times must be adequate, as detailed in the Public Facility Element of the General Plan. This information will be requested from the fire protection agency.	Consistent. During construction of the Boulder Brush Facilities, water would be required for clearing and grading, application of water/soil binding agent, and concrete hydration for temporary batch plant operations. During operation, the Boulder Brush Facilities would not require water or sewer hookups. On the Reservation, water would be required for the operations and maintenance facility, which would be supported by an on-site septic system, and potable water would be either sourced from an on-site groundwater well, or would be brought in and stored on site, as described in the Water Supply Assessment (see Appendix N). All required Project Facility Availability forms would be provided for construction of the Boulder Brush Facilities prior to approval. Public drainage and sewage improvements would not be required for the Boulder Brush Facilities. Additionally, a Fire Protection Plan and Construction Fire Prevention Plan would be prepared for the Boulder Brush Facilities to address any fire suppression design measures and emergency access requirements. Also see Section 3.1.8, Public Services, for additional details regarding fire service and protection.
Policy I-92: Undergrounding of Utilities – Waiver Requests This requirement to underground utilities may be completely or partially waived only when it is deemed that undergrounding would be impossible or impractical. This policy is intended to provide guidelines for reviewing such waiver requests. 2. Undergrounding may be waived if any of the following criteria are met: a. All other properties in the immediate area are completely "built out" to planned densities and uses and the established utility system for that area is overhead, OR b. Undergrounding would result in no reduction in the number of poles on or adjacent to the project, OR	Consistent. Sections 81.404(a)(7), 81.707(b)(3), and 51.312 of the County Code of Regulatory Ordinances require undergrounding of new and existing utility distribution facilities. These ordinances are directly related to this policy. Development of the Boulder Brush Facilities would include installation of a 230-kilovolt (kV) Off-Reservation gen-tie line and 500 kV incoming and outgoing connection lines. The Off-Reservation gen-tie line and 500 kV incoming and outgoing connection lines would be overhead. However, this policy and the associated ordinances would not apply to these components because the utility lines would be in excess of 34.5 kV. All other utility lines, such as internal electrical collection system

Table 3.1.6-1
County Board of Supervisors Consistency Analysis for Boulder Brush Facilities

County Board of Supervisors Land Development Section I	
Policy	*Consistency with Policy*
c. The cost of undergrounding is prohibitively high based on utility company estimates.	lines, would be underground and outside the County's jurisdiction; therefore, development of the Boulder Brush Facilities would be consistent with this policy.

Table 3.1.6-2
County of San Diego Land Development Ordinances
Consistency Analysis for Boulder Brush Facilities

Ordinance	Consistency with Ordinance
Resource Protection Ordinance The purpose of this ordinance is to protect sensitive lands (wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites) and prevent their degradation and loss by requiring a Resource Protection Study for certain discretionary projects. It is the intent of this ordinance to increase the preservation and protection of the County's unique topography, natural beauty, diversity, and natural resources and a high quality of life for current and future residents of the County of San Diego.	Consistent. As discussed in the Biological Resources Report (Appendix D) and Section 2.3, Biological Resources, of this Environmental Impact Report (EIR), the construction, operation, and decommissioning of the Boulder Brush Facilities would be in compliance with the County of San Diego (County) Resource Protection Ordinance. However, San Diego Gas & Electric (SDG&E) would own, operate, maintain, and ultimately decommission the switchyard. Additionally, the connection to the Sunrise Powerlink (through incoming and outgoing connection lines) would be constructed by SDG&E. The Boulder Brush Developer would follow County requirements regarding monitoring to mitigate for potential impacts to historic and prehistoric resources, consistent with the Resource Protection Ordinance, as discussed in Section 2.4, Cultural Resources, of this EIR.
Noise Ordinance The purpose of this ordinance is to regulate noise in the unincorporated area of the County to promote the public health, comfort and convenience of the County's inhabitants and its visitors.	Consistent. An acoustical assessment was prepared for the Project that concluded that, through implementation of mitigation measures, the Boulder Brush Facilities would comply with the Noise Ordinance. For further discussion of the Boulder Brush Facilities' compliance with the Noise Ordinance, see Section 2.6, Noise, of this EIR.
Zoning Ordinance The purpose of the Zoning Ordinance is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan.	Consistent. Per the County Zoning Ordinance, large wind energy projects and associated infrastructure are allowed on lands zoned General Rural (S92); however, large wind energy projects and other major impact services and utilities are subject to the issuance of a Major Use Permit. Upon approval of the Major Use Permit, the Boulder Brush Facilities would be consistent with the Zoning Ordinance.
Grading, Clearing, and Watercourses Ordinance The purpose of this ordinance is to regulate grading and ground-disturbing activities to minimize hazardous conditions during grading activities, minimize environmental impacts,	Consistent. Development of the Boulder Brush Facilities would involve grading, clearing, and removing natural vegetation on private lands within unincorporated lands of the County, and, therefore, would require a grading permit. Proposed grading activities for the Boulder Brush Facilities would be required to meet the requirements of the Grading Ordinance.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy LU-2.8: Mitigation of Development Impacts Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment, and/or are detrimental to human health and safety.	Consistent. Implementation of mitigation measures would reduce impacts to the extent feasible. Section 2.1, Aesthetics, of this Environmental Impact Report (EIR) identifies mitigation to reduce the impacts of the Boulder Brush Facilities related to visual character and light and glare. Section 2.2, Air Quality, identifies that development of the Boulder Brush Facilities would not generate significant impacts associated with fugitive dust from construction, odor, or emissions detrimental to human health. Section 2.6, Noise, presents mitigation to minimize the potential effects of construction and operational noise.
Policy LU-4.6: Planning for Adequate Energy Facilities Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.	Not Applicable. The Boulder Brush Facilities would be consistent with the County of San Diego (County) General Plan and Community Plans, and would minimize impacts to the unincorporated County through various mitigation measures, as discussed in Sections 2.1 through 3.2. The Boulder Brush Developer would not be required to participate in the planning of regional energy infrastructure; however, the Boulder Brush Facilities would add approximately 252 megawatts (MW) of renewable energy that would connect to the San Diego Gas & Electric (SDG&E) Sunrise Powerlink and ultimately be distributed to the California electrical grid.
Policy LU-5.3: Rural Land Preservation Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural land use designations.	Consistent. The Boulder Brush Corridor contains open space with the potential for use by sensitive and/or protected species. All impacts related to the Boulder Brush Facilities to sensitive natural resources would be mitigated to below a level of significance. The Boulder Brush Facilities would avoid wetlands and other sensitive environmental resources to the extent practicable. The Boulder Brush Facilities would not significantly impact forested areas or agricultural lands. Groundwater recharge within the Boulder Brush Corridor would not be significantly altered, as discussed in EIR Section 3.1.5, Hydrology and Water Quality, and Section 3.1.9, Utilities and Service Systems.
Policy LU-5.5: Projects that Impede Non-Motorized Travel Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	Consistent. The Boulder Brush Facilities do not include any features or improvements that would impede bicycle and pedestrian access. There are currently no existing bicycle or pedestrian access points to the Boulder Brush Corridor or on surrounding access roads. Primary access to the Boulder Brush Facilities would be provided from Interstate (I) 8, with local access from Ribbonwood Road.
Policy LU-6.1: Environmental Sustainability Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	Consistent. The Boulder Brush Corridor contains sensitive biological habitats with the potential for use by sensitive and/or protected species. All impacts related to the Boulder Brush Facilities to sensitive natural resources would be mitigated to below a level of significance. Refer also to the Biological Resources Report (see Appendix D). Mitigation for habitat impacts related to the Boulder Brush Facilities would be located in areas that contribute significant resources to an integrated preserve system.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy LU-6.5: Sustainable Stormwater Management Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	Consistent. Development of the Boulder Brush Facilities would result in the creation of impervious surfaces throughout the Boulder Brush Corridor. However, these impervious surfaces would be limited to the concrete foundations upon which each transmission pole would be mounted, as well as the foundation for the high-voltage substation, 500-kilovolt (kV) switchyard, and paved access road. A Stormwater Management Plan has been prepared for the Boulder Brush Facilities, and recommendations and best management practices (BMPs) would be implemented to prevent significant impacts to water quality. Site drainage for the Boulder Brush Facilities has been designed in accordance with County standards to ensure that a substantial alteration of existing drainage patterns would not occur, and that the rate and/or runoff would be consistent with existing conditions. Additionally, the constructed paved road within the Boulder Brush Corridor would be located away from dry washes and drainage bottoms, and has been designed to minimize surface water runoff and erosion and use the flow of the natural contours.
LU-6.6: Integration of Natural Features into Project Design Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	Consistent. The Boulder Brush Corridor has various rock outcroppings and other sensitive environmental resources as identified in this EIR; however, development of the Boulder Brush Facilities would avoid these sensitive environmental resources to the extent practicable, and has incorporated natural features into site design.
Policy LU-6.9: Development Conformance with Topography Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	Consistent. The Boulder Brush Facilities would conform to the natural topography to the extent practicable. Grading required for the Boulder Brush Facilities would be consistent with the requirements of the County's Grading Ordinance. During construction of the Boulder Brush Facilities, implementation of required Erosion Control Plans, Stormwater Management Plans, and BMPs would minimize potential erosion and sedimentation impacts.
Policy LU-6.10: Protection from Hazards Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	Consistent. Based on research, a regulatory database search, and a review of the Phase I Environmental Site Assessment (Appendix F), it was determined that land within the Boulder Brush Boundary has not been subject to a release of hazardous substances that would create a significant hazard to the public or environment. The land within the Boulder Brush Boundary is not listed as a potentially hazardous site according to federal or state regulatory databases. This includes the agencies and databases searched using GeoSearch. The search concluded no presence of hazardous materials on land within the Boulder Brush Boundary. Development of the Boulder Brush Facilities would not interfere with implementation of emergency response services in the area. The Boulder Brush Facilities are not located within an Airport Influence Area and would be subject to Federal Aviation Administration (FAA) regulations regarding height and air traffic hazards. Applicable

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
	components of the Boulder Brush Facilities would be reviewed by the FAA to ensure no air traffic hazards would be created. With the implementation of the site-specific Fire Protection Plan (FPP) and Construction Fire Prevention Plan (CFPP) (Appendix I), the Boulder Brush Facilities would be compliant with applicable fire codes and would reduce potential impacts associated with wildfire hazards. In addition, the Boulder Brush Corridor is not located within a Federal Emergency Management Agency (FEMA) designated Flood Hazard Area or a State of California Earthquake Fault Zone. Further, compliance with the California Building Code (CBC) would ensure that the Boulder Brush Corridor components are protected from risks associated with geologic hazards. Equipment in the Boulder Brush Corridor that may be ignition sources during operation and maintenance includes transformers, capacitors, electric transmission lines, substations, vehicles, and gas- or electric-powered hand tools. The recommendations and measures in the FPP and CFPP would incorporate considerations for electrical components and measures to lessen fire risk in the construction, operation, and decommissioning phases.
Policy LU-6.11: Protection from Wildfires and Unmitigable Hazards Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	The Boulder Brush Corridor is located in a High to Very High Fire Hazard Severity Zone, as statutorily designated by the California Department of Forestry and Fire Protection (CAL FIRE 2007). An FPP, including a CFPP, has been prepared for the Boulder Brush Facilities (Appendix I). Fuel modification would include one zone (as opposed to multiple zones) that consists of non-irrigated, low-growing ground cover. Since the Boulder Brush Facilities would largely use non-combustible construction materials, the fuel modification zones are expected to provide adequate setback for the potential short duration wildfire that may be realized during construction in the adjacent wildland fuels. The high-voltage substation and the 500 kV switchyard would include contiguous fuel modification from 50 feet outside of the perimeter fence inward onto the pad area.
Policy LU-6.12: Flooding Document and annually review areas within floodways and 100- and 200-year floodplains to ensure areas subject to flooding are accurately mapped in accordance with AB 162 (enacted January 1, 2008). (See also Policy S-8.1).	Consistent. The Boulder Brush Corridor is located within FEMA Zone D, which indicates that flood risk is undetermined because the agency has not conducted a flood hazard analysis (Appendix K, Hydrology Study for Boulder Brush Facilities). However, site drainage for the Boulder Brush Facilities has been designed to approximate pre-construction drainage patterns to the extent feasible, and development of the Boulder Brush Facilities would not impede or redirect flows.
Policy LU-8.2: Groundwater Resources Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:	Consistent. A Water Supply Assessment has been completed for the Boulder Brush Facilities, and identifies sufficient water supply for construction and operation of the Boulder Brush Facilities (Appendix N). An evaluation of long-term groundwater sustainability can be found in Appendix N.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
• In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley. • In areas without current overdraft groundwater conditions, evaluate new groundwater dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.	
Policy LU-10.2: Development–Environmental Resource Relationship Require development in semi-rural and rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	Consistent. The Boulder Brush Facilities would be developed in a rural area of the County but would respect and conserve the unique natural features and rural character to the extent feasible. Please refer to Policy LU-5.3 consistency analysis above. Development of the Boulder Brush Facilities would result in impacts to sensitive vegetation communities. The Boulder Brush Facilities would result in potentially significant short-term and long-term direct and/or indirect impacts to special-status plants, special-status wildlife species, and wildlife habitat, as well as short-term direct impacts to wildlife movement. Mitigation includes off-site preservation of similar habitat types; pre-construction monitoring, flagging, and other BMPs; nesting bird surveys; avian and bat monitoring; fire protection; access control; and federal and state agency permits. All significant impacts would be reduced to less than significant with implementation of mitigation measures.
Policy LU-12.1: Concurrency of Infrastructure and Services with Development Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	Consistent. Development of the Boulder Brush Facilities is not expected to significantly alter the demand for schools, parks, or police facilities. An FPP would ensure that adequate fire protection facilities and services are provided concurrent with development of the Boulder Brush Facilities. Such measures and recommendations for fire safety and access are listed and discussed in Section 2.5, Hazards and Hazardous Materials, of this EIR. Additionally, development of the Boulder Brush Facilities would involve the contribution of funds to fire and emergency medical services to improve response capabilities in the area.
Policy LU-12.2: Maintenance of Adequate Services Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved Level of Service (LOS) but do not achieve a LOS of D or better.	Consistent. As outlined in Section 3.1.8 of this EIR, the Boulder Brush Facilities would not require the provision of additional public services or result in significant impacts to existing public facilities or services for existing residents and businesses. Since the Boulder Brush Corridor is located in a High to Very High Fire Hazard Severity Zone, the Boulder Brush Developer has developed an FPP for the Boulder Brush Facilities (Appendix I). Additionally, the Boulder Brush Developer would contribute funds to fire and emergency medical services to improve response capabilities in the area. Primary access to the Boulder Brush Corridor is and would continue to be provided via Ribbonwood Road from I-8. According to the Mountain Empire Mobility Element Network Map, the segment of Ribbonwood Road from I-8 south to Old Highway 80 is classified as a Mobility Element Road

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
	(County of San Diego 2016). However, this segment would not be used since the Boulder Brush Corridor is north of I-8. Therefore, improvements to Mobility Element Roads are not required.
Policy LU-12.4: Planning for Compatibility Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.	Consistent. Although the Boulder Brush Corridor and surrounding area have been historically of rural character, there has been a recent increase in renewable energy development in the region. The character of the community is evolving into a mix of rural and industrial uses with recent developments that include the Tule Wind project, SDG&E Sunrise Powerlink, Boulevard Substation, and other renewable energy projects. Improvements to Mobility Element roads would not be required.
Policy LU-13.1: Adequacy of Water Supply Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	Consistent. A Water Supply Assessment has been completed for the Boulder Brush Facilities that demonstrates that water demand would be met with acceptable availability (see Appendix N). Please refer to the Policy LU-8.2 consistency analysis, above, with regard to groundwater usage.
Policy LU-13.2: Commitment of Water Supply Require new development to identify adequate water resources, in accordance with state law, to support the development prior to approval.	Consistent. A Water Supply Assessment has been completed for the Boulder Brush Facilities that demonstrates that water demand would be met with acceptable availability (see Appendix N).
Policy LU 18.1: Compatibility of Civic Uses with Community Character Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.	Not Applicable. The Boulder Brush Facilities would not impact such uses as mentioned in Policy LU-18.1. Although the character of the greater Boulevard community has been rural in the past, recent developments have resulted in a variable physical setting that includes both rural and industrial elements. The character of the community is evolving into a mix of rural and industrial uses with recent developments, including the Tule Wind project, SDG&E Sunrise Powerlink, Boulevard Substation, and other renewable energy projects.
Policy M-2.3: Environmentally Sensitive Road Design Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.	Consistent. Development of the Boulder Brush Facilities would include construction of private temporary and permanent access roads within the Boulder Brush Corridor to allow for continuity between transmission poles, switchyard, and the high-voltage substation, but would not create any new public roadways. The Boulder Brush Corridor is located within FEMA Zone D, which indicates that flood risk is possible but undetermined because the agency has not conducted a flood hazard analysis (Appendix K). However, as discussed in Section 3.1.5, Hydrology and Water Quality, of this EIR, the on-site drainage has been designed to approximate pre-construction drainage patterns to the extent feasible, and the Project would not impede or redirect flows. Flood control measures are further discussed in Section 2.5 and Section 3.1.5 of this EIR.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy M-2.5: Minimize Excess Water Runoff Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.	Consistent. Temporary and permanent access roads constructed throughout the Boulder Brush Corridor would be located away from steep slopes and erodible soils to the extent practicable, and have been designed to maintain current surface water runoff patterns to prevent erosion. During construction of the Boulder Brush Facilities, implementation of required Erosion Control Plans, Stormwater Management Plans, and BMPs would minimize potential erosion and sedimentation impacts.
Policy M-3.3: Multiple Ingress and Egress Require development to provide multiple ingress/egress routes in conformance with State law, and local regulations.	Consistent. Primary access to the Boulder Brush Facilities is and would continue to be provided via Ribbonwood Road from I-8. Temporary and permanent access roads would also be constructed to provide continuity throughout the Boulder Brush Corridor between the transmission poles, high-voltage substation, and 500 kV switchyard. Access roads would incorporate applicable federal and local standards regarding internal road design and circulation, particularly those provisions related to emergency vehicle access. No new public roadways would be constructed as part of the Boulder Brush Facilities.
Policy M-4.4: Accommodate Emergency Vehicles Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	Consistent. The Boulder Brush Facilities would be consistent with this policy. Refer to the Policy M-3.3 consistency analysis above. Access roads would incorporate applicable federal and local standards regarding internal road design and circulation, particularly those provisions related to emergency vehicle access.
Policy M-4.5: Context Sensitive Road Design Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	Consistent. The Boulder Brush Facilities would be consistent with this policy. Refer to the Policy M-2.3 consistency analysis above.
Policy COS-1.1 Coordinated Preserve System Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.	Not Applicable. This policy requires action by the County, and does not imply action by the Boulder Brush Developer.
Policy COS-2.1: Protection, Restoration, and Enhancement Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate	Consistent. Development of the Boulder Brush Facilities would result in impacts to sensitive vegetation communities. Development of the Boulder Brush Facilities would result in potentially significant short-term and long-term direct and/or indirect impacts to special-status plants, special-status wildlife species, and wildlife habitat, as well as short-term direct impacts to wildlife movement. Mitigation would include preservation of similar habitat types; construction monitoring, flagging, and other BMPs; nesting bird surveys; avian and bat monitoring; fire protection; access control; and federal and state agency permits. All significant impacts would be reduced to less than significant with implementation of mitigation measures.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy COS-2.2: Habitat Protection through Site Design Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	Consistent. The Boulder Brush Developer designed the Boulder Brush Facilities in consideration of the existing natural resources. The Boulder Brush Facilities are consistent with the provisions of the County's Resource Protection Ordinance. Current design minimizes impacts to biological resources to the extent possible. Refer to the Policy LCOS-2.1 consistency analysis above.
Policy COS-3.1: Wetland Protection Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	Consistent. The Boulder Brush Facilities transmission line pole structures have been sited to reduce turns to decrease construction disturbance, and to avoid pole locations in sensitive resource areas such as wetlands. However, the Boulder Brush Facilities would result in potentially significant short-term and long-term direct and/or indirect impacts to wetlands. Mitigation would include off-site preservation of similar habitat types; construction monitoring, flagging, and other BMPs; nesting bird surveys; avian and bat monitoring; fire protection; access control; and federal and state agency permits. All significant impacts associated with the Boulder Brush Facilities would be reduced to less than significant with implementation of mitigation measures.
Policy COS-3.2: Minimize Impacts of Development Require development projects to: • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and • Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.	Consistent. The Boulder Brush Facilities transmission line pole structures have been sited to reduce turns to decrease construction disturbance, and to avoid pole locations in sensitive resource areas, such as wetlands and cultural resources. Construction-related, or temporary, direct impacts to jurisdictional aquatic resources would primarily result from construction activities. Clearing, trampling, or grading of jurisdictional aquatic resources outside of designated construction zones could occur in the absence of avoidance and mitigation measures. Potential temporary direct impacts to jurisdictional aquatic resources within the Biological Study Area would be significant, absent mitigation (Impact BI-1 and Impact BI-19). Additionally, potential temporary indirect impacts to jurisdictional resources in the Biological Study Area would primarily result from construction activities and include impacts related to or resulting from the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; and the introduction of chemical pollutants (including herbicides). Potential temporary indirect impacts that could affect jurisdictional resources that occur adjacent to development would be significant for Boulder Brush Facilities (Impact BI-18). Permanent indirect impacts could result from the proximity of the Boulder Brush Facilities to jurisdictional aquatic resources after construction. Permanent indirect impacts that could affect jurisdictional resources include generation of fugitive dust, chemical pollutants, non-native invasive species, and alteration of the natural fire regime related to Boulder Brush Facilities (Impact BI-19). Direct impacts to jurisdictional waters (Impact BI-16) would be mitigated by M-BI-5 (habitat preservation) and M-BI-16 (federal and state agency permits). M-BI-2 (biological monitoring) and M-BI-3 (temporary construction flagging) would be implemented to avoid significant impacts to jurisdictional habitat potential impacts from activities extending outside the impact area (Impact BI-17).

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
	In addition, significant temporary indirect (Impact BI-18) impacts to jurisdictional habitats would be avoided by implementation of M-BI-2 (biological monitoring), M-BI-3 (temporary construction flagging), M-BI-4 (Stormwater Pollution Prevention Plan), M-BI-11 (erosion and runoff control), M-BI-12 (regulation of chemical pollutants), and M-BI-16 (federal and state agency permits). Indirect permanent impacts to jurisdictional habitats (Impact BI-19) would be avoided via M-BI-4 (Stormwater Pollution Prevention Plan), M-BI-11 (erosion and runoff control), M-BI-12 (regulation of chemical pollutants), M-BI-13 (prevention of invasive plant species), M-BI-14 (fire protection), and M-BI-16 (federal and state agency permits). Impacts to Resource Protection Ordinance wetlands (with the exception of the intermittent channel) associated with the Boulder Brush Facilities would be mitigated at a minimum ratio of 3:1, with a minimum of 1:1 impact-to-creation ratio.
Policy COS-4.1: Water Conservation Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	Consistent. Construction of the Boulder Brush Facilities would require the use of water; however, water usage would be limited to the extent practicable. Peak water demand would occur when road construction overlaps with foundations concrete mixing and associated dust suppression. No landscaping is proposed, and no potable water use during operation would be required for the Boulder Brush Facilities.
COS-4.2: Drought-Efficient Landscaping Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	Consistent. The Boulder Brush Facilities would be consistent with this policy. No landscaping is proposed. As prescribed in M-BI-12, prior to reseeding disturbed areas (composed of native species that do not require high irrigation rates), the seed mix would be reviewed by the Project Biologist. Irrigation would not be required or installed.
Policy COS-4.3: Stormwater Filtration Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	Consistent. The Boulder Brush Facilities design would maximize the natural drainage patterns and retention of natural vegetation and other pervious surfaces. Site drainage for the Boulder Brush Facilities has been designed in accordance with County standards, which ensures that a substantial alteration of existing drainage patterns would not occur, and that the rate and/or runoff would be consistent with existing conditions. The Boulder Brush Facilities would not substantially affect hydrology or drainage patterns due to the limited alteration of topography and small amount of new impervious surfaces.
Policy COS-5.2: Impervious Surfaces Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	Consistent. The Boulder Brush Facilities would limit the creation of impervious surfaces to the concrete foundations and paved access road. A Stormwater Management Plan has been prepared for the Boulder Brush Facilities, and recommendations and BMPs would be implemented to prevent significant impacts to water quality. Site drainage for the Boulder Brush Facilities has been designed in accordance with County standards to ensure that a substantial alteration of existing drainage patterns would not occur, and that the rate and/or runoff would be consistent with existing conditions. Additionally, constructed access roads would be located away from dry washes and drainage bottoms, and have been designed to minimize surface water runoff and erosion and use the flow of the natural contours.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
	Grading required for development of the Boulder Brush Facilities would be consistent with the County Grading Ordinance, which would be enforced via the required grading permit.
Policy COS-5.3: Downslope Protection Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	Consistent. Refer to the Policy COS-5.2 consistency analysis, above.
Policy COS-5.4 Invasive Species Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.	Consistent. Areas within the portion of the Boulder Brush Corridor where ground disturbance would occur or has historically occurred support a higher level of and potential for invasive, non-native, and noxious plant species. These areas include areas historically used for grazing and along existing access roads. A Restoration Plan would be prepared for the Boulder Brush Facilities to minimize or mitigate impacts to plants and wildlife due to construction activities. After construction is complete, the Boulder Brush Developer would work to restore native vegetation and habitat to pre-construction standards for all temporary disturbance areas. Implementation of M-BI-12 calls for the prevention of invasive plant species.
Policy COS-5.5: Impacts of Development to Water Quality Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	Consistent. Potential water quality impacts to local water resources would be minimized through implementation of BMPs in compliance with the Boulder Brush Facilities' Stormwater Management Plan. See Section 3.5 of this EIR.
Policy COS-7.1: Archaeological Protection Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	Consistent. As discussed in Section 2.4 of this EIR, mitigation measures would be implemented by the Boulder Brush Developer to minimize potential impacts to archaeological resources. Applicable mitigation for the Boulder Brush Facilities would include construction monitoring, measures to limit inadvertent disturbance, and testing and data recovery. With implementation of applicable mitigation measures, development of the Boulder Brush Facilities would be consistent with this goal.
Policy COS-7.2: Open Space Easements Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources	Consistent. As part of the Boulder Brush Facilities design, cultural resources have been avoided to the greatest extent feasible. On-going monitoring for cultural resources would be conducted throughout the construction period for the Boulder Brush Facilities. As discussed in Section 2.4 of this EIR, mitigation measures would be implemented for the Boulder Brush Facilities by the Boulder Brush Developer to minimize potential impacts to archaeological resources.
Policy COS-7.3: Archaeological Collections Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.	Consistent. The Boulder Brush Facilities would be consistent with this policy. Refer to Section 2.4 of this EIR. Mitigation measures for the Boulder Brush Facilities include provisions that would ensure that archaeological resources encountered during construction are treated and preserved in a culturally appropriate manner.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy COS-7.4: Consultation with Affected Communities Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	Consistent. The Boulder Brush Facilities would be compliant with Assembly Bill 52. The County, as Lead Agency, is responsible for conducting Assembly Bill 52 outreach.
Policy COS-7.5: Treatment of Human Remains Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.	Consistent. As discussed in Section 2.4 of this EIR, mitigation measures for the Boulder Brush Facilities would be implemented by the Boulder Brush Developer to minimize potential impacts to unknown human remains.
Policy COS-9.1: Preservation Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	Consistent. A review of the County's Paleontological Resources Map indicates that development of the Boulder Brush Facilities has no potential or sensitivity for paleontological resources (Section 3.1.7, Paleontological Resources, of this EIR).
Policy COS-9.2: Impacts of Development Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	Consistent. The Boulder Brush Corridor has no identified unique geologic features. Therefore, there is a low likelihood of identifying any unique paleontological or unique geologic features on the Boulder Brush Corridor. The possibility of impacting unique geological features and paleontological resources is remote, and potential impacts would be less than significant.
Policy COS-11.1: Protection of Scenic Resources Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	Consistent. According to the Visual Resources Report prepared for the Boulder Brush Facilities (Appendix B), the segment off of I-8 where the Boulder Brush Facilities would be located is an eligible state scenic highway, and is included in the County's Scenic Highway System; however, the Boulder Brush Facilities would be located adjacent to existing wind turbine facilities, including the Tule Wind project and the Kumeyaay Wind project. The Boulder Brush Corridor is located in a valley bordered by the In-Ko-Pah Mountains, Cuyamaca Mountains, and Laguna Mountains to the west; In-Ko-Pah Mountains and Tierra Blanca Mountains to the north; and the In-Ko-Pah and Jacumba Mountains to the east. Construction of the Boulder Brush Facilities would avoid substantial alteration of dominant landforms. Refer to Section 2.1, Aesthetics, of this EIR for additional details.
Policy COS-11.2: Scenic Resource Connections Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	Consistent. The Boulder Brush Facilities would be located in an area where existing wind turbine development is already located. Refer to the response for COS-11.1 for discussion of scenic highways.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy COS-11.3: Development Siting and Design Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks	Consistent. Visual impacts associated with the Boulder Brush Facilities would be minimized through site design. As part of the Boulder Brush Facilities design, additional temporary and permanent access roads would be constructed to facilitate construction of the Boulder Brush Facilities. These roadways have been designed to conform with the topography to the greatest extent possible, and grading required to construct these roadways would be minimized. Section 2.1, Aesthetics, of this EIR outlines mitigation measures that would reduce significant impacts to visual resources as a result of development of the Boulder Brush Facilities.
Policy COS-11.4: Collaboration with Agencies and Jurisdictions Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.	Consistent. The Boulder Brush Developer is in direct coordination with the County and local tribal governments as part of the California Environmental Quality Act process. According to the Visual Resources Report prepared for the Boulder Brush Facilities (Appendix B), the segment off of I-8 where the Boulder Brush Facilities would be located is considered an eligible state scenic highway, and is included in the County's Scenic Highway System; however, the Boulder Brush Facilities would be located adjacent to existing wind facilities, including the Tule Wind project and the Kumeyaay Wind project. The Boulder Brush Corridor is located in a valley bordered by the In-Ko-Pah Mountains, Cuyamaca Mountains, and Laguna Mountains to the west; In-Ko-Pah Mountains and Tierra Blanca Mountains to the north; and the In-Ko-Pah and Jacumba Mountains to the east. Construction of the Boulder Brush Facilities would avoid substantial alteration of dominant landforms. Please refer to Section 2.1 of this EIR for additional details.
Policy COS-11.5: Collaboration with Private and Public Agencies Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.	Consistent. The Boulder Brush Developer is coordinating with SDG&E on the interconnection of Boulder Brush Facilities with the Sunrise Powerlink and all other affected interested private and public agencies. Although the Project Vicinity has been historically of rural character, there has been a recent increase in renewable energy development in the region that has changed the character to a mix of rural and solar/wind generation facilities. The Boulder Brush Facilities are proposed in an area that is in the vicinity of other energy facilities, including the Tule Wind project, the Kumeyaay Wind project, the SDG&E Sunrise Powerlink, the Boulevard Substation, and other renewable energy projects.
Policy COS-11.7: Underground Utilities Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	Consistent. The Boulder Brush Facilities would include an overhead 230 kV gen-tie line off the Campo Band of Diegueño Mission Indians Reservation (Reservation). Facilities exceeding 34.5 kV are exempt from the intended undergrounding requirements. Multiple existing overhead high-voltage transmission lines are located in the viewshed of the aboveground Off-Reservation gen-tie line associated with the Boulder Brush Facilities.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy COS-12.1: Hillside and Ridgeline Development Density Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Consistent. The Boulder Brush Facilities would include the development of 32 transmission poles, a high-voltage substation, a 500 kV switchyard, and access roads and supporting facilities. The Boulder Brush Facilities are consistent with the S92 General Rural zoning designation and RL-80 land use designation as determined by the County. Such equipment is allowed as Major Impact Services and Utilities use type with one or more Major Use Permits under the S92 zoning designation. In addition, other large wind energy facilities are in proximity to the Boulder Brush Boundary.
Policy COS-12.2: Development Location on Ridges Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	Consistent. A ridgeline is the plateau or maximum elevation that extends along the top of Steep Slope Lands. A ridgeline may increase or decrease in elevation as it extends along the top of Steep Slope Lands. The Off-Reservation gen-tie line equipment would be placed within the McCain Valley. Existing wind turbines are in proximity to the Boulder Brush Facilities. The nearest ridgeline would be the summit and ridge of the In-Ko-Pah Mountains.
Policy COS-13.1: Restrict Light and Glare Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	Consistent. Lighting installed for the operational phase of the Boulder Brush Facilities would be hooded, directed downward, and turned off when not required, and substation equipment would feature a low-reflectivity finish to minimize glare. Lighting for the Boulder Brush Facilities would also be fully compliant with the County's Light Pollution Code. Additionally, lighting that may be required on tall vertical components would be restricted and would only include Federal Aviation Administration aviation warning lights.
Policy COS-13.3: Collaboration to Retain Night Skies Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.	Consistent. See the above consistency analysis for Policy COS-13.1. In addition, coordination with adjacent agencies and tribal governments would occur as necessary.
Policy COS 14.4: Sustainable Technology and Projects Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses.	Consistent. The Boulder Brush Facilities would provide infrastructure for a renewable energy project in proximity to existing transmission infrastructure and existing wind turbines. The Project would develop approximately 252 MW of renewable wind energy that can offset the need for additional energy production from fossil fuels, assist the state in meeting its air quality goals, and reduce greenhouse gas (GHG) emissions in conformance with Assembly Bill 32 and Senate Bill 32.
Policy COS-14.7: Alternative Energy Sources for Development Projects Encourage development projects that use energy recovery, photovoltaic, and wind energy.	Consistent. The Boulder Brush Facilities would facilitate the delivery of approximately 252 MW of renewable wind energy that can offset the need for additional energy production from fossil fuels, assist the state in meeting its air quality goals, and reduce GHG emissions in conformance with Assembly Bill 32 and Senate Bill 32.
Policy COS-14.8: Minimize Air Pollution Minimize land use conflicts that expose people to significant amounts of air pollutants.	Consistent. Potential air quality impacts associated with ground-disturbing activities during construction would be short term. The Boulder Brush Facilities would result in negligible operational emissions, and the Boulder Brush Facilities would facilitate delivery of renewable energy that would result in an overall net reduction in air emissions when compared to energy generated from a non-renewable energy source.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy COS-14.9: Significant Producers of Air Pollutants Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.	Consistent. The Boulder Brush Facilities would facilitate delivery of renewable energy. Please refer to the Policy COS-14.8 consistency analysis, above.
Policy COS-14.10: Low-Emission Construction Vehicles and Equipment Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	Consistent. The Boulder Brush Facilities would be consistent with this policy. The Boulder Brush Facilities would be constructed by private developers who would be encouraged by the County to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.
Policy COS-14.11: Native Vegetation Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.	Consistent. To comply with the fire code, fuel modification zones have been incorporated into Boulder Brush Facilities design. These fuel modification zones would be cleared and revegetated with fire-safe vegetation, consistent with fire agency standard practices. Additionally, ongoing maintenance activities would occur to maintain fire-safe areas around the Boulder Brush Facilities. The Boulder Brush Developer would obtain an inspection and report from a San Diego County Fire Authority (SDCFA)-authorized Wildland Fire Safety Inspector by June 1 of each year, certifying that vegetation management activities throughout the Boulder Brush Facilities have been performed pursuant the FPP prepared for the Boulder Brush Facilities.
Policy COS-15.1: Design and Construction of New Buildings Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	Consistent. The Boulder Brush Facilities would be compliant with the California Building Code, including Title 24 with regard to energy efficiency. No staffed operational components would be located on unincorporated County lands for the Boulder Brush Facilities.
Policy COS-15.6: Design and Construction Methods Require development design and construction methods to minimize impacts to air quality.	Consistent. Construction of the Boulder Brush Facilities would result in a temporary addition of pollutants to the local air basin caused by soil disturbance, dust emissions, and combustion pollutants from on-site construction equipment and off-site trucks hauling construction materials, including water, to the site, and is expected to exceed daily emissions thresholds. Construction plans for the Boulder Brush Facilities would include design features to minimize air quality impacts during construction, and ensure that impacts are reduced. Although temporary impacts to air pollutant emissions levels may result, the Boulder Brush Facilities would deliver renewable energy to the grid promoting a long-term reduction in emissions.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy COS-17.1: Reduction of Solid Waste Materials Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	Consistent. Solid waste generated from construction would be minimized through efficient construction practices. Although non-recyclable wastes would be collected and transported to a local landfill, construction waste would be recycled to the extent feasible to reduce impacts to landfills. Finally, development of the Boulder Brush Facilities would not involve the development of residential, commercial, or industrial uses common with substantial solid waste increases, and operational waste generated by the Boulder Brush Facilities would be minimal.
Policy COS-17.2: Construction and Demolition Waste Require recycling, reduction and reuse of construction and demolition debris.	Consistent. Recycling, reduction, and reuse of construction and demolition debris would be required during construction. Steel scrap would be collected and transported to a recycling facility, wood waste would be recycled where feasible, packaging waste (such as paper and cardboard) would be separated and recycled, and concrete waste would be used on-site as fill or at another site. If concrete waste cannot be reused, it would be removed to a local landfill. Additionally, advanced planning and efficient construction practices would help to minimize the estimated materials needed for construction of the Boulder Brush Facilities. The Boulder Brush Facilities would be developed in compliance with County Construction Demolition and Debris Management Plan requirements and in accordance with County Ordinance 68.508–68.518.
Policy COS-17.6: Recycling Containers Require that all new land development projects include space for recycling containers.	Consistent. During construction of the Boulder Brush Facilities, construction waste would be recycled when feasible. Steel scrap would be collected and transported to a recycling facility. Wood waste would also be recycled where feasible, depending on size and quantity of scrap and leftover materials. Concrete waste would be used on work site as fill or at another work site. If there is no reuse option available for concrete waste, it would be removed to a nearby landfill. Packaging waste (such as paper and cardboard) would be separated and recycled. Any non-recyclable waste would be collected and transported to a local landfill. Operations and maintenance (O&M) activities for the Boulder Brush Facilities would generate a nominal amount of solid waste that would be collected and transported to the O&M facility on the Reservation. O&M staff would use on-site (i.e., Reservation) dumpsters and recycling bins for daily waste and recyclables.
Policy COS-18.1: Alternate Energy Systems Design Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.	Consistent. Although the land within and around the Boulder Brush Boundary has been historically of rural character, there has been a recent increase in renewable energy development in the region that has changed the character to a mix of rural and alternate energy system industrial uses. The Boulder Brush Facilities' location would be in proximity to other renewable energy facilities, including the Tule Wind project and Kumeyaay Wind project.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy COS-18.3: Alternate Energy Systems Impacts Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.	Consistent. The Boulder Brush Facilities have been fully analyzed in this EIR, and mitigation has been provided where applicable to reduce environmental impacts. See Chapters 2 and 3 of this EIR for a full impact analysis to environmental resources and mitigation to reduce impacts.
Policy COS-19.1: Sustainable Development Practices Require land development, building design, landscaping, and operational practices that minimize water consumption.	Consistent. Construction of the Boulder Brush Facilities would require the use of water; however, water usage would be limited to the extent practicable. The O&M facility would not be located on private lands. No landscaping is proposed, and water use during operation of the Boulder Brush Facilities would be limited to usage for emergency purposes.
Policy S-3.1: Defensible Development Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	Consistent. An FPP has been prepared for the Boulder Brush Facilities that implements design considerations to reduce wildfire risk (Appendix I). Fuel modification zones have been incorporated into Boulder Brush Facilities design. These fuel modification zones would be cleared and revegetated with fire-safe vegetation, consistent with fire agency standard practices. Additionally, ongoing maintenance activities would occur to maintain fire-safe areas around wind facilities. The Boulder Brush Developer would obtain an inspection and report from an SDCFA-authorized Wildland Fire Safety Inspector by June 1 of each year, certifying that vegetation management activities throughout the Boulder Brush Facilities have been performed pursuant the FPP.
Policy S-3.2: Development in Hillsides and Canyons Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.	Consistent. The Boulder Brush Corridor contains some steep slopes and ridgelines. However, an FPP has been prepared for the Boulder Brush Facilities, and design features would be implemented to reduce wildfire risk. Refer to the Policy S-3.1 consistency analysis, above.
Policy S-3.3: Minimize Flammable Vegetation Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	Consistent. Refer to the Policy S-3.1 consistency analysis, above.
Policy S-3.4: Service Availability Plan for development where fire and emergency services are available or planned.	Consistent. Fire protection for the portion of the Boulder Brush Corridor would be primarily provided by the Campo Reservation Fire Protection District, SDCFA, and the California Department of Forestry and Fire Protection (CAL FIRE). SDCFA and CAL FIRE and are co-located at the closest fire station, Station 47 in Boulevard, approximately 6.8 miles south of the most remote portion of the Boulder Brush Corridor. Travel time is estimated to be approximately 12.2 minutes, which is compliant with the required Consolidated Fire Code and General Plan response time and distance requirements for rural land use zoning.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy S-3.5: Access Roads Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	Consistent. Primary access to the Boulder Brush Facilities would be provided from I-8, with local access through Ribbonwood Road. The Off-Reservation gen-tie line pole access roads would be a minimum of 16 feet wide and provide access to the transmission poles. Fuel modification zones consistent with County fire requirements would be maintained on either side of these access roads. The Boulder Brush Facilities would also comply with all recommendations and design considerations defined in the FPP. The primary construction access and haul route into the Boulder Brush Facilities would be from Ribbonwood Road. Construction contractors would post signs on public roads, alerting the public of increased heavy construction traffic. The Boulder Brush Facilities would include construction of new dirt roadways and improvements to existing roadways to access the site and to accommodate equipment delivery and large delivery trucks and cranes. The paved road from existing paved Ribbonwood Road to the high-voltage substation and 500 kV switchyard would be up to 30 feet wide. In addition, an approximately 1-mile off-site segment of Ribbonwood Road from the Opalocka Road/Ribbonwood Road intersection to the Boulder Brush Facilities site entrance off Ribbonwood Road would be improved.
Policy S-3.6: Fire Protection Measures Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	Consistent. Refer to the Policy S-3.1 consistency analysis, above.
Policy S-3.7: Fire Resistant Construction Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	Consistent. The Boulder Brush Developer would be required to construct all on-site facilities of non-combustible or ignition-resistant materials in accordance with the County Building Code.
Policy S-6.1: Water Supply Ensure that water supply systems for development are adequate to combat structural and wildland fires.	Consistent. The Boulder Brush Facilities would be equipped with up to three water trucks, each with a 4,000-gallon capacity, during construction. During operation, three 10,000-gallon water tanks would be located near the high-voltage substation, and a procedure for ongoing inspection, maintenance, and filling of tanks would be in place.
Policy S-6.3: Funding Fire Protection Services Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	Consistent. The Boulder Brush Developer would participate in a Fire Service Developer Agreement, paying fair-share funding toward fire services. Funding provided by the Boulder Brush Developer would result in capital that can be used toward firefighting and emergency response augments, improvements, and additions so that the SDCFA and area firefighting agencies would be able to perform their mission into the future at levels consistent with the General Plan.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy S-6.4: Fire Protection Services for Development Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	Consistent. Refer to the Policy S-3.4 consistency analysis, above.
Policy S-7.1: Development Location Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	Consistent. The Boulder Brush Corridor is not located within a California Earthquake Fault Zone (formerly known as Alquist-Priolo Special Studies Zones), and the probability of surface fault rupture at the Boulder Brush Corridor is considered to be low.
Policy S-7.2: Engineering Measures to Reduce Risk Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	Consistent. To ensure the structural integrity of all buildings and structures, the Boulder Brush Facilities would conform to the seismic design requirements as outlined within the CBC, which contains universal standards for proper site preparation and grading practices, adequate design of foundation, and guidelines for the appropriate selection and use of construction materials. The local agency that enforces the CBC within the unincorporated County is the County Department of Planning and Development Services, which reviews applications for building permits for compliance with the CBC, local amendments to the CBC, and County zoning ordinances.
Policy S-8.2: Risk of Slope Instability Prohibit development from causing or contributing to slope instability.	Consistent. Global slope stability is not anticipated to be a design consideration at the Boulder Brush Corridor due to the relatively competent nature of the subsurface materials. However, surficial stability and erosion may be design considerations in hilly portions of the Boulder Brush Corridor. Fill, alluvial soils, and decomposed granitic rock are anticipated to be erodible. A detailed discussion of slope stability is outlined in Section 3.1.3, Geology, Soils, and Seismicity of this EIR.
Policy S-9.2: Development in Floodplains Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Consistent. Development of the Boulder Brush Facilities would include construction of private temporary and permanent access roads within the Boulder Brush Corridor to allow for continuity between transmission poles, switchyard, and high-voltage substation, but would not create any new public roadways. The Boulder Brush Corridor is not located within a 100-year flood hazard area such that development of the Boulder Brush Facilities would impede or redirect flood flows. Drainage channel crossings on Project access roads would be constructed to convey the 100-year storm runoff flows. Additionally, flood control measures are further discussed in Section 2.5, Hazards and Hazardous Materials, and Section 3.1.5, Hydrology and Water Quality.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy S-10.4: Stormwater Management Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	Consistent. Grading required for the Boulder Brush Facilities would proceed in accordance with the County Grading Ordinance, which would be enforced through the grading permit. A Minor Stormwater Management Plan would be prepared for the Boulder Brush Facilities and recommendations and BMPs would be implemented to prevent significant impacts to water quality. Site drainage for the Boulder Brush Facilities has been designed in accordance with County standards to ensure that a substantial alteration of existing drainage patterns would not occur, and that the rate and/or runoff would be consistent with existing conditions. Additionally, constructed roads would be located away from dry washes and drainage bottoms, and have been designed to minimize surface water runoff and erosion and use the flow of the natural contours.
Policy S-10.5: Development Site Improvements Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	Consistent. Refer to the Policy S-10.4 consistency analysis, above.
Policy S-10.6: Stormwater Hydrology Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.	Consistent. Refer to the Policy S-10.4 consistency analysis, above.
Policy S-15.3: Hazardous Obstructions within Airport Approach and Departure Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.	Consistent. The Boulder Brush Facilities would be located approximately 10 miles northwest of the Jacumba Airport. The Boulder Brush Facilities are located outside of the airport influence area as designated by the Jacumba Airport Land Use Compatibility Plan. Development of the Boulder Brush Facilities would not interfere with implementation of emergency response services in the area. The Boulder Brush Facilities would be subject to FAA regulations regarding height and air traffic hazards. Applicable components of the Boulder Brush Facilities would be reviewed by the FAA to ensure no air traffic hazards would be created. The Boulder Brush Facilities would comply with FAA height requirements, and would not create an airport hazard or interfere with military or emergency services aviation operations. FAA notification would be submitted prior to commencement of construction, and a determination by the FAA would be given before construction would begin, confirming the Boulder Brush Facilities would be in compliance with all FAA regulations.
Policy N-1.1: Noise Compatibility Guidelines Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	Consistent. Noise levels resulting from operation of the Boulder Brush Facilities and compliance with the requirements of the County Noise Ordinance is provided in Section 2.6, Noise, of this EIR. Operation of wind turbines, maintenance activities, and the O&M facility, as well as the electrical collection system substation and aboveground transmission lines, would be located on Reservation lands but may cause noise that could travel or "spill" onto private lands within the jurisdiction of the County. The analysis in Section 2.6 of this EIR and the Noise Technical Report prepared for the Project (Appendix G) uses County plans and

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
	ordinances for reference for spillover effects on private lands. County plans and ordinances do not apply on the Reservation. Please refer to Section 2.6, Noise, of this EIR, which analyzes spillover noise in detail.
Policy N-1.2: Noise Management Strategies Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e., alternative pavement materials on roadways)	Consistent. Noise levels resulting from operation of the Project and compliance with the requirements of the County Noise Ordinance is provided in Section 2.6 of this EIR. Operation of wind turbines, maintenance activities, the O&M facility, electrical collection system substation, and aboveground transmission lines would be located on Reservation lands but may cause noise that could travel or "spill" onto private lands within the jurisdiction of the County. The analysis in Section 2.6 of this EIR and the Noise Technical Report prepared for the Project (Appendix G) uses County plans and ordinances for reference for spillover effects on private lands. County plans and ordinances do not apply on the Reservation. Please refer to Section 2.6, Noise, of this EIR, which analyzes spillover noise in detail.
Policy N-2.1: Development Impacts to Noise Sensitive Land Uses Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	Consistent. Noise levels resulting from operation of the Project and compliance with the requirements of the County Noise Ordinance is included in Section 2.6 of this EIR. Operation of wind turbines, maintenance activities, O&M facility, electrical collection system substation, and aboveground transmission lines would be located on Reservation lands but may cause noise that could travel or "spill" onto private lands within the jurisdiction of the County. The analysis in Section 2.6 of this EIR and the Noise Technical Report prepared for the Project (Appendix G) uses County plans and ordinances for reference for spillover effects on private lands. County plans and ordinances do not apply on the Reservation. Please refer to Section 2.6, Noise, of this EIR, which analyzes spillover noise in detail.
Policy N-3.1: Groundborne Vibration Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	Consistent. Noise levels resulting from the Project and compliance with the requirements of the County Noise Ordinance is included in Section 2.6 of this EIR, including an analysis of groundborne vibration. As demonstrated in Section 2.6, the Boulder Brush Facilities would comply with the applicable Noise Ordinance policies.
Policy N-5.2: Noise-Generating Industrial Facilities Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.	Consistent. Noise levels resulting from operation of the Project and compliance with the requirements of the Noise Ordinance are provided in Section 2.6 of this EIR. As demonstrated in Section 2.6, the Boulder Brush Facilities would comply with the applicable Noise Ordinance policies. The Boulder Brush Facilities would comply with all applicable setback requirements.

Table 3.1.6-3
County General Plan Consistency Analysis for Boulder Brush Facilities

Policy	Consistency with Policy
Policy N-6.2: Recurring Intermittent Noise Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2.	Consistent. Noise levels resulting from operation of the Project and compliance with the requirements of Noise Ordinance are included in Section 2.6 of this EIR. As demonstrated in Section 2.6, the Boulder Brush Facilities would comply with the applicable Noise Ordinance policies.
Policy N-6.3: High-Noise Equipment Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	Consistent. These types of high-noise equipment would not be frequently used during operations.
Policy N-6.4: Hours of Construction Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance.	Consistent. Construction activities would occur during the County's allowable hours of operation (i.e., 7:00 a.m. to 7:00 p.m.), at least 6 days per week, but may involve extended hours, as needed, to complete certain construction activities, such as deliveries, and as may be required by the California Department of Transportation to avoid roadway disruption and/or during emergencies.

Table 3.1.6-4
Mountain Empire Subregional Plan Consistency Analysis for Boulder Brush Facilities

Policy and Recommendation	Boulder Brush Facilities Consistency with Policy
2. Land Use – General Goal (Policy and Recommendation 1) The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.	Consistent. The northern portion of the Boulder Brush Corridor is located in an area with steep slopes and ridgelines. Grading would be required for the installation of the gen-tie line and supporting facilities, such as access roads, high-voltage substation, and the 500-kilovolt (kV) switchyard, off of the Campo Band of Diegueño Mission Indians Reservation; however, hillside grading would be minimal and has been designed to conform to the existing contours to the extent feasible.
2. Land Use – General Goal (Policy and Recommendation 3) Apply a ninety (90') foot setback within which no new permanent building may be built northerly of the existing sixty (60') foot Public Reserve line. Where such ninety (90') foot setback can be shown to adversely impact a property, owner may apply for a waiver from complying with the setback as provided for Section 7060 of The Zoning Ordinance.	Consistent. A minimum of a 90-foot setback has been applied for permanent structures in the design of the Boulder Brush Facilities.
2. Land Use – Industrial Goal (Policy and Recommendation 2) New industrial development should be clean, non-polluting, and complementary to a rural area.	Consistent. The Boulder Brush Facilities would deliver renewable energy and are inherently clean and non-polluting. Although the Project Vicinity has been historically of rural character, there has been a recent increase in renewable energy development in the region. The Boulder Brush Facilities would be located close to other renewable energy facilities, including the Tule Wind project.

Table 3.1.6-4
Mountain Empire Subregional Plan Consistency Analysis for Boulder Brush Facilities

Policy and Recommendation	Boulder Brush Facilities Consistency with Policy
2. Land Use – Industrial Goal (Policy and Recommendation 4) Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.	Consistent. According to Section 2.5 of this EIR, fire protection for land within the Boulder Brush Boundary would be primarily provided by SDCFA, and the California Department of Forestry and Fire Protection (CAL FIRE). SDCFA and CAL FIRE are co-located at the closest fire station, Station 47 in Boulevard, approximately 6.8 miles south of the most remote portion of the Boulder Brush Facilities. Fire protection has been determined to be adequate for this type of facility. A Fire Protection Plan has been prepared for the Boulder Brush Facilities to ensure that adequate fire protection facilities are provided concurrent with need (Appendix I). Additionally, the land within the Boulder Brush Boundary is served by the San Diego County Sheriff's Department, California Highway Patrol, and U.S. Customs and Border Protection. The Mountain Empire Unified School District also serves the land within the Boulder Brush Boundary. However, the Project does not propose residential uses, and, thus, is not expected to significantly alter the demand for schools, parks, or police facilities. The Project operations and maintenance facility would not be located on private lands. No landscaping is proposed, and no water use during operation would be necessary for the Boulder Brush Facilities.
2. Land Use – Industrial Goal (Policy and Recommendation 5) New industrial development should consider all views into the property from public streets, adjacent properties, and residences on nearby hills.	Consistent. A Visual Resources Technical Report has been prepared for the Project and includes an assessment of impacts to existing views from public streets, including those on adjacent properties (Appendix B).
2. Land Use – Industrial Goal (Policy and Recommendation 9) Parking lots for industrial uses may utilize permeable surfacing materials, such as gravel or decomposed granite, in order to minimize surface runoff and maximize groundwater recharge.	Consistent. The Boulder Brush Facilities would include a permeable parking area for the high-voltage substation and 500 kV switchyard inspections composed of compacted decomposed granite overlaid with gravel in order to minimize surface runoff and maximize groundwater recharge.
5. Public Facilities and Services (Policy and Recommendation 1) Maintain unobstructed access to and along the path of existing power transmission facilities and lines.	Consistent. The Boulder Brush Facilities would not obstruct access to or along the path of existing power transmission facilities or lines, or the proposed incoming and outgoing connection lines extending from the Sunrise Powerlink.
5. Public Facilities and Services (Policy and Recommendation 2) Any proposed grading, improvements, or other encroachments to the substation or transmission right-of-ways must be reviewed by SDG&E.	Consistent. An off-site segment of Ribbonwood Road from the intersection of Opalocka Road/Ribbonwood Road to the Boulder Brush Facilities entrance would be widened up to 30 feet and paved. These roadway improvements are required to allow San Diego Gas & Electric (SDG&E) adequate access to the switchyard. The on-site access road to provide access to the high-voltage substation and 500 kV switchyard would also consist of an up to 30-foot-wide paved road. SDG&E would review final plans for roadway improvements and the 500 kV switchyard.

Table 3.1.6-4
Mountain Empire Subregional Plan Consistency Analysis for Boulder Brush Facilities

Policy and Recommendation	Boulder Brush Facilities Consistency with Policy
5. Public Facilities and Services (Policy and Recommendation 3) Any alteration of drainage patterns affecting the substation or transmission line right-of-ways should be reviewed and approved by SDG&E.	Not applicable. No drainage patterns would be altered that would impact an SDG&E facility or right-of-way.
5. Public Facilities and Services (Policy and Recommendation 4) Uses proposed for the property adjacent to substations or transmission line rights-of-ways should be reviewed for possible impacts to the power facilities and vice versa.	Consistent. The Boulder Brush Corridor is adjacent to the SDG&E Sunrise Powerlink (as it traverses the northernmost area of the Boulder Brush Boundary). The Boulder Brush Facilities would be compatible with the existing transmission facilities and vice versa.
6. Conservation – Environmental Resources (Policy and Recommendation 1) All development shall demonstrate a diligent effort to retain as many native oak trees as possible.	Consistent. Native vegetation communities within the Boulder Brush Facilities Biological Study Area include montane buckwheat scrub, big sagebrush scrub, granitic northern mixed chaparral, mixed granitic chamise chaparral, red shank chaparral, semi-desert chaparral, wildflower field, southern arroyo willow riparian forest, and coast live oak woodland. Within the Boulder Brush Facilities Biological Study Area, areas mapped as coast live oak woodland are dominated by coast live oak with an understory of annual cheat grass, bare ground, and small scattered subshrubs. Per the County's Biology Report Format and Content Requirements, the oak root protection zone was created by establishing a 50-foot buffer around all oak woodlands in the Boulder Brush Facilities Biological Study Area. The Boulder Brush Facilities would result in impacts to coast live oak woodland, but mitigation would be provided at a 3:1 ratio and impacts would be reduced to below a level of significance.
6. Conservation – Environmental Resources (Policy and Recommendation 3) Floodways should be maintained in their natural state unless findings can be made that a threat to public safety exists.	Consistent. Development of the Boulder Brush Facilities would include the construction of private temporary and permanent access roads within the Boulder Brush Corridor to allow for continuity between transmission poles, switchyard, and high-voltage substation, but would not create any new public roadways. The Boulder Brush Corridor is not located within a 100-year flood hazard area such that development of the Boulder Brush Facilities that would impede or redirect flood flows. Drainage channel crossings on Project access roads would be constructed to convey the 100-year storm runoff flows. Additionally, flood control measures are further discussed in Section 2.5, Hazards and Hazardous Materials, and Section 3.1.5, Hydrology and Water Quality.
6. Conservation – Environmental Resources (Policy and Recommendation 4) The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.	Consistent. Lighting installed at the Boulder Brush Facilities for the operational phase would be hooded, directed downward, and turned off when not required, and substation equipment would feature a low-reflectivity finish to minimize glare. Lighting for the Boulder Brush Facilities would be fully compliant with the County's Light Pollution Code. Additionally, lighting installed on applicable tall vertical components would be restricted and would only include Federal Aviation Administration aviation warning lights.

Table 3.1.6-4
Mountain Empire Subregional Plan Consistency Analysis for Boulder Brush Facilities

Policy and Recommendation	Boulder Brush Facilities Consistency with Policy
6. Conservation – Environmental Resources (Policy and Recommendation 5) Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.	Consistent.The Boulder Brush Facilities would result in impacts to sensitive vegetation communities. The Boulder Brush Facilities would result in potentially significant short-term and long-term direct and/or indirect impacts to special-status plants, special-status wildlife species, and wildlife habitat, as well as short-term direct impacts to wildlife movement and migratory birds. Mitigation for the Boulder Brush Facilities includes off-site preservation of similar habitat types; construction monitoring, flagging, and other best management practices; nesting bird surveys; avian and bat monitoring; fire protection; access control; and federal and state agency permits. All significant impacts would be reduced to less than significant with implementation of mitigation measures. Regarding scenic value, the Boulder Brush Facilities has been designed to minimize impacts to the scenic value of the area. Potential impacts were analyzed against the existing conditions. The Boulder Brush Facilities would be located between two existing and operating wind energy generation facilities.
8. Energy Conservation (Policy and Recommendation 1) New development should utilize alternative energy technologies, especially active and passive solar energy systems.	Consistent. The Boulder Brush Facilities would deliver renewable wind energy to the power grid. This wind energy would be eligible for the state's Renewable Portfolio Standard and would be used by existing or future development.

Table 3.1.6-5
Boulevard Community Plan Consistency Analysis

Policy and Recommendation	Project Consistency with Policy
Policy LU 1.1.2: Encourage development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community's landscape and natural environment.	Consistent. Potential impacts associated with quality and quantity of groundwater and surface water, air quality, dark skies, visual resources, and noise have all been analyzed and disclosed within this Environmental Impact Report (EIR). Mitigation measures have been provided when feasible to mitigate potential impacts.
Policy LU 1.1.3: Encourage development to respectfully incorporate existing topography and landforms, watersheds, riparian areas, oaks, and other native vegetation and wildlife, ridgelines, historic and cultural resources, views, and sustainability design factors.	Consistent. The Boulder Brush Facilities have been designed to minimize impacts and avoid sensitive resources, and mitigation measures have been provided to reduce potential impacts to the extent feasible. See Section 2.3 of this EIR.
Policy LU 1.1.4: Require commercial and public development along scenic and historic routes to apply designs standards that will blend the development in with the terrain and rustic south western nature of the community character, while keeping outdoor lighting to an absolute and well shielded minimum.	Consistent. The Boulder Brush Facilities are not considered a commercial or public development. They would be located off a portion of Interstate 8, which is an eligible state scenic highway and included in the County of San Diego (County) Scenic Highway System; however, they would be located adjacent to similar wind turbine and transmission developments.

Table 3.1.6-5
Boulevard Community Plan Consistency Analysis

Policy and Recommendation	Project Consistency with Policy
	Additionally, outdoor lighting would be hooded, directed downward, turned off when not required, and kept to a minimum for safety purposes. Moreover, consistent with Federal Aviation Administration rules established in Advisory Circular 70/7460-1L: Obstruction Marking and Lighting, all gen-tie line components would be painted or finished using low-reflectivity, neutral colors.
Policy LU 1.3.1: Encourage and promote local and on-site energy conservation, residential-scale renewable energy production, and zero waste recycling goals that will help reduce the need for large scale energy generation projects and facilities.	Not Applicable. The Boulder Brush Facilities do not propose any residential uses. Thus, this policy is not applicable because it does not regulate on-site energy conservation, residential-scale renewable energy production, or zero waste recycling goals.
Policy LU 3.1.1: Encourage development to preserve dark skies with reduced lighting and increased shielding requirements	Consistent. Lighting installed at the Boulder Brush Facilities for the operational phase would be hooded, directed downward, and turned off when not required, and substation equipment would feature a low-reflectivity finish to minimize glare. Lighting for the Boulder Brush Facilities would also be fully compliant with the County Light Pollution Code. Additionally, lighting installed on transmission poles would be restricted and would only include Federal Aviation Administration aviation warning lights, if required.
Policy LU 3.2.1: Require development to minimize impacts to the native and riparian habitat.	Consistent. The Boulder Brush Facilities would result in impacts to native and riparian habitat; however, impacts would be minimized to the extent feasible, and mitigation would reduce impacts to below a level of significance.
Policy LU 6.1.1: Require commercial, industrial development and large scale energy generation projects to mitigate adverse impacts to the rural community character, charm, quiet ambiance and life-style, or the natural resources, wildlife, and dark skies of Boulevard, if feasible, in accordance with the California Environmental Quality Act.	Consistent. The Project proposes a large-scale wind energy facility evaluated in accordance with the California Environmental Quality Act and the National Environmental Policy Act (NEPA). Although the land within the Boulder Brush Boundary has been historically of rural character, there has been a recent increase in renewable energy development in the region. Regarding impacts to natural resources and wildlife, potential impacts would occur as a result of the Boulder Brush Facilities; however, mitigation for the Boulder Brush Facilities has been provided that would reduce impacts to below a level of significance. Regarding lighting and potential impacts to dark skies, outdoor lighting would be hooded, directed downward, turned off when not required, and kept to a minimum for safety purposes. Consistent with Federal Aviation Administration rules established in Advisory Circular 70/7460-1L: Obstruction Marking and Lighting, all transmission pole components would be painted or finished using low-reflectivity, neutral colors. Exterior lighting installed on transmission poles would be restricted and would only include Federal Aviation Administration aviation warning lights, if required.

Table 3.1.6-5
Boulevard Community Plan Consistency Analysis

Policy and Recommendation	Project Consistency with Policy
Policy LU 6.1.2: Encourage commercial, industrial development and large scale energy generation projects to create and maintain adequate buffers between residential areas and incompatible activities that create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust and unsightly views and impacts to groundwater quality and quantity	Consistent. The Project proposes a large-scale wind energy facility, and adequate buffers would be provided, as required, to shield residential areas from incompatible activities that could result in environmental impacts, including traffic, noise, vibration, lighting, odor, dust, unsightly views, and groundwater quality and quantity. Each of these potential environmental impacts and their effect on sensitive receptors have been analyzed in this EIR and the Project's Environmental Impact Statement.
Policy LU 6.1.3: Encourage commercial, industrial development and large scale energy generation projects to provide buffers from public roads, adjacent and surrounding properties and residences, recreational areas, and trails.	Consistent. Adequate buffers would be provided, as required, from public roads, surrounding properties, recreational areas, and trails. The Boulder Brush Facilities would comply with the setback regulations as indicated in the County's Municipal Code – Development Regulations Section 4800.
Policy CM 2.1.3: Encourage the use of permeable pavement and design factors that allow for local recharge of precious rainwater and help prevent runoff and erosion.	Consistent. The Boulder Brush Facilities would limit the creation of impervious surfaces to the concrete foundations and paved access road. Site drainage for the Boulder Brush Facilities has been designed in accordance with County standards to ensure that the rate and/or runoff would be consistent with existing conditions. Additionally, constructed access roads would be located away from dry washes and drainage bottoms, and have been designed to minimize surface water runoff and erosion and use the flow of the natural contours.
Policy CM 3.1.1: Require secondary fire access/egress routes to connect to a public road, when feasible.	Consistent. The Boulder Brush Facilities would include private access roads on private land to allow for continuity between transmission poles and the high-voltage substation and switchyard. Internal pole access roads would be constructed to a minimum width of 16 feet to support the imposed loads of fire apparatus, and would be provided with an approved surface to provide all-weather driving capabilities. The Boulder Brush Facilities would also comply with all recommendations and design considerations of the Fire Protection Plan prepared for the Boulder Brush Facilities.
Policy CM 8.2.1: Require that any new proposed development require sufficient set back from each other to avoid the potential to contaminate and/or overload the aquifer with pollutants.	Consistent. The Water Supply Assessment provides an analysis of cumulative groundwater extraction operations throughout the area, and concluded that the Project would not exceed the short-or long-term groundwater resources of the area; the Boulder Brush Facilities would not significantly adversely affect springs, streams, or nearby water rights of property owners; aquifers underlying land within the Boulder Brush Boundary would be capable of supplying the minimal amount of groundwater required; and groundwater quality would not be significantly degraded by surface or subsurface discharge of wastewater (Appendix N).
Policy CM 8.3.1: Require that the source and quality of water that is imported into the area via tanker trucks or other means, for use on major construction projects, will be verified and validated to avoid contamination of local surface and groundwater resources.	Consistent. The Boulder Brush Facilities would comply with local and state regulations related to water quality.

Table 3.1.6-5
Boulevard Community Plan Consistency Analysis

Policy and Recommendation	Project Consistency with Policy
Policy CM 8.5.1: Prohibit development from altering natural drainage patterns.	Consistent. The Boulder Brush Facilities would maximize the natural drainage patterns and retention of natural vegetation and other pervious surfaces. Site drainage has been designed in accordance with County standards, which ensures that a substantial alteration of existing drainage patterns would not occur, and that the rate and/or runoff would be consistent with existing conditions. Existing drainage patterns and peak flow rates would be maintained. The Boulder Brush Facilities would not substantially affect hydrology and drainage patterns due to the limited alteration of topography and small amount of new impervious surface.
Policy CM 8.5.2: Require all engineered drainage projects to maximize stormwater filtration on-site to prevent the loss groundwater recharge and unnecessary erosion.	Consistent. See the consistency analysis above for Policy CM 8.5.1.
Policy CM 8.6.1: Encourage the use of existing right-of-way when construction of new transmission lines is required, where technically and economically feasible. Additionally, encourage existing right-of-way over new right-of-way alignments for construction of new transmission lines, when existing right-of-way is insufficient.	Consistent. The Boulder Brush Facilities would connect to existing transmission facilities, including the San Diego Gas & Electric (SDG&E) Sunrise Powerlink. This policy is specific to new transmission lines not related to the Project, and, therefore, is not applicable.
Policy CM 8.6.2: Encourage the use of solar and residential scale wind turbines.	Not Applicable. The Boulder Brush Facilities do not propose any residential, commercial, or industrial uses that could employ solar or residential-scale renewable energy generation.

Table 3.1.6-6
Campo Land Use Plan Consistency Analysis for Campo Wind Facilities

Campo Land Use Regulations	
Policy	*Consistency with Policy*
Section 4. Policies, Goals, and Objectives of Land Use	
4.1 Protection of Environment. Environmental protection, with emphasis on groundwater and air, is a principal goal of the Campo Band. The commitment of the tribe to the environment is evidenced by the establishment of CEPA.	Consistent. As discussed throughout this Environmental Impact Report (EIR), the Campo Wind Facilities have been designed in consideration of the existing natural resources throughout the Campo Corridor. Impacts to natural resources would be minimized as part of the design, with less than 50% of the possible lease lands to be disturbed, and the Campo Lease limiting the number of turbines that can be installed.
4.2 Maintenance of Cultural Heritage. It is a primary goal of the members of the Campo Band to preserve the traditions and values of their culture via language, ceremonies, and religious practices, and to protect and preserve the historical and archaeological resources present on the Reservation.	Consistent. The Campo Wind Facilities have been designed to minimize impacts and avoid sensitive historical and archaeological resources in coordination with the Campo Band of Diegueño Mission Indians (Tribe). See also Section 2.4, Cultural Resources, of this EIR.

Table 3.1.6-6
Campo Land Use Plan Consistency Analysis for Campo Wind Facilities

Campo Land Use Regulations	
Policy	*Consistency with Policy*
4.3 Retention of Wilderness Areas. A balanced land use plan will include preservation of certain areas of the Reservation as wilderness, for aesthetic reasons as well as environmental considerations.	Consistent. The Campo Wind Facilities avoid most of the designated wilderness area to the maximum extent feasible. Although the Campo Wind Facilities would result in impacts within the designated wilderness area, the disturbance area would be approximately 800 acres, less than half the possible lease lands area, and the lease itself limits the number of turbines that can be installed. The disturbance area would be minimized to the extent feasible, avoiding resources and unnecessary expenditure.
4.4 Provision of Residences for Tribal Members. One objective of the Campo Band's land use policy is to develop sources of revenue that will in turn provide adequate housing for all tribal members. This entails improvement or replacement of substandard residences, as well as construction of new homes in aesthetically pleasing and environmentally sound locations.	Not Applicable. Development of the Campo Wind Facilities would result in a large-scale renewable energy facility that would provide a source of revenue to the Tribe to implement plans or policies to improve housing on the Campo Band of Diegueño Mission Indians Reservation (Reservation).
4.5 Overall Economic Development Plan. The Land Use Plan and its underlying policy are designed to support a viable economic development plan for achieving balanced economic growth, providing jobs, and improving the standard of living for tribal members without adversely affecting the Campo Band's environment and cultural resources.	Consistent. Development of the Campo Wind Facilities would assist the Tribe in accomplishing its goal of developing a wind energy facility within the Reservation to support the economy by creating short- and long-term employment opportunities and long-term revenue.
Section 5. Specific Actions to Reach Objectives	
5.1 Tribally Controlled Development. The specific intent of the Campo Band is that all development and projects on the Reservation shall be under the total and complete control of the Campo Band. The Campo Band and Muht Hei may initiate projects or development, propose land use designations or changes in land use designations, and seek involvement of outside suppliers, vendors, and/or operators. Leases or subleases for development or activities on the Reservation shall be initiated, developed, and approved only by the Campo Band and/or its entities and the Bureau of Indian Affairs. All outside suppliers, vendors, and/or operators shall function under the direction of the Campo Band and/ or its entities. The Campo Band and Muht Hei may involve CEPA in development projects as appropriate, when the proposed use may potentially impact the environment of the Reservation. Such involvement may include, but not be limited to, the development of regulations and procedures including permitting for submittal to the General Council to address environmental concerns raised by the development, the review of development applications and submittals, and the monitoring of operation and closure activities.	Consistent. Although development of the Campo Wind Facilities would be undertaken by a private developer, development would be completed under the direction of the Tribe and Muht Hei, and only with the approval of the General Council, Campo Environmental Protection Agency (CEPA), and the Bureau of Indian Affairs (BIA).

Table 3.1.6-6
Campo Land Use Plan Consistency Analysis for Campo Wind Facilities

Campo Land Use Regulations	
Policy	*Consistency with Policy*
5.2 Continuous Wilderness area (North to South). The Campo Band has set aside a portion of the Reservation for preservation as a wilderness area to protect the native vegetation and wildlife habitat. No development is to take place in this area; it is to remain in its natural state to the maximum extent feasible.	Consistent. Development of the Campo Wind Facilities would avoid most of the designated wilderness area to the maximum extent feasible. Although development of the Campo Wind Facilities would result in impacts within the designated wilderness area, the Campo Lease limits the number of turbines that can be installed within the wilderness area. The disturbance area would be minimized to the extent feasible, avoiding resources and unnecessary expenditure.
5.3 Exploitation of Natural Resources. The Campo Band desires to effect the appropriate management of natural resources with economic potential. To the extent that the land itself offers the potential for economic benefit, the land is considered a natural resource.	Consistent. The Campo Wind Facilities have been designed to maximize the generation of renewable energy, and, thus, economic benefit, while minimizing impacts to natural resources.
5.4 Infrastructure Extension and Expansion. The Campo Band desires to improve and expand the Reservation infrastructure to serve efficiently and effectively Reservation residents and developments. The Reservation infrastructure is defined to include roadways, railroad routes, electric power service grid, water distribution system, sewage and waste disposal service, and combustion gas service.	Not Applicable. Although the Campo Wind Facilities would result in permanent infrastructure on the Reservation associated with permanent access roads, the Project does not propose an expansion of public-serving infrastructure. As discussed in Section 3.1.8, Public Services, of this EIR, development of the Campo Wind Facilities would have a less-than-significant impact on public services serving the Reservation.
5.5 Comparative Evaluation of Alternative Uses. It is the policy of the Campo Band to evaluate all land uses, expressed as land use designations or proposed changes in land use, for alternatives. No specific land use will be altered without consideration of alternatives to that land use. Alternative uses shall be evaluated in accordance with the procedures set forth in the Land Use Element Section of this Land Use Plan.	Consistent. The Campo Wind Project with Boulder Brush Facilities Environmental Impact Statement (EIS) (BIA 2019) provides a detailed impact analysis pursuant to the National Environmental Policy Act (NEPA) and its implementing regulations, as well as the standards defined by the Tribe in the Campo Land Use Plan, which are hereby incorporated by reference. As part of the EIS, three alternatives were evaluated, including the No Project, and further alternatives were considered but rejected.
Section 7. Campo Renewable Energy Zones	
7.1 (a) Five-Percent Standard Analysis. The CREZ shall not adversely impact the land use designation of any district by more than five percent (5%) without completion of a detailed impact analysis and approval of the General Council. This is a threshold impact analysis (to determine if the 5% standard is exceeded. The analysis shall cover the categories defined in the National Environmental Policy Act (NEPA) and its implementing regulations, but will use standards defined by the Band in this Plan. The Executive Committee may assign the impact analysis to CEPA, an independent, qualified consulting firm or rely upon an existing impact analysis completed within the last three (3) years that was prepared by either CEPA or a consulting firm, so long as the analysis satisfies the CREZ criteria set forth in this Section (7) of this Plan.	Consistent. The Campo Wind Project with Boulder Brush Facilities EIS provided a detailed impact analysis pursuant to NEPA and its implementing regulations (BIA 2019), as well as the standards defined by the Tribe in the Campo Land Use Plan.

Table 3.1.6-6
Campo Land Use Plan Consistency Analysis for Campo Wind Facilities

Campo Land Use Regulations	
Policy	*Consistency with Policy*
7.2 (b) Impact to Receptors Analysis. The CREZ must include an analysis of impacts to receptors (homes, businesses, offices, clinics, etc.) for safety, noise and visual impacts prior to any permanent development. The Executive Committee will determine if this analysis shall be conducted exclusively by CEPA or by a consultant pursuant to the NEPA. If a consultant completes this analysis, then the NEPA will govern the compliance process. In that event, CEPA will review and advise the Executive Committee as to any conflicts or omissions in the analysis that do not comply with tribal regulatory standards and the CEPA review, to the greatest extent possible, will be conducted concurrently with the work of the consultant so as to avoid delays in completion of the NEPA process and designation of the CREZ.	Consistent. The Campo Wind Project with Boulder Brush Facilities EIS provided an analysis of impacts to receptors (e.g., homes, businesses, offices, clinics) for safety, noise, and visual impacts prior to any permanent development, pursuant to NEPA (BIA 2019). CEPA will review and advise the Executive Committee as to any conflicts or omissions in the analysis that do not comply with Tribal regulatory standards.
7.3 CREZ Permitted Uses. The CREZ may be used for commercial wind, solar, geothermal, hydrological and other types of renewable energy generation that exploit existing energy resources not created by combustion, chemical or radioactive sources and that leverage market opportunities associated with the renewable energy sector for the benefit of the Band. The CREZ may include, without limitation, overhead and underground electrical distribution, collection, transmission and communications lines, electric transformers, electric substations, energy storage facilities, telecommunications equipment, and power generation facilities for the transmission of electrical energy, including, without limitation, the electrical energy generated by any wind turbines or solar panels; roads and crane pads; meteorological towers, wind and solar measurement equipment; control buildings, maintenance yards, and related facilities and equipment; and, any other undertakings or activities reasonably necessary, useful or appropriate to accomplish development of renewable energy resources and renewable energy business enterprises that may be developed in connection therewith.	Consistent. Development of the Campo Wind Facilities would result in a large-scale renewable wind energy facility and associated equipment.
7.4 Privately Owned Generation. The Band encourages and supports individual renewable energy generation and conservation for individual tribal members. The CREZ criteria shall not be applied to individual household renewable generation under 10,000 watts.	Not Applicable. Development of the Campo Wind Facilities would result in a large-scale renewable wind energy facility. Once operational, the Campo Wind Facilities would result in the generation of 252 megawatts of renewable energy, well above 10,000 watts.
7.5 The REO does not change the original designation of the land except to the minimum level feasible to allow the assessment, data collection and/or development of the potential renewable energy resource.	Consistent. Development of the Campo Wind Facilities would not involve any changes to land use designations within the Reservation.

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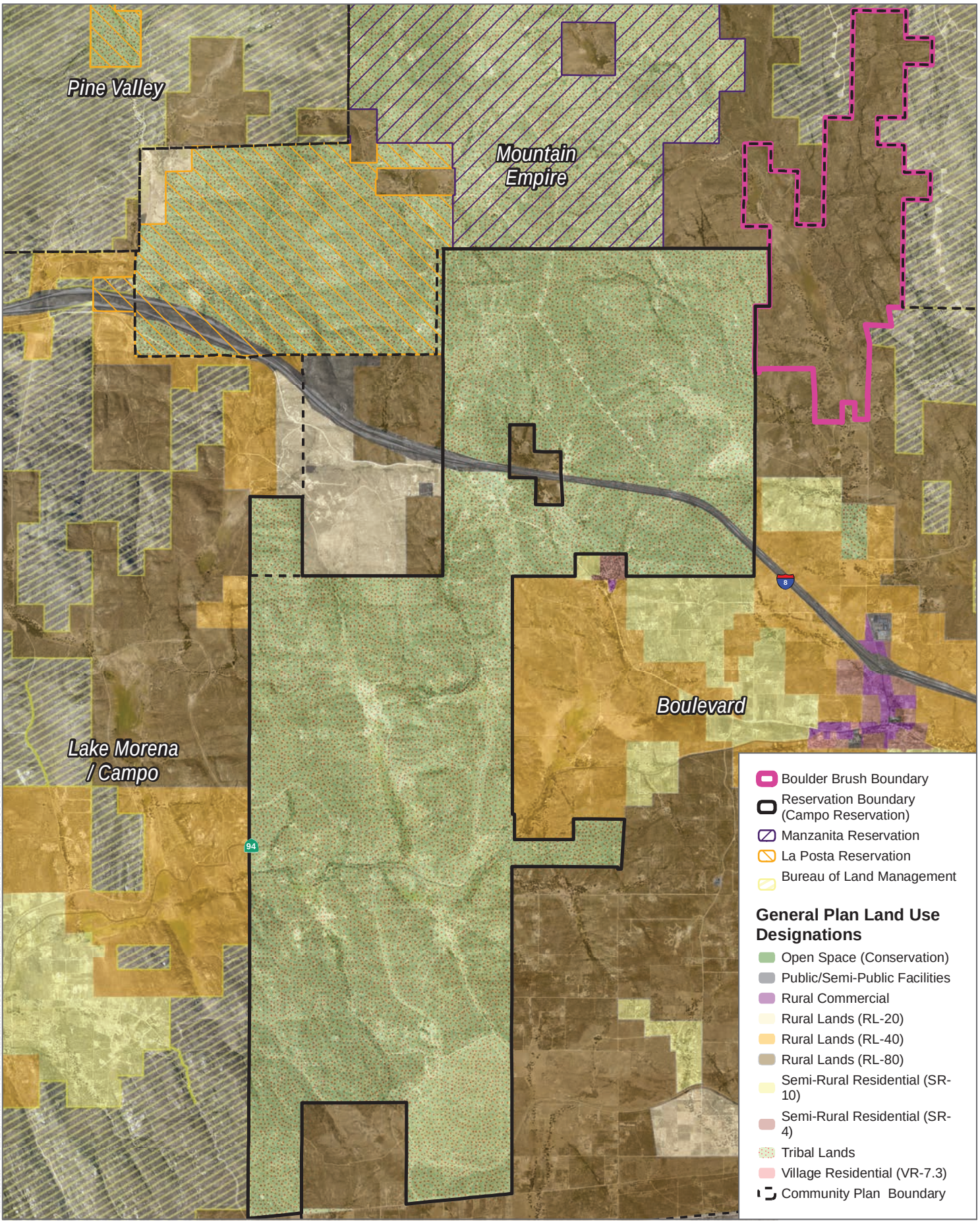

SOURCE: USDA 2016; SanGIS 2017

DUDEK

0 3,850 7,700 Feet

FIGURE 3.1.6-1

Existing Land Use Designations

Campo Wind Project with Boulder Brush Facilities

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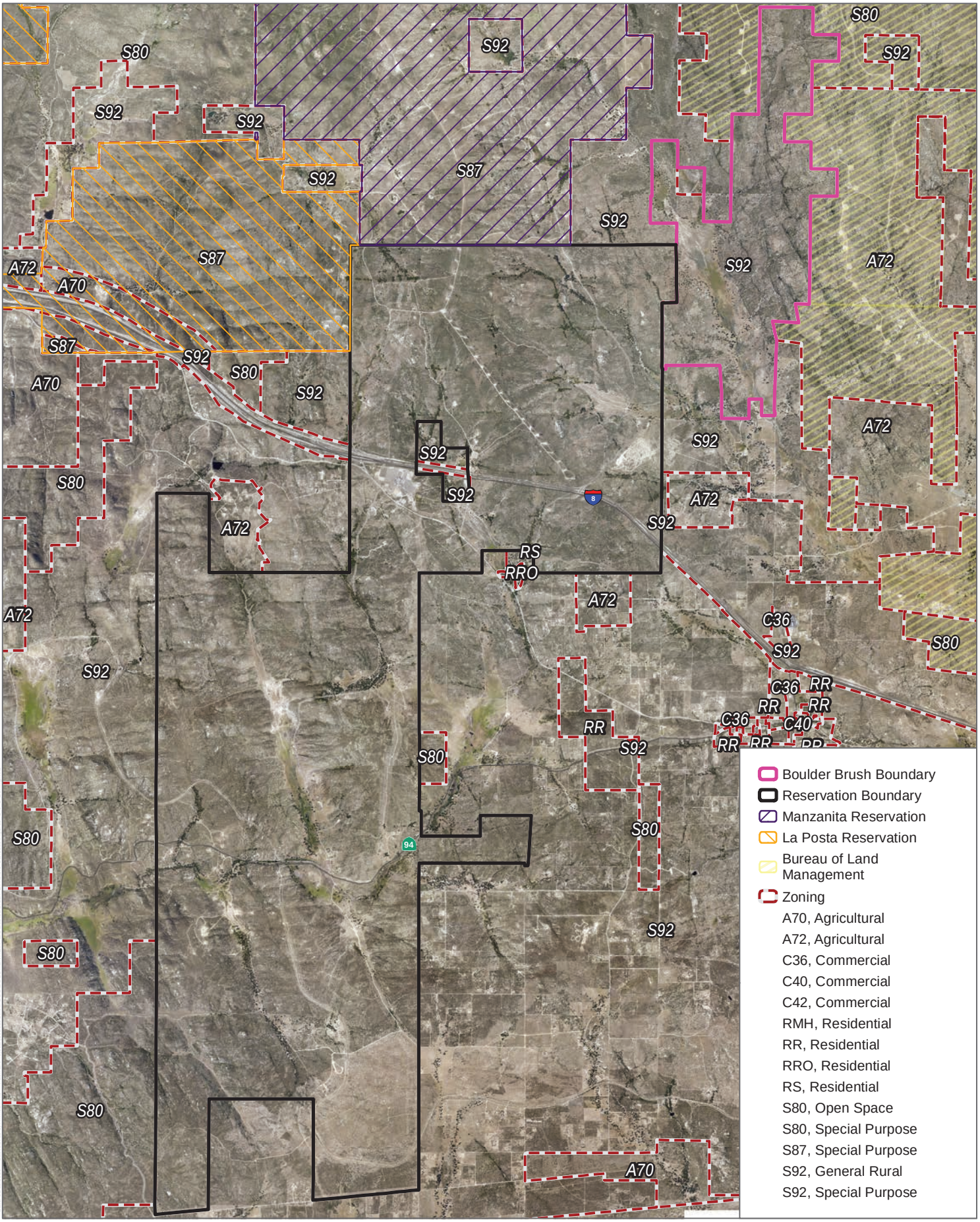

SOURCE: SanGIS 2017

DUDEK

0 3,850 7,700 Feet

FIGURE 3.1.6-2

Existing Zoning

Campo Wind Project with Boulder Brush Facilities

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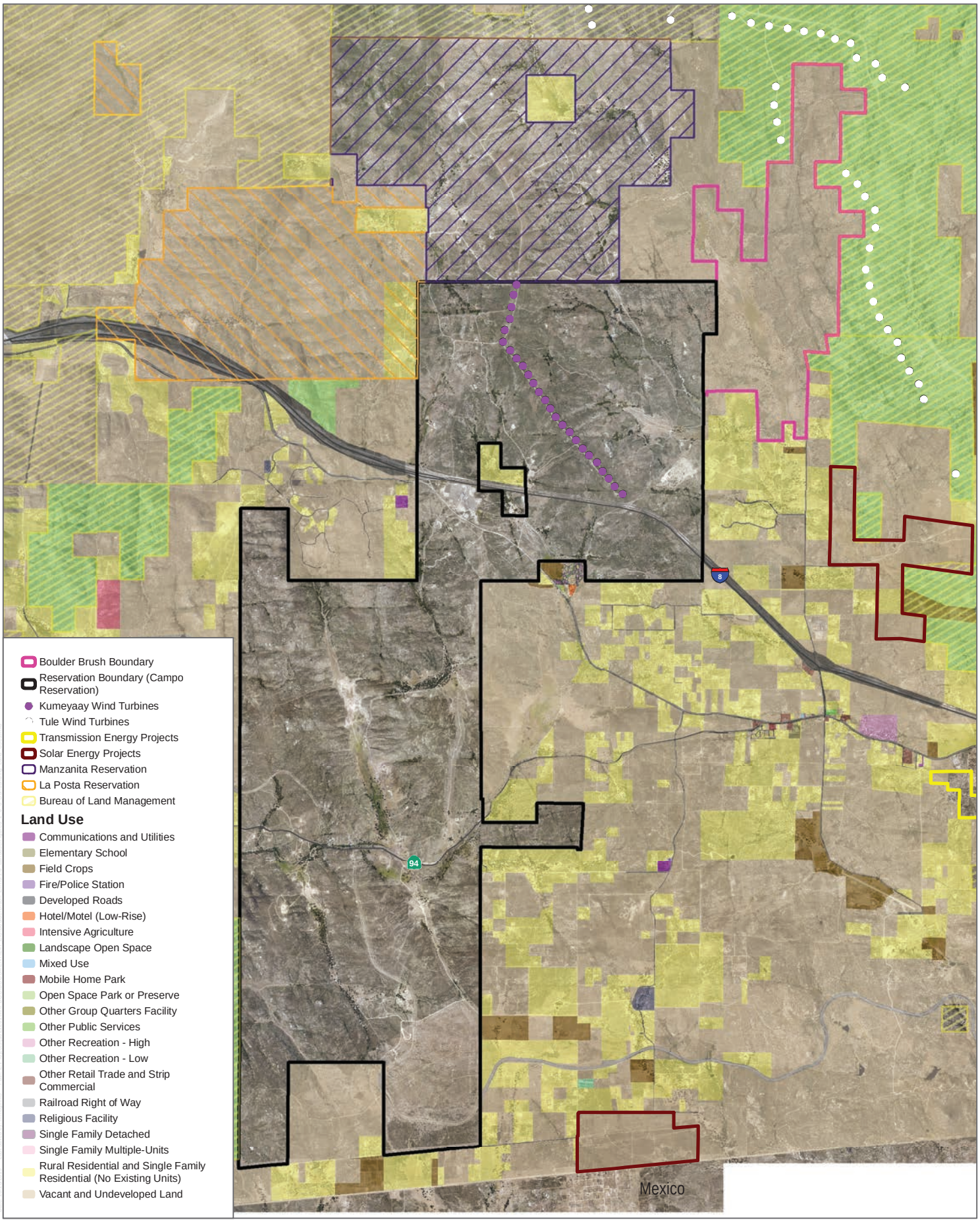

SOURCE: USDA 2016; SanGIS 2017

DUDEK

0 4,200 8,400 Feet

FIGURE 3.1.6-3

Surrounding Land Uses

Campo Wind Project with Boulder Brush Facilities

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