

SECTION 4 LAND USE

This section presents the potential effects of the Water Authority's Proposed Project on the area's land uses. These potential effects include any impacts to existing and planned land uses resulting from construction or operation of the proposed projects. This section begins with a description of the regional land use setting, followed by a discussion of the Federal, State and local land use regulations. An analysis of potential land use effects associated with the Proposed Project facilities is provided in Section 4.3. Mitigation measures to avoid, eliminate or reduce effects to a less than significant level are also provided where appropriate. Finally, Section 4.4 identifies land use effects found not to be significant.

4.1 REGIONAL SETTING

The Water Authority's service area is located in San Diego County and includes 18 cities, various portions of unincorporated land, and the Camp Pendleton Military Reservation. The boundaries of the service area extend from the California-Mexico border in the south to Orange and Riverside Counties in the north, and from the Pacific Ocean to the foothills that terminate the Coastal Plain in the east. The San Diego region comprises 2,727,030 acres or 4,261 square miles with a population of approximately 2.8 million (SANDAG 2002a).

General land use categories within the Water Authority's service area include the full spectrum of residential developments, commercial and office business centers, industrial facilities, public facilities (government offices, universities, schools, etc.), electric and water utilities, military installations, parks and recreation sites, agricultural areas, and vacant land. Urban land uses are generally located in the City of San Diego and along I-5, I-15, I-8, and I-805 corridors to the north, east and south of the City. Although urban land uses are extensive, nearly half of the land area in the San Diego region is vacant and another quarter is made up of parks and other recreation sites. **Table 4-1** provides a summary of the land use composition for the San Diego region.

Land Use Category	Percent
Residential	7.8
Commercial and Office	0.6
Industrial	0.6
Public Facilities and Utilities	4.9
Military Installations	4.8
Agricultural	7.7
Parks and Recreation Sites	25.7
Vacant	47.8
Region	100.0
Source: SANDAG 1997.	

Most of the population and economic activity in the San Diego region has been traditionally centered around the City of San Diego in the southern portion of the service area. Several cities within the Water Authority's service area including the northern cities of San Diego, Oceanside, Carlsbad, Vista, San Marcos, and Escondido experienced substantial urban growth during the last 20 years. In the southern portion of the service area, Chula Vista and the City of San Diego's southern suburban communities have also experienced growth in urban land uses in recent years (SANDAG 2002a). Since 1995, considerable growth in the software and computer services, electronics, biotechnology and pharmaceutical, and communication industries has occurred particularly in the northern portion of the City of San Diego, and to a lesser extent in northern San Diego County. This has driven increased residential, commercial and office development in that portion of the service area (SANDAG 2001).

Table 4-2 identifies cities located within the Water Authority's service area, their respective land area, number of housing units, and employment as of 2000. The table provides a summary of the geographic distribution and magnitude of residential land uses (housing units), and commercial and industrial land uses (employment) in the service area. **Figure 4-1** identifies the location of communities within the Water Authority's service area.

Jurisdiction	Land Area (Sq. miles)	Housing Units 2000^a	Employment 2000^b
Carlsbad	39.1	33,798	50,780
Chula Vista	50.9	59,495	53,750
Coronado	14.0	9,494	29,913
Del Mar	1.8	2,557	3,830
El Cajon	14.4	35,190	41,333
Encinitas	19.6	23,843	24,240
Escondido	36.2	45,050	49,678
Imperial Beach	4.4	9,739	3,886
La Mesa	9.0	24,943	25,385
Lemon Grove	3.9	8,722	8,575
National City	9.2	15,422	24,763
Oceanside	42.2	59,581	39,610
Poway	39.1	15,714	21,776
San Diego	342.5	469,689	777,679
San Marcos	24.0	18,862	30,453
Santee	16.5	18,833	16,088
Solana Beach	3.4	6,456	8,870
Unincorporated San Diego County	3,572.0	152,974	140,244
Vista	18.6	29,814	33,820
Region	4,261.0	1,040,149	1,384,673
^a Includes all single- and multi-family housing units, occupied and vacant.			
^b Includes civilian and military employment.			
Source: SANDAG 2002a; U.S. Census 2000.			



Generalized Location for Desalinated Water Conveyance Facilities

SITE LOCATION

- 1 Hubbard Hill Flow Regulatory Structure
- 2 Slaughterhouse Terminal Reservoir
- 3 North County Distribution Pipeline Flow Regulatory Structure
- 4 Mission Trails Flow Regulatory Structure II
- 5 Restore Untreated Water Delivery in La Mesa-Sweetwater Extension
- 6 Second Crossover Pipeline
- 7 San Diego 24/25/26 Flow Control Facility
- 8 San Diego 12 Flow Control Facility Expansion
- 9 Lower Otay Pump Station
- 10 Convert Pipeline 3 to Untreated Water From Crossover to Miramar
- 11 Padre Dam Pump Station Expansion
- 12 Pipeline from Otay Flow Control Facility 14 to Regulatory Reservoir
- 13 Poway Pump Station and Treated Water Connection
- 14a Escondido-Vista Pipeline Conversion
- 14b Escondido-Vista Pump Station
- 14c Escondido-Dixon Pipeline
- 15a Olivenhain Water Treatment Plant - 50 mgd Expansion
- 15b Weese Water Treatment Plant - 50 mgd Expansion
- 15c Red Mountain Water Treatment Plant - new 50 mgd Plant
- 15d Diversion Structure Water Treatment Plant - new 100 mgd Plant
- 16 Additional San Vicente Dam Raise Beyond ESP
- 17 Seawater Desalination Project: at Encina
- 18a Seawater Desalination Site Option for Phases II & III: at San Onofre Nuclear Generating Station
- 18b Seawater Desalination Site Option for Phases II & III: at Encina Power Station
- 18c Seawater Desalination Site Option for Phases II & III: at South Bay Power Plant
- 18d Seawater Desalination Site Option for Phases II & III: at Encina Water Pollution Control Facility
- 18e Seawater Desalination Site Option for Phases II & III: at South Bay Ocean Outfall Site

Legend

- | | |
|-----------------------------|-------------------|
| ● Site Locations | Land Use Type |
| ✈ Airport | ■ Agriculture |
| — County Boundary | ■ Commercial |
| — Interstate | ■ Industrial |
| — State Route | ■ Military |
| — System Pipeline | ■ Park |
| — Aqueduct | ■ Public Services |
| ■ Lake/Reservoir | ■ Residential |
| — Designated Scenic Highway | ■ Undeveloped |
| — Eligible Scenic Highway | |

Source: Land Use data extracted from SANDAG's 2000 land use coverage.

**SAN DIEGO COUNTY WATER AUTHORITY
MASTER PLAN PEIR**

FIGURE 4-1
LAND USE

ANALYSIS AREA: SAN DIEGO COUNTY, CALIFORNIA

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Prepared By: JG



The San Diego region is characterized by its coastal location. Wide sandy beaches provide the region with outstanding tourism and recreational opportunities. Accordingly, communities along the Pacific Coast in San Diego County include numerous tourism and convention oriented resorts and accommodations, beaches and parks, restaurants, shops, and other commercial land uses. San Diego Bay and Mission Bay accommodate substantial port and marina facilities. Thousands of ocean-going vessels utilize these facilities, from large cruise ships to commercial fishing boats and smaller pleasure boats. San Diego Bay is also a strategic location for both the U.S. Navy and Coast Guard which have substantial maritime installations in the area. A smaller harbor is located in Oceanside.

The San Diego region is also characterized by its location adjacent to the California-Mexico border. Substantial international trade and commerce worth billions of dollars occurs across this border. The San Ysidro and Otay Mesa ports of entry are among the busiest in the nation. In 2001, 15.8 million vehicle crossings were counted at San Ysidro, 4.9 million at Otay Mesa (U.S. Customs Service 2002). Substantial transportation and border-related facilities characterize the land use setting of the border area. The U.S. Immigration and Naturalization Service maintains border fencing, barriers, and ports of entry for the control of border crossings.

With a population of almost 2.8 million, the San Diego region includes numerous government offices, other public facilities and infrastructure, and an extensive road network. In terms of public facilities, San Diego County is home to 42 school districts that include 590 public schools with a student body of approximately 470,000 (San Diego County 2001). The San Diego region is home to three major universities, including the University of California at San Diego in La Jolla, San Diego State University in east San Diego, and the University of San Diego near Mission Bay. Other universities in the region include San Marcos State University, National University, and Point Loma Nazarene University. The region also features eight community colleges.

Other facilities in the Public Facilities and Utilities land use category include utilities, such as electrical generating power plants, electrical substations and switchyards, potable WTPs and storage facilities, and wastewater treatment plants. Finally, the network of paved roads and highways in the region comprises a significant portion of the Public Facilities and Utilities land use category. In total, approximately 4.9 percent of the land area of the San Diego region is occupied by public facilities and utilities, including roads.

The San Diego region includes numerous military installations operated by the U.S. Navy and Marine Corps. These facilities include port facilities, airstrips, maintenance facilities, communication centers, offices, warehousing facilities, and military housing. The majority of the U.S. Navy's military installations are located around the perimeter of San Diego Bay in the cities of San Diego and Coronado. The largest of these installations includes the North Island Naval Air Station, which occupies 47,846 acres in Coronado. The San Diego Naval Station is the second largest with 1,510 acres. Numerous other smaller naval installations are present on San Diego Bay. The U.S. Navy also operates the Marine Corps Air Station Miramar, which occupies 23,420 acres, approximately 15 miles north of downtown San Diego. The U.S. Marine Corps operates the expansive Camp Pendleton Military Reservation, which occupies 186,139 acres of land adjacent to the Pacific Coast at the north end of San Diego County. The U.S. Coast Guard also operates both maritime and air station facilities on San Diego Bay. As described in

Table 4-1, approximately 4.8 percent of the total land area of the San Diego region is occupied by these military installations.

Agricultural land uses in San Diego County produce a variety of high-value flowers, nursery products, fruits, nuts, vegetables, poultry, and livestock. Agricultural output in San Diego County ranks tenth in the nation in terms of crop value. While numerous, farms in San Diego County average just 79 acres and are often intermixed with urban and suburban land uses. In general, agricultural land uses are located primarily in the northern part of the County, between Escondido and Fallbrook, in the San Pasqual Valley, and in the Santa Maria Valley in the vicinity of Ramona. Approximately 206,000 acres are presently in agricultural production in San Diego County, which constitutes about 7.7 percent of the total land area in the County (San Diego County 1997). (See Section 16, Agricultural Resources for a more detailed discussion.)

Although urban land uses are prevalent in large portions of the service area, extensive open space and vacant areas are found within the region, primarily along ridges and mountain ranges. According to SANDAG, nearly 48 percent of the land area in the San Diego region is vacant or undeveloped. Numerous parks are also located throughout the service area with extensive trail systems available for recreational uses. The San Diego County Parks and Recreation District operates numerous parks in the service area that accommodate a wide variety of recreational uses that include camping, picnics, sports events, botanical gardens, historic sites, and open space. Similarly, the various cities within the service area operate parks, recreation centers, swimming pools and golf courses for the enjoyment of local residents. There are 15 California State parks in the San Diego region, primarily consisting of State beaches. From a land use perspective, approximately 26 percent of the land area in the San Diego region is included in parks and recreation sites. Parks, designated open space areas, and other recreational land uses within the Water Authority's service area are described in more detail in Section 17, Recreation.

Given the variety of projects envisioned in the Water Authority's Master Plan, land use in each of these cities and portions of unincorporated San Diego County has the potential to be affected directly or indirectly by the Proposed Project. However, some communities would be more affected than others, depending on the location of specific projects.

4.2 REGULATORY SETTING

4.2.1 Federal

As there is no Federal involvement associated with the Proposed Project (i.e., neither Federal land nor Federal funding would be utilized), Federal land use plans and policies would not apply to any of the Proposed Project facilities.

4.2.2 State

4.2.2.1 California Environmental Quality Act

CEQA requires that project proponents assess potential land use impacts, including project consistency with local land use policies and plans. Consistency with local land use plans and

policies is one of several criteria that can be used to assess whether a project could have significant environmental impacts under the provisions of CEQA. A discussion of local land use policies and plans is provided below in Section 4.2.3. Standards of significance for all land use impacts are described in Section 4.3.1.

4.2.2.2 California Coastal Act

The California Coastal Act of 1976 was enacted to regulate development projects within California's Coastal Zone. The Coastal Act required that local jurisdictions adopt Local Coastal Programs (LCPs) to implement the State law at the local level. In San Diego County, the California Coastal Commission has coordinated with local governments in the preparation of several LCPs. Each LCP consists of a land use plan, with associated goals and policies, as well as implementing ordinances. For Proposed Project facilities that would be located within the coastal zone, an assessment of consistency with Coastal Land Use Plans is required to assess potential land use conflicts. Proposed Project facilities that could be constructed within the California Coastal Zone are described in **Table 4-3**.

4.2.2.3 Scenic Highways

The California Scenic Highway Program establishes policy to apply design standards to regulate the visual quality of development projects within designated scenic highway corridors. SR 75, 125, and 163 have been formally designated as scenic highways within the area. Several other state highways in the service area have been designated as eligible for California Scenic Highway status by Caltrans, including SR 52, 76, 79, and 94 as well as portions of I-5 and I-8 (Caltrans 1996). **Figure 4-1** also identifies designated and eligible scenic highways in the area.

4.2.3 Local

4.2.3.1 City and County General Plans and Zoning Ordinances

The geographic area addressed in the Master Plan includes 18 incorporated cities and approximately 23 unincorporated communities in San Diego County. Each of these cities and the County has prepared a general plan, which is the primary document that establishes local land use policies and goals. For the unincorporated communities in San Diego County, these land use policies are embodied in the community plans within the County's overall general plan. General plans are required to include various elements or chapters, including land use, housing, circulation (i.e., traffic), conservation, open space, noise, and safety. The land use element is a key part of the general plan as it guides land use development throughout the community. Typical land uses designated in a land use element include: residential, office/professional, commercial, industrial, rural, agricultural, public land, park, and open space uses. Many of these designations are divided into subcategories based on varying levels of development density or the nature of the commercial or industrial business. In most general plans, these land use designations are supported by land use policies that indicate how the land in each category can and cannot be used.

**Table 4-3
Summary of Land Use Plans and Policies by Jurisdiction**

Jurisdiction	Land Use Plan or Policy Objective	Proposed Project Facilities
City of Carlsbad		
<ul style="list-style-type: none"> General Plan 	Designates “Public Utilities” land use classification for siting of electric and water-related utility projects.	#17 – Seawater Desalination Project at Encina #18b & d – Seawater Desalination Site Options
<ul style="list-style-type: none"> Zoning Ordinance 	Permits domestic water supply facilities in public utilities zone.	
<ul style="list-style-type: none"> Local Coastal Program for Agua Hedionda Lagoon area 	Accommodates utility projects at the Encina Power Station site.	
City of Chula Vista		
<ul style="list-style-type: none"> General Plan, Public Facilities Element 	Encourages the Water Authority to make necessary improvements required to assure adequate water supply to Chula Vista.	#9 – Lower Otay Pump Station #18c – Seawater Desalination Site Option
City of El Cajon		
<ul style="list-style-type: none"> General Plan, Land Use Element, Community Facilities portion 	Provides policy regarding regional water development projects. In summary, the City supports cooperation with regional efforts to provide a continued high quality water supply to its citizens through the Helix and Padre Dam Water Districts.	#5 – La Mesa-Sweetwater Extension #12 – Otay FCF 14 to Regulatory Reservoir
<ul style="list-style-type: none"> General Plan, Open Space and Parks Element 	Seeks to preserve open space and views especially on hillside areas.	
City of Escondido		
<ul style="list-style-type: none"> General Plan, Community Facilities and Services Element 	Utilities Section includes Water Policy G1.1 which calls for the maintenance of adequate water supply, pipeline capacity, and storage capacity to meet normal and emergency situations.	#1 – Hubbard Hill FRS #14 – Escondido-Vista WTP Connection
<ul style="list-style-type: none"> Zoning Ordinance, Residential Estate Zone 	Accommodates water storage structures as part of a utility system in this zone with a conditional use permit.	

Table 4-3 (continued)
Summary of Land Use Plans and Policies by Jurisdiction

Jurisdiction	Land Use Plan or Policy Objective	Proposed Project Facilities
City of Poway		
<ul style="list-style-type: none"> General Plan 	Stated goal to provide efficient and economical public water and wastewater treatment system to serve the current and future city residents.	#13 – Poway Pump Station and Treated Water Connection
City of San Diego		
<ul style="list-style-type: none"> General Plan, Conservation Element 	Encourages the provision of adequate water supplies for present uses, to accommodate future growth leaving floodplains, steep slopes, canyons, coastal, and waterfront lands undeveloped or minimally developed consistent with their special qualities and limitations; protecting major mineral deposits from encroachment by land uses that would make their extraction undesirable or impossible.	#4 – Mission Trails FRS II #8 – San Diego 12 FCF Expansion #18e – Seawater Desalination Site Option
<ul style="list-style-type: none"> General Plan, Public Facilities Element 	Work toward an acceptable regional approach to water management. Support and initiate programs of water conservation and reclamation.	
<ul style="list-style-type: none"> General Plan, Regional Open Space Element 	Suggests that the installation of public and private improvements in designated open spaces should respect the natural environment to the maximum extent possible.	
<ul style="list-style-type: none"> Environmentally Sensitive Lands Regulations 	Protect sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, and 100-year floodplains. Project design must include avoidance of sensitive resources and/or mitigation of impacts.	#4 – Mission Trails FRS II #10 – Convert Pipeline 3 to Untreated Water from Crossover to Miramar

Zoning ordinances support the land use designations of a general plan. Zoning details the allowable use of a specific parcel of land to ensure that it is used consistently with the general plan. Individual land uses within a zoning designation may be classified as permitted, conditionally permitted, or permitted as a special use. Permitted uses are usually approved with minimal scrutiny. Conditional uses and special uses often involve an application and approval process, sometimes involving public hearings and approval from the County Planning Commission and/or the County Board of Supervisors.

The Proposed Project identifies numerous projects in a variety of cities and unincorporated communities in the Water Authority's service area. **Table 4-3** lists planning agencies that will review the Proposed Project facility for conformity with General Plans and Policies.

4.2.3.2 Habitat Conservation Plans

In general, habitat conservation plans (HCPs) are intended to preserve the diversity of habitat and protect sensitive biological resources within a given area, while allowing for additional development consistent with local land use plans and policies. In all, there are three subregional habitat conservation planning programs in the San Diego region that will contribute to a coordinated multiple species preserve system. From a land use policy perspective, with the preserve area defined in advance of development, builders will know where new homes, employment, and commercial centers can be permitted and built in the future (SANDAG 2002b).

Various cities within the Water Authority's service area and San Diego County have coordinated with the CDFG and USFWS and are in various stages of adopting three HCPs covering the entire region. These plans identify areas that are to be protected, development projects that may be excluded, or areas subject to specific mitigation measures to reduce impacts. Two of these programs, the San Diego MSCP and the San Diego Multiple Habitat Conservation Program (MHCP), have been adopted. The MSCP covers the southwest portion of San Diego County and includes the majority of the Water Authority's service area from the California-Mexico border to near Escondido. The MHCP covers the northwestern coastal communities of Oceanside, Carlsbad, Encinitas, Solana Beach, Vista, San Marcos, and Escondido. The third subregional program, the San Diego County Multiple Habitat Conservation and Open Space Program (MHCOSP), is in early stages of development.

For areas protected by these HCPs, Proposed Project facilities would be permitted, although mitigation measures will be required to minimize or avoid impacts to the sensitive biological resources present. (See Section 6, Biological Resources, for a more detailed discussion of HCPs.)

4.2.3.3 Environmentally Sensitive Lands Regulations

For development projects proposed specifically within the City of San Diego, Environmentally Sensitive Lands regulations apply if the project would encroach upon certain resources, including:

- Sensitive biological resources;
- Steep hillsides;

- Coastal beaches;
- Sensitive coastal bluffs; and
- Special flood hazard areas.

The construction of the Proposed Project in an area considered to be environmentally sensitive by the City would require implementation of mitigation measures to reduce potential impacts to the sensitive area, such as erosion control and minimized excavation on steep slopes, avoidance of sensitive habitat or species in areas considered to feature sensitive biological resources. At least two Proposed Project facilities could be built on environmentally sensitive land, as identified in **Table 4-3**.

4.3 IMPACTS AND MITIGATION

4.3.1 Standards of Significance

The significance of potential land use impacts was determined based on CEQA guidelines (CCR §§ 15000-15387, Appendix G) and other relevant considerations. These guidelines identify certain thresholds that may be considered to determine whether an impact is significant. Using these thresholds, the Proposed Project would be considered to have significant land use impacts if it were to result in:

- Conflicts with sensitive land uses during construction;
- Permanent displacement of existing, developing, or approved urban/industrial buildings or activities over a substantial area (i.e., residential, commercial, industrial, extractive, governmental, or institutional);
- Conflicts with an existing right-of-way;
- Conflicts with any applicable land use plan, zoning ordinance, land use policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects, including applicable HCPs and environmentally sensitive lands; or
- Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

4.3.2 Impacts and Mitigation Measures

This section identifies the potentially significant adverse program-level impacts and required mitigation measures for the Proposed Project. **Table 4-4** presented at the end of this section identifies the potential program-level impacts of each of the Proposed Project facilities. This program-level analysis is not intended to describe or address the impacts in detail; detailed evaluations of the impacts of specific projects will be conducted as part of a site-specific CEQA review.

Unless otherwise noted, all identified impacts are considered to be potentially significant adverse impacts. Corresponding mitigation measures, unless otherwise noted, are expected to be sufficient to reduce impacts to a less than significant level.

Land Use Impact 1: *Construction of Proposed Project facilities could cause conflicts with sensitive land uses.*

Construction-related activities could have adverse impacts on sensitive land uses, such as residential neighborhoods, schools, hospitals, places of worship, and scientific institutions. These impacts are typically related to dust, noise and disruption of traffic flow and facility access and egress. In some cases, the use of heavy equipment, truck traffic, and construction machinery as well as the closure of traffic lanes or entire roads could disrupt the ability of these sensitive land uses to carry out their necessary functions.

Construction of some of the Proposed Project facilities would require the use of roads serving residential communities. In addition, some projects would be located adjacent to, or in close proximity to, residential neighborhoods. Construction-related fugitive dust emissions, truck traffic and construction noise have the potential to disrupt the relatively quiet setting of residential land uses and disrupt or delay access and egress to various neighborhoods. Similarly, construction-related traffic and noise have the potential to disrupt the operation of schools, places of worship, and scientific institutions where Proposed Project facilities would be located in close proximity.

More detailed discussions of traffic, noise, and air quality impacts are provided in Sections 7.3, 8.4 and 9.2, respectively.

Land Use Mitigation Measure 1:

Implement Traffic Mitigation Measures 1 and 2, and Noise Mitigation Measures 1, 2, and 3.

Implementation of these mitigation measures will reduce this impact to a less than significant level.

Land Use Impact 2: *Construction of Proposed Project facilities could result in the permanent displacement of existing, developing, or approved residential, commercial, industrial, extractive, governmental, or institutional land uses.*

In general, Proposed Project facilities would be built adjacent to existing Water Authority facilities, such as WTPs, reservoirs and existing pipeline routes. Based on preliminary review of the Proposed Project facilities at the program level, no displacements of residences, businesses, extractive, or other established land uses have been identified to date. However, future design considerations could necessitate the displacement of established or approved land uses. Should permanent displacement of an existing or approved land use be required, a significant land use impact would occur.

Land Use Mitigation Measure 2:

- a) For existing land uses that will be displaced by Proposed Project facilities, the Water Authority will compensate property owners at fair market value as determined by certified independent appraisers. For extractive industry impacts, this compensation will include loss of business for resources that could not be extracted.
- b) Relocation assistance will be offered to displaced residents and commercial businesses in accordance with the Water Authority’s Administrative Code and existing State law.

Land Use Impact 3: *Construction of Proposed Project facilities could conflict with existing rights-of-way and disrupt utility service.*

Given its geographic extent and regional population, the area where construction of Proposed Project facilities could take place includes numerous existing utilities and linear projects. Construction of various Proposed Project facilities have the potential to conflict with existing utility rights-of-way and linear facilities, such as roads, highways, transmission lines, gas and water pipelines, drainage ditches, and communication lines. In general, Proposed Project facilities would be designed and sited to avoid existing and approved utility rights-of-way to the extent practical.

Land Use Mitigation Measure 3:

- a) The construction contractor will coordinate construction activities with the operator of the affected utility to minimize disruption of service.
- b) Where relocation or modification of existing linear projects or disruption of service will result from Proposed Project construction, the Water Authority will negotiate appropriate compensation.

Land Use Impact 4: *Elements of the Proposed Project could be inconsistent with applicable land use plans, zoning ordinances, applicable HCPs or other land use planning objectives.*

While most general plans and zoning ordinances accommodate water infrastructure projects as a matter of policy, implementation of Proposed Project facilities could result in conflicts or inconsistencies with certain general plans and zoning ordinances within the service area. Similarly, certain projects could conflict with MSCP objectives established within the service area or impact areas deemed environmentally sensitive lands within the City of San Diego. In most cases, the projects would be designed and sited to minimize these conflicts and/or inconsistencies.

Land Use Mitigation Measure 4:

While zoning ordinances do not apply to the location or construction of facilities used for the production, generation, storage, or transmission of water (California Government Code Section 53091), the Water Authority will submit project proposals to the planning agencies of communities potentially affected for review of general plan conformity.

Land uses within the preserve areas are generally very limited, specifically those which are considered compatible with the need to permanently protect natural resources. Necessary public water infrastructure upgrades and new construction along with maintenance and operation activities required by the Water Authority to fulfill its mission statement are consistent with planned uses within the MSCP and MHCP. The Proposed Project facilities are expected to be incorporated into the subarea plans in a manner that will allow planned preserve areas and will conform to the appropriate subarea plan with regard to site design criteria and mitigation. The general guidelines collectively specified within the MSCP and MHCP will allow compatible development for these proposed projects in the appropriate areas.

4.4 EFFECTS FOUND NOT TO BE SIGNIFICANT

Operation of the Proposed Project facilities could result in conflicts with existing or planned land uses within the Water Authority's service area.

Once constructed, operation and maintenance of Proposed Project facilities would not conflict with existing or planned land uses within the Water Authority's service area.

Table 4-4					
Potential Program-Level Land Use Impacts of Proposed Project Facilities					
#	Project	Impact			
		1 ^a	2 ^b	3 ^c	4 ^d
Expand Internal System Capacity					
<i>Flow Regulatory Storage</i>					
1	Hubbard Hill FRS	X	X		
2	Slaughterhouse Terminal Reservoir	X			X
3	North County Distribution Pipeline FRS	X			
4	Mission Trails FRS II	X			X
	➤ Mission Trails Tunnel Pipeline and Vent Demolition	X			X
<i>Projects to Increase Regional Untreated Water Conveyance Capacity</i>					
5	Restore Untreated Water Delivery in La Mesa-Sweetwater Extension	X			
6	Second Crossover Pipeline	X	X	X	X
7	San Diego 24/25/26 FCF	X			
8	San Diego 12 FCF Expansion	X			
9	Lower Otay Pump Station	X			
10	Convert Pipeline 3 to Untreated Water from Crossover to Miramar	X			
Additional Water Treatment Capacity					
<i>Projects to Supplement Treated-Water Aqueducts</i>					
11	Padre Dam Pump Station Expansion	X	X		
12	Pipeline from Otay FCF 14 to Regulatory Reservoir	X	X	X	X
13	Poway Pump Station and Treated Water Connection	X	X		
14	Escondido-Vista WTP Connection				
	a) Escondido-Vista Pipeline Conversion	X			
	b) Escondido-Vista Pump Station	X			X
	c) Escondido-Dixon Pipeline	X	X	X	X
<i>Projects to Expand Regional Water Treatment Capacity</i>					
Options for Expanding Regional Treatment Capacity					
15a	Olivenhain WTP – 50 mgd Expansion	X			
15b	Weese WTP – 50 mgd Expansion	X			
15c	Red Mountain WTP – new 50 mgd plant	X		X	X
15d	Diversion Structure WTP – new 100 mgd plant	X		X	X
Additional Seasonal/Carryover Storage					
16	Additional San Vicente Dam Raise Beyond ESP	X			X
New Conveyance and Supply					
17	Phase I – Seawater Desalination: Project at Encina (50 mgd)				
	➤ Desalination Plant	X		X	X
	➤ Desalinated Water Conveyance Facilities	X	X	X	X
18	Expand Existing or Site New Seawater Desalination Plant*				
	Phase II – Seawater Desalination: Expand Capacity up to 100 mgd				
	Phase III – Seawater Desalination: Expand Capacity up to 150 mgd				
Seawater Desalination Site Options for Phases II and III:					
	a) San Onofre – at San Onofre Nuclear Generating Station	X	X	X	X
	b) Carlsbad – at Encina Power Station	X	X	X	X
	c) South Bay – at South Bay Power Plant	X	X	X	X
	d) Encina Water Pollution Control Facility	X	X	X	X
	e) South Bay Ocean Outfall Site	X	X	X	X

Table 4-4 (continued)	
Potential Program-Level Land Use Impacts of Proposed Project Facilities	
*	The ultimate level of seawater desalination development in the region would depend largely upon actual regional population growth, economics, availability of other high quality water sources, as well as an evaluation of the performance of the Encina seawater desalination facility, should it be approved and constructed.
a	Construction of Proposed Project facilities could cause conflicts with sensitive land uses.
b	Construction of Proposed Project facilities could result in the permanent displacement of existing, developing, or approved residential, commercial, industrial, extractive, governmental, or institutional land uses.
c	Construction of Proposed Project facilities could conflict with existing rights-of-way and disrupt utility service.
d	Elements of the Proposed Project could be inconsistent with applicable land use plans, zoning ordinances, applicable HCPs or other land use planning objectives.