

2.1 Land Use and Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.1.1 Setting

Introduction

The Lakeville Substation and the majority of the proposed transmission line route are within unincorporated Sonoma County. The Sonoma Substation is within the City of Sonoma’s jurisdiction. In addition, a portion of the transmission line is located within or overhanging Leveroni Road, a City of Sonoma street right-of-way.

Existing Land Uses

Regional

Sonoma County is located approximately 40 miles north of San Francisco and encompasses over one million acres of land and water. Open space and agricultural lands account for a great majority of Sonoma County acreage. As noted in **Table 2.1-1**, there are a wide range of land uses in Sonoma County; however, it is most well known for its agriculture and vineyards. Most of the transmission line route travels across the coastal hills of Sonoma County.

The eastern portion of the proposed transmission line route and the Sonoma Substation are within the city of Sonoma, a small historic community that encompasses approximately 2.2 square miles. Much of the land in Sonoma is used for residential purposes. Residential uses account for about 50 percent of all land in both the city and sphere of influence¹. Only 125 acres of land in the city and sphere of influence is vacant. The vast majority of residences in the City of Sonoma are located in the downtown core (north of Leveroni Road).

Local

Table 2.1-2 provides a summary of existing land uses in the vicinity of the Lakeville and Sonoma Substations and of parcels through which the transmission line would cross.

¹ The sphere of influence is the probable ultimate and physical boundaries and service area of the City as determined by the Sonoma County Local Agency Formation Commission.

**TABLE 2.1-1
LAND USE**

Type of Use	% of Total
Commercial & Industrial	4.4
Residential	21.7
Agricultural ^a	65.0
Recreational	0.6
Government	7.0
Other	1.3

^a Includes active and inactive agricultural lands, agricultural preserves, and open space contracts.

SOURCE: PG&E PEA (2004)

Lakeville Substation

The Lakeville Substation parcel is an approximately 5-acre site located to the east and north of the Adobe Creek Golf Course, to the west of agricultural land, and to the south of open space. Public access to the Substation is not allowed for security and public safety purposes.

Segment 1: 4.64 Miles

The terrain crossed by Segment 1 is rural, consisting mainly of the coastal hills of the Sonoma Mountains. Segment 1 traverses agriculture (vineyard) and open space land uses (see **Figure 2.1-1** and **Table 2.1-2**). Vineyards are at the beginning and at the end of the segment located between mileposts 0.4 – 1.5 and 4.2 – 4.6, respectively. Adobe Road is paralleled by the transmission line for approximately 0.3 miles. As noted on **Table 2.1-2**, the transmission line would cross rural residential parcels. The nearest residential structure to the transmission line is located immediately to the south of milepost 0.7. Segment 1 would be located within the existing PG&E right-of-way.

Segment 2: 0.85 Miles

Segment 2 is located on east-facing, sloping vineyard land. Segment 2 crosses agricultural and rural residential land uses. This segment is located west of Arnold Drive in a vineyard that is on flat land for 0.6 miles and on the east sloping hillside for 0.25 miles. Approximately 0.6 miles of Segment 2 are paralleled by Felder Road, south of Felder Creek. Several residences are located north of Segment 2, off of Felder Road, less than 100 feet from the proposed transmission line. Segment 2 traverses one rural residential property immediately west of the intersection of Arnold Drive and Leveroni Road; the closest residential structure on this parcel is approximately 350 feet from the transmission line. The Temelec senior-living residential subdivision is located to the south of Segment 2 (across a vineyard) at distances between 1,130 feet and 1,660 feet from the transmission line. Segment 2 would be located within the existing PG&E right-of-way.

**TABLE 2.1-2
EXISTING LAND USES AND GENERAL PLAN AND ZONING DESIGNATIONS**

Map ID ^a	APN	Use	General Plan Land Use Designation	Zoning	Overlay Combining Zone District
SEGMENT 1					
1	017-140-010	Lakeville Substation	Public/Quasi Public	PF	SR
2	017-130-008	Irrigated vineyard	LEA 70	LEA	VOH; B6
3	017-110-009	Irrigated vineyard	LEA 60	LEA	VOH
4	017-110-010	Irrigated vineyard	LEA 60	LEA	SR
5	017-120-001	Irrigated vineyard with residence	LEA 60	LEA	Z; B6
6	017-120-003	Pasture with residence	LEA 60	LEA	SR; B6
7	017-120-011	Pasture	LEA 60	LEA	Z; B6
8	017-100-007	Open space with residence	LEA 60	LEA	SR; Z; B6
9	017-100-009	Open space	LEA 60	LEA	Z; B6; G
10	017-100-006	Pasture	LEA 60	LEA	B6; G
11	142-011-004	Pasture	LEA 100	LEA	Z; B6
12	142-011-005	Pasture with residence	LEA 100	LEA	G; BR
13	142-031-015	Irrigated vineyard/primarily premium varietals	LEA 100	LEA	VOH; BR
SEGMENT 2					
13	142-031-015 (continued)	Irrigated vineyard/primarily premium varietals	LEA 100	LEA	VOH; BR
14	142-032-006	Irrigated vineyard	Rural Residential	AR	B6; VOH; SR; BR
SEGMENT 17					
15	142-032-007	Irrigated vineyard	LIA 20	LIA	B6
16	128-011-006	Irrigated vineyard/primarily premium varietals with residence	LIA 40	LIA	HD; Z; VOH; SR; B6
17	128-301-024	Irrigated vineyard/primarily premium varietals with residence	LIA 20	LIA	B6; SR; BR
18	128-012-002	Irrigated vineyard/primarily premium varietals	LIA 20	LIA	Z; F2; B6
19	128-311-060	Residence	Rural Residential	AR	VOH
20	128-311-039	Residence	Rural Residential	AR	VOH
21	128-311-010	Residence	Rural Residential	AR	VOH
22	128-311-057	Residence	Rural Residential	RR	VOH
23	128-311-056	Residence	Rural Residential	RR	VOH
24	128-311-043	Residence	Rural Residential	RR	VOH
25	128-311-044	Residence	Rural Residential	RR	VOH
26	128-311-065	Residence	Rural Residential	RR	VOH
27	128-311-008	Residence	Rural Residential	RR	VOH
28	128-311-045	Residence	Limited Commercial/ Gateway Commercial ^b	C1 / C-G ^b	VOH; SR
29	128-251-009	Sonoma Substation	Gateway Commercial	C-G	

PF = Public Facilities
AR = Agriculture and Residential
RR = Rural Residential
C1 = Neighborhood Commercial
C-G = Gateway Commercial
SR = Scenic Resources
LEA = Land Extensive Agriculture

VOH = Valley Oak Habitat
B6 = Combining District
Z = Second Unit Exclusion
G = Geologic Hazard
BR = Biotic Resource
HD = Historic Combining District
F2 = Floodplain
LIA = Land Intensive Agriculture

a See Figure 2.1-2.
b This parcel is within the jurisdiction of Sonoma County but is within the City of Sonoma's sphere of influence. The parcel is zoned C1 by Sonoma County and C-G by the City of Sonoma and is designated as *Limited Commercial* by the Sonoma County General Plan and *Gateway Commercial* by the City of Sonoma General Plan.

SOURCES: Sonoma County (2005); Sonoma County PRMD (1989) and (2004); City of Sonoma (1995) and (2003); ESA (2005)

Segment 17: 1.74 Miles

Land uses adjacent to Segment 17 include agricultural, open space, and residential. Almost all of Segment 17 is located within Sonoma County. City of Sonoma land is located to the north of Leveroni Road, crossed by the transmission line only where it enters the Sonoma Substation. For the western portion of Segment 17 (west of Sonoma Creek), the nearest residence to the transmission line is approximately 350 feet to the south, at milepost 5.6. East of Sonoma Creek, the proposed transmission line is bordered by more heavily-developed residential land. East of Sonoma Creek (mile 6.7 – 6.95), vineyards are located to the south of Leveroni Road and residences are located to the north. East of mile 7.0, there are residences to both the north and south of Leveroni Road. Segment 17 would be located within the existing PG&E right-of-way, along Leveroni Road.

Sonoma Substation

The Sonoma Substation occupies a 1.8-acre footprint. The land uses that surround the Sonoma Substation include residential (single-family and apartments) to the north, west, and south, as well as commercial (a hotel) to the east.

2.1.2 Applicable Land Use Plans and Policies

California Public Utilities Commission General Order No. 131-D

The California Public Utilities Commission (CPUC) has sole and exclusive jurisdiction over the siting and design of the project because it authorizes the construction and maintenance of investor-owned public utility facilities. Although such projects are exempt from local land use and zoning regulations and permitting, General Order No. 131-D, Section III.C requires “the utility to communicate with, and obtain the input of, local authorities regarding land-use matters and obtain any non-discretionary local permits” (CPUC, 1994). Non-discretionary local permits include permits that would not require approval from a local decision-making body such as a planning commission or city council.

1989 Sonoma County General Plan

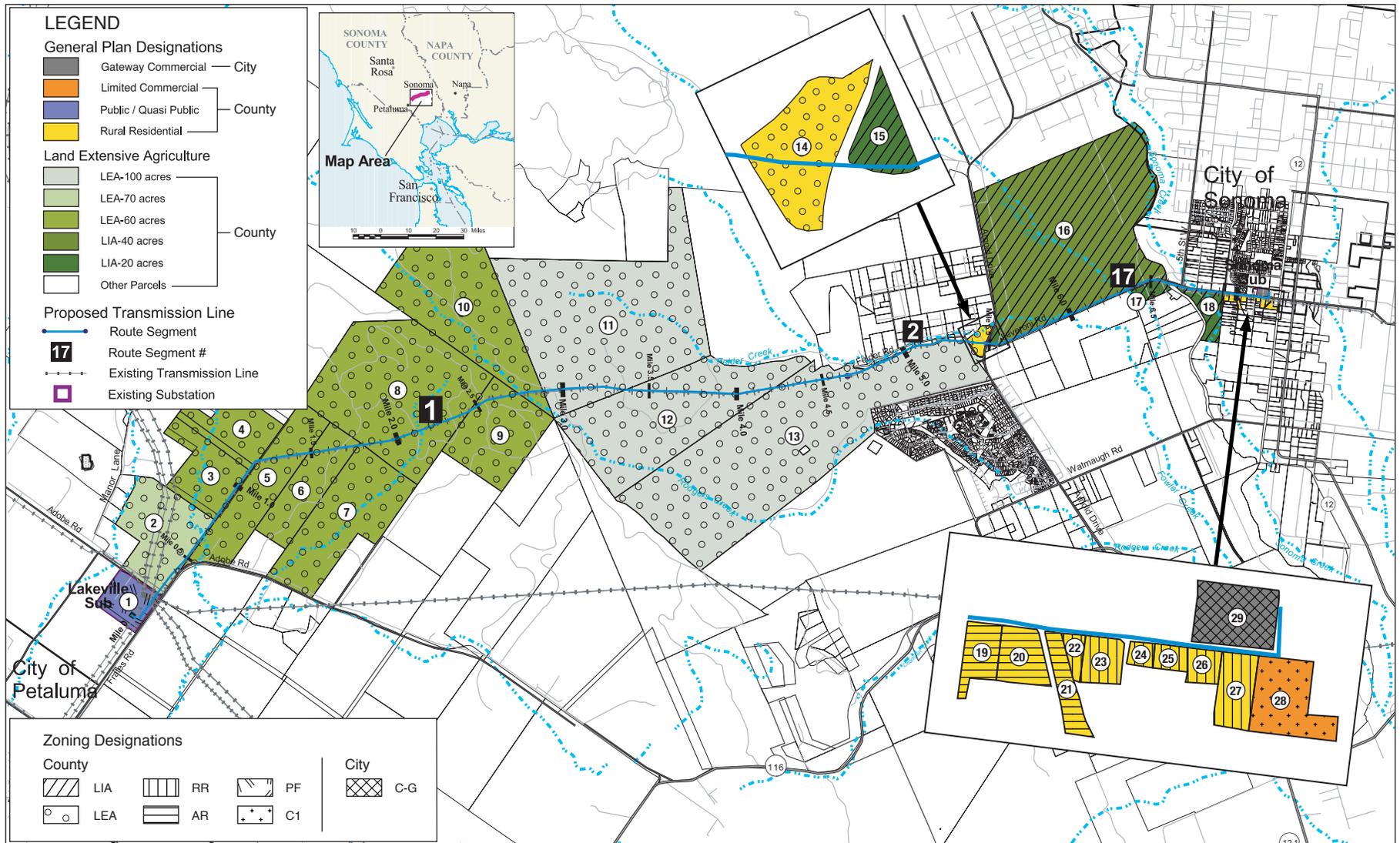
Nearly all of the 7.23-mile transmission line would traverse Sonoma County land (see **Figure 2.1-1**). The 1989 Sonoma County General Plan is the County’s long-range planning document, of which the broad purpose is to express policies which will guide decisions on future growth, development, and conservation of resources through 2005 in a manner consistent with the goals and quality of life desired by the county's residents. The County is currently conducting a General Plan Update which will guide development through 2020; however, since this new 2020 General plan has not yet been adopted, this analysis is based on the 1989 Sonoma County General Plan.

As identified in **Table 2.1-2**, the project area is currently designated by the General Plan for *Public / Quasi Public*, *Rural Residential*, *Land Extensive Agriculture*, and *Limited Commercial uses*. The *Public / Quasi Public* land use designation includes sites which serve the community or public need and are owned or operated by government agencies, non profit entities, or public

utilities. Permitted uses include schools, churches, libraries, governmental administration centers, fire stations, cemeteries, airports, hospitals, sewage treatment plants, waste disposal sites, and other approved public uses. The *Rural Residential* land use designation provides for very low density residential development on lands which have few, if any, urban services but which have access to county maintained roads. Primary permitted uses include detached single family homes. Secondary permitted uses include attached dwellings, farming, small-scale animal husbandry, home occupations, small scale home care and group care facilities, public and private schools and churches, and other uses incidental to and compatible with the primary use. The purpose of the *Land Extensive Agriculture* land use designation is to enhance and protect lands capable of and generally used for the production of food, fiber, and plant materials. Soil and climate conditions typically result in relatively low production per acre of land. The objective in land extensive agricultural areas is to establish and maintain densities and parcel sizes which are conducive to continued agricultural production. Permitted uses in the *Land Extensive Agriculture* designation include agricultural production, agricultural processing, agricultural services, visitor serving uses (such as tasting rooms and bed and breakfast inns), agricultural employee housing, other resource uses (such as surface mining operations), and other uses (such as schools, churches, and granges). The *General Commercial* designation provides sites for intense commercial uses which serve a mix of business activities and the residential and business community as a whole rather than a local neighborhood. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. This category is also intended to provide opportunities for a mix of residential and commercial use in urban service areas. All commercial uses except regional shopping centers are allowed in this designation. The *Limited Commercial* designation allows a smaller range of commercial uses and may be applied to areas either outside or inside urban service areas. In rural community areas, this category may limit commercial uses to retail and service uses which are local-serving. **Figure 2.1-2** shows existing General Plan land use designations of the parcels through which the Proposed Project would cross.

The Land Use and Public Facilities Elements of the General Plan include the following goals, objectives, and policies that are applicable to the Proposed Project:

- Objective LU-9.1: Accomplish development on lands with important biotic resources and scenic features in a manner which preserves or enhances these features.
- Goal PF-2: Assure that public utility sites are available to meet the future needs of Sonoma County residents.
- Objective PF-2.10: Locate and design public utility transmission, distribution and maintenance facilities to minimize adverse effects on natural and scenic resources.
- Objective PF-2s: Public utility facilities other than transmission line corridors may be designated as "public/quasi-public" on the land use map. Allow consideration for minor facilities in any land use category where they are compatible with the neighborhood character and preservation of natural and scenic resources.



SOURCES: Sonoma County PRMD (1989); Sonoma County Assessor (2005); City of Sonoma (2003); City of Sonoma (1995); and EDAW (2004)

Lakeville-Sonoma 115 kV Transmission Line Project / 204202 ■

Figure 2.1-2
Sonoma County General Plan
Land Use and Zoning Designations

- **Objective PF-2t:** Review proposals for new transmission lines or acquisition of easement for new transmission lines for consistency with general plan policies. Request, wherever feasible, that such facilities not be located within areas designated as community separators or biotic resource areas. Give priority to use of existing utility corridors over new corridors.
- **Objective PF-2v:** Consider requiring the under-grounding of new electrical transmission and distribution lines where appropriate in designated open space areas and in selected urban areas. Where feasible and under Public Utility Commission (PUC) rules, convert existing overhead lines to underground facilities in urban areas.
- **Objective PF-2w:** Encourage consolidation of multiple utility lines into common utility corridors wherever practicable (Sonoma County PRMD, 1989).

Sonoma County Zoning Ordinance

The Sonoma County Zoning Ordinance was adopted to promote and protect the public health, safety, peace, comfort, convenience, and general welfare. The Ordinance establishes various districts within the unincorporated territory of the county and designates lawful permitted uses, and uses which may be approved through the use permit process. County zoning districts provide more detailed regulations about the type of uses that can occur within Sonoma County land use designations.

The project crosses the following County zoning districts: Public Facilities (PF), Land Extensive Agriculture (LEA), Land Intensive Agriculture (LIA), Agriculture and Residential (AR), Rural Residential (RR), and Neighborhood Commercial (C1) (see **Figure 2.1-2** and **Table 2.1-2**).

The intent of the PF district is “to provide sites which serve the community or public need and to protect these sites from encroachment of incompatible uses.” Permitted uses include among other things, facilities for the production or generation of electrical energy by a special district; special district electrical substation facilities receiving less than 100,000 volts; special district facilities approved subject to Public Utilities Code Section 12808.5 (electrical transmissions and distribution lines). In addition, public utility buildings and public service or utility uses, including but not limited to, electrical substations receiving more than 100,000 volts are permitted with a use permit. The PF zone has a height limit of 35 feet for the main building and 15 feet for accessory buildings.

The LIA zone is intended to enhance and protect lands best suited for permanent agricultural use and capable of relatively high production per acre of land. Uses permitted in the LIA zone include raising farm animals, beekeeping, horticulture operations, agricultural support services, some residential uses, and farmworker housing. The LEA zone is intended to enhance and protect lands best suited for permanent agricultural use and capable of relatively low production per acre of land. Permitted uses in the LEA zone closely parallel permitted uses for the LIA zone. The AR zone provides lands for raising crops and farm animals in areas designated primarily for rural residential use and the RR zone seeks to preserve the rural character and amenities of those lands best utilized for low-density residential development. Rural residential uses are intended to take precedence over permitted agricultural uses in the RR zone. The purpose of the C1 zone is to

provide areas which permit various retail business, service, and professional activities in rural neighborhoods and within urban service areas. Permitted uses include neighborhood retail businesses, restaurants, banks, business offices, accessory buildings, day cares, community care facility, beekeeping, commercial telecommunication facilities, small wind energy systems, and other nonresidential uses as approved by the planning director (Sonoma County PRMD, 2004).

Sections 26-18-020(j) and 26-16-020(n) of the Zoning Ordinance states that minor public service uses or facilities are allowed within the RR and AR zones with a use permit; however, these sections except transmission lines from this provision (Sonoma County PRMD, 2004).

There are several overlay “combining” zone districts in the project area, including Valley Oak Habitat (VOH), Scenic Resources (SR), Geologic Hazard (G), Combining Districts (B), Second Unit Exclusion (Z), Floodplain (F2), Biotic Resource (BR), and Historic Combining District (HD). **Table 2.1-2** provides a list of parcels through which the proposed project would cross that are within overlay combining zone districts. Further details regarding these applicable combining zone districts are provided in **Table 2.1-3**.

City of Sonoma General Plan

The Sonoma Substation parcel at the east end of the route is located within the City of Sonoma (see **Figure 2.1-1**). It is adjacent to the “Four Corners” gateway into the City of Sonoma (i.e., the Broadway/Highway 12 & Leveroni/Napa Road intersection). In addition, a portion of Leveroni Road (0.05-mile east of Harrington Road to Broadway) is included within the City’s boundary. The transmission line poles along this stretch of Leveroni Road are under a franchise agreement with the City of Sonoma, which allows PG&E the right to place transmission line in or overhanging the city street right-of-way.

The City of Sonoma 1995-2005 General Plan is intended to guide long-range planning which will guide decisions on future growth, development, and conservation of resources through 2005.

The Sonoma Substation is currently designated by the General Plan as *Gateway Commercial*. Additionally, the easternmost parcel through which the Proposed Project would cross is within the City of Sonoma’s sphere of influence and is designated by the City of Sonoma General Plan as *Gateway Commercial*. In addition, the transmission line that would be located within the City of Sonoma’s Leveroni Road right-of-way is adjacent to properties designated as *Park, Medium Density Residential*, and *Gateway Commercial*. The *Gateway Commercial* designation is applied to the Four Corners area and is intended to provide high-quality neighborhood- and visitor-serving office and retail development while implementing a coordinated design program for the area, in keeping with its status as a gateway to the community and in recognition of the need for buffering existing and planned residential development. Building heights are limited to 30 feet in the *Gateway Commercial* designation.

The Community Development Element of the City of Sonoma General Plan includes the following policies that are applicable to the Proposed Project:

**TABLE 2.1-3
APPLICABLE OVERLAY COMBINING ZONE DISTRICTS**

Overlay Combining Zone	Purpose
Valley Oak Habitat (VOH)	To protect and enhance valley oaks and valley oak woodlands and to implement the provisions of Section 5.1 of the general plan resource conservation element.
Scenic Resources (SR)	To preserve the visual character and scenic resources of lands in the county and to implement the provisions of Sections 2.1, 2.2 and 2.3 of the General Plan Open Space Element.
Geologic Hazard (G)	To reduce unnecessary exposure of people and property to risks of damage or injury from earthquakes, landslides and other geologic hazards in the Alquist-Priolo Special Studies Zone and to implement the provisions of Section 2.3 of the General Plan Public Safety Element.
Combining Districts (B)	To specify residential density and/or minimum parcel or lot size for a particular parcel, lot, or area.
Second Unit Exclusion (Z)	To provide for the exclusion of second units in the following areas: a) Areas where there is an inadequate supply of water for drinking or firefighting purposes; b) Areas where there are inadequate sewer services or danger of groundwater contamination; c) Areas where the addition of second units would contribute to existing traffic hazards or increase the burden on heavily impacted streets, roads or highways; and d) Areas where, because of topography, access or vegetation, there is a significant fire hazard.
Floodplain (F2)	To provide for the protection from hazards and damage from flood waters.
Biotic Resource (BR)	To protect biotic resource communities including critical habitat areas and riparian corridors for their habitat and environmental value and to implement the provisions of Sections 3.1 and 3.2 of the General Plan Open Space Element.
Historic Combining District (HD)	To protect those structures, sites, and areas that are remainders of past eras, events and persons important in local, state, or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the County and its communities.

SOURCE: Sonoma County PRMD (2004)

- **Policy 2:** Utility extensions shall not occur outside the sphere of influence except in cases of a public health emergency or in conformance with a specific plan developed for Eighth Street East.
- **Policy 10:** Maintain active participation and, whenever possible, direct City representation on organizations such as the school district, the Sonoma County Transportation Authority, the Open Space District, the Local Area Formation Commission, the Waste Agency and other county-wide and regional bodies.
- **Policy 26:** The following locations shall be designated as gateways and shall be developed and improved with landscaping and other improvements to clearly mark the entrances to Sonoma:
 - Broadway/Leveroni/Napa Road (Four Corners)
 - Leveroni Road/Sonoma Creek. (City of Sonoma, 1995)

City of Sonoma Development Code

The City of Sonoma Development Code, which carries out the policies of the City of Sonoma General Plan by classifying and regulating the uses of land and structures within the City of Sonoma, contains the City's complete set of zoning and subdivision regulations. The Development Code is adopted to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in the City. Development Code applies to all land uses, structures, subdivisions, and development within the City of Sonoma.

The Sonoma Substation parcel is currently zoned C-G – Gateway Commercial (City of Sonoma, 2003). The C-G zoning district is applied to the Four Corners and Verano Triangle areas, prominent commercial entrances into the City that require sensitive site design. The maximum residential density is 20 dwelling units per acre. The C-G zoning district is consistent with the *Gateway Commercial* land use designation of the General Plan. Allowable uses in the C-G district include recycling facilities, libraries and museums, accessory retail uses, art, antique, collectible, and gift sales, furniture, furnishings, and equipment stores; general retail; grocery stores; plant nurseries and garden supply stores, second hand stores, banks and financial services, child day care facilities, governmental and public facilities, personal services, and public utility equipment (City of Sonoma, 2003). The easternmost parcel through which the Proposed Project would be adjacent to within the City of Sonoma's sphere of influence is also zoned C-G.

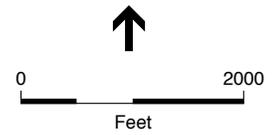
Sonoma County Agricultural Preservation District

The Sonoma County Agricultural Preservation and Open Space District (Sonoma County APOSD) is a farmland and open space preservation program. The intent of the APOSD is to further State policy on the preservation of open space and to implement the Open Space and Agricultural Resources Elements of the 1989 Sonoma County General Plan (Sonoma County APOSD, 2005).

The Sonoma County APOSD currently holds a *Deed and Agreement Conveying a Conservation Easement and Assigning Development Rights* that applies to land currently owned by the Sonoma Mountain Institute, through which a portion of the transmission line would cross (pole numbers 33 through 39) (see **Figure 2.1-3**). The Sonoma Mountain Institute property (Assessor's Parcel Number 017-100-024) is located at 4080 Manor Road in Petaluma, California and comprises approximately 380 acres of land. The property is currently used for research demonstrations in connection with the purposes of the Sonoma Mountain Institute, which are to sustain, manage, restore, and rehabilitate open space and other property dedicated to conservation goals and objectives. The Sonoma Mountain Institute property currently has a conservation easement with the Sonoma County APOSD that places approximately 211 of the 380 acres into a designation called *Forever Wild*, through which the Proposed Project would cross (Haley & Bilheimer, 2005). The stated purpose of the easement is "to preserve open space, natural, scenic and agricultural values of the Property and to prevent any uses of the Property that will significantly impair or interfere with those values" (Sonoma County APOSD, 1995).



- — — Sonoma Mountain Institute Property
- 30-foot wide PG&E Existing Easement
- Parcel Boundary
- Poles to be replaced



SOURCE: PG&E (2005)

Lakeville-Sonoma 115 kV Transmission Line Project / 204202 ■

Figure 2.1-3
 Sonoma Mountain Institute Property
 and Existing PG&E Easement

2.1.3 Land Use Impacts and Mitigation Measures

a) **Physically divide an established community: *less than significant impact.***

The substations and transmission line corridor are currently occupied by similar electrical transmission facilities (two substations and transmission line). Under the proposed project, PG&E would construct a new 115 kV transmission line on a rebuilt version of its existing single-circuit 115 kV transmission line, thus co-locating the two circuits onto a single set of poles.

The existing transmission line runs through or adjacent to several agricultural and residential areas along the public right-of-way through unincorporated areas of Sonoma County and within the city of Sonoma. Addition of an additional circuit to an existing transmission line would not constitute a physical barrier to established or contemplated communities. Therefore, the Proposed Project would have a less than significant impact to the physical division of an established community because the transmission line uses an existing right-of-way and no new communities have developed on opposite sides of the line.

b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect: *less than significant with mitigation incorporated.***

To determine the Proposed Project's consistency with applicable plans and policies, the following land use consistency analysis is provided. The CPUC has sole and exclusive jurisdiction over the siting and design of the Proposed Project. As discussed in the Setting, although the Proposed Project is exempt from local land use and zoning regulations and permitting, General Order No. 131-D, Section III.C requires "the utility to communicate with, and obtain the input of, local authorities regarding land-use matters and obtain any non-discretionary local permits." This land use consistency analysis with these plans and policies is provided for informational purposes.

1989 Sonoma County General Plan

The Lakeville Substation site is currently designated by the Sonoma County General Plan as *Public / Quasi Public*. The Proposed Project includes modification of the substation yard with existing landscape along Frates Road to provide screening and installation of facilities to support a 115 kV line position. One new tubular steel pole would be located at the Substation. All proposed modifications and improvements to the existing Lakeville Substation would occur within the existing footprint of PG&E substation property. The substation is a site which serves the community or public need and is owned and operated by a public utility, which is consistent with the General Plan's intent for the *Public / Quasi Public*-designated land that the Lakeville Substation occupies.

The transmission line would traverse properties designated by the General Plan for *Land Extensive Agriculture* and *Rural Residential* uses as well as one parcel designated for *General Commercial* use. The Proposed Project would result in the installation of a new transmission line along the same route as PG&E's existing 115 kV transmission line. The new transmission line would not result in significant changes to the land uses of the parcels through which it traverses since an existing transmission line is currently located along the same corridor. In general, PG&E's easement, through which the Proposed Project would traverse, is a pre-existing, non-conforming use², that has been contemplated in the most recent adopted general plan. A continuation of that use (for the transmission line) would not be inconsistent with a general plan designation.

The Proposed Project would be consistent with General Plan Goal PF-2, which is to “[a]ssure that public utility sites are available to meet the future needs of Sonoma County residents.” The Proposed Project would also generally be consistent with General Plan Objective LU-9.2, which states “[l]ocate and design public utility transmission, distribution and maintenance facilities to minimize adverse effects on natural and scenic resources.” In addition, the Proposed Project would be almost wholly consistent with Objective PF-2t, which states “...[r]equest, wherever feasible, that such facilities [transmission lines] not be located within areas designated as community separators or biotic resource areas. Give priority to use of existing utility corridors over new corridors.” While the transmission line would be located in an existing utility corridor and would not be located in an area designated as a community separator, there are four parcels (parcels 12, 13, 14, and 17 as shown on **Figure 2.1-2**) that are designated biotic resource areas. However, neither project construction nor project construction access would occur within any closer than 350 feet from the biotic resource area on parcel 12. Project construction would occur near designated biotic resource areas on parcels 13, 14, and 17. However, the project would still be consistent with this policy in that the project does use an existing corridor and, where feasible, has avoided biotic resource areas.

Sonoma County Zoning Ordinance

The Lakeville Substation site is currently zoned PF (Public Facilities) and its existing use as a substation is consistent with the zoning designation with a use permit. As stated above, the Proposed Project includes modification of the substation yard and the addition of one new tubular steel pole. All proposed modifications and improvements at the existing Lakeville Substation would occur within the existing footprint of PG&E substation property. The PF zone has a height limit of 35 feet for the main building and 15 feet for accessory structures. The proposed modifications to the substation would include a dead end structure for the bus extension, which would be a maximum of 40 feet in height while the other bus support structures would be 9 feet high. Additionally, one new 60-foot high tubular steel pole would be located inside the substation. As neither the dead end structure nor the 60-foot high tubular steel pole would be encased in a building,

² A non-conforming use is a use that was legal at its commencement but subsequently forbidden by a change in the zoning ordinance.

the Proposed Project would not result in the addition of a main or accessory building that would exceed 35 feet in height.

The transmission line would traverse parcels zoned as LIA (Land Intensive Agriculture), LEA (Land Extensive Agriculture), AR (Agriculture and Residential), and RR (Rural Residential). None of these zoning districts is intended by the Zoning Ordinance to accommodate transmission lines. However, the transmission line would be constructed (and operated) within an existing easement owned by PG&E along an existing transmission line corridor. PG&E's easement, through which the Proposed Project would traverse, is a pre-existing, non-conforming use, which has been contemplated in the most recent revision to the Zoning Ordinance. A continuation of that use (for the transmission line) would not be inconsistent with the zoning designations.

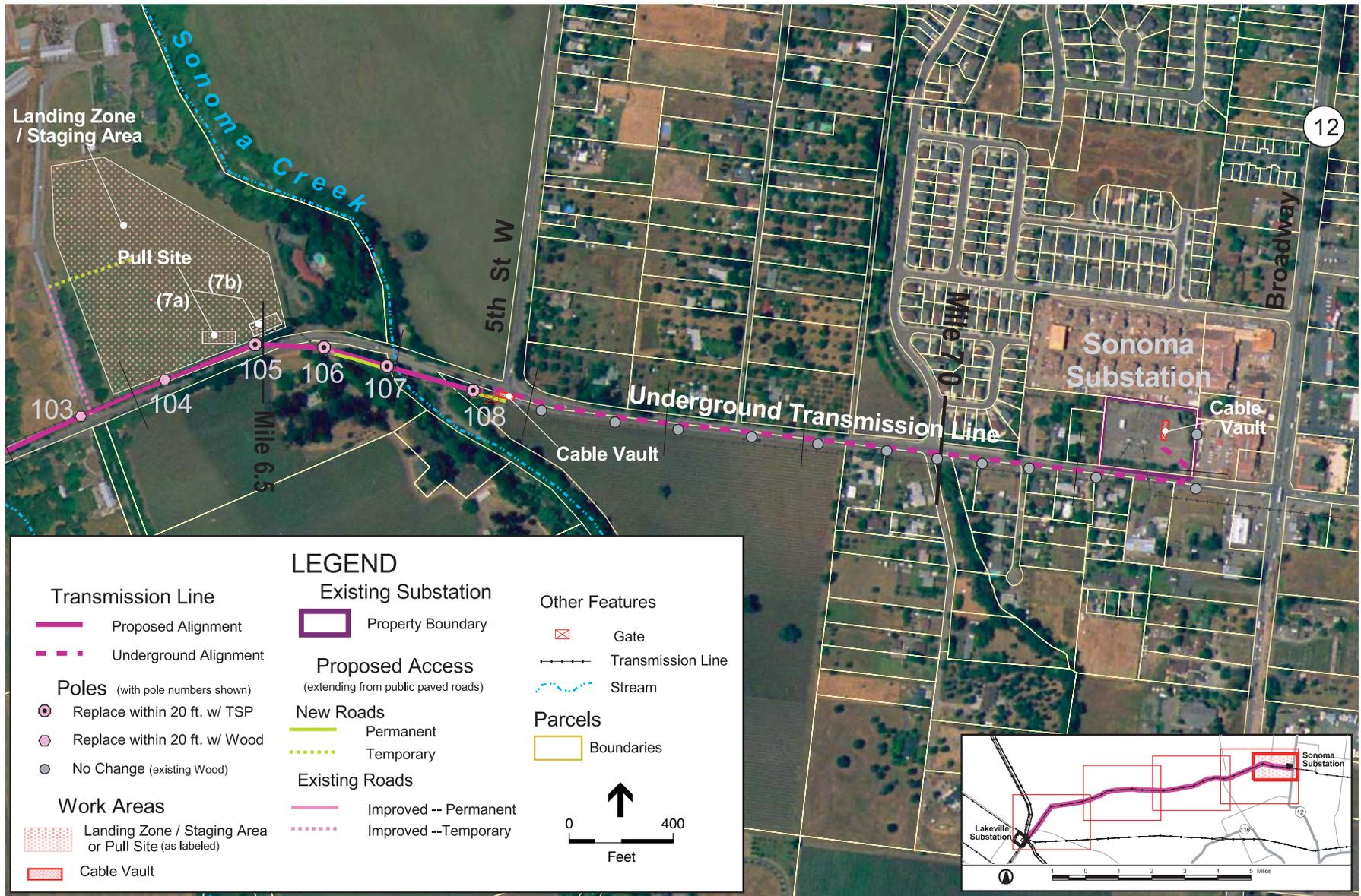
City of Sonoma General Plan

The Sonoma Substation site is currently designated by the City of Sonoma General Plan as *Gateway Commercial*. The Project proposes a dead end structure that would be a maximum of 45 feet in height and other bus support structures that would be 9 feet high. An existing 70-foot single-circuit wood pole would be replaced by an approximately 75-foot high tubular steel pole and a second existing wood pole would be moved a few feet. Low maintenance landscaping and irrigation would be added along Leveroni Road. All proposed modifications and improvements to the existing Sonoma Substation would occur within the existing footprint of the PG&E substation property.

Consistent with the *Gateway Commercial* designation, landscaping along Leveroni Road would be installed in recognition of the need for buffering existing and planned residential development. This landscaping is also consistent with City of Sonoma General Plan Policy 26, which identifies the Four Corners area as a designated gateway to “be developed and improved with landscaping and other improvements to clearly mark the entrances to Sonoma.” However, under the Proposed Project, the existing single-circuit wood transmission poles would be replaced with new double-circuit wood and tubular steel poles that would be 15 to 30 feet taller than existing poles along Leveroni Road from Fifth Street West to the Sonoma Substation. This portion of the proposed new transmission line in the city of Sonoma along with the new 75-foot high tubular steel pole at the Sonoma Substation would be inconsistent with the purpose of the *Gateway Commercial* district as an area in keeping with its status as a gateway to the community

Impact 2.1-1: The proposed substation improvements and a portion of the transmission line within the city of Sonoma from about Fifth Street West to the Sonoma Substation would be inconsistent with the City of Sonoma General Plan's intent for the *Gateway Commercial* designation. This would be a less than significant impact with implementation of Mitigation Measure 2.1-1.

Mitigation Measure 2.1-1: PG&E shall install the new 115 kV single-circuit transmission line underground beneath Leveroni Road from approximately Fifth Street West to the Sonoma Substation (see **Figure 2.1-4**), where the circuit would emerge through a substation riser structure and terminate on a substation bus



SOURCE: EDAW (2005)

Lakeville-Sonoma 115 kV Transmission Line Project / 204202 ■

Figure 2.1-4
Mitigation Measure 2.1-1
(Underground Transmission Line)

structure. Pole 108, which shall be configured to allow the new circuit to be transferred underground and the existing circuit to continue to the next existing pole, shall be the last overhead pole (a 75-foot tall tubular steel riser pole) of the proposed new transmission line. This underground portion of the new transmission line shall be designed and installed as described in Lakeville-Sonoma 115 kV Transmission Line Project Environmental Assessment Addressing Undergrounding 115 kV Transmission Line along Leveroni Road (between 5th Street West and Sonoma Substation) in the City of Sonoma (EDAW, 2005). **Figure 2.1-5** shows a typical cross section of an underground trench design.

With implementation of Mitigation Measure 2.1-1, the extra proposed 75-foot tubular steel pole on the Substation property would not be required. The existing 115 kV single-circuit transmission line, distribution lines, and communication wires would remain above ground along Leveroni Road as these components are part of the existing transmission line and therefore, a part of existing conditions for purposes of this Initial Study. As proposed, the Project would be entirely within or overhanging Leveroni Road under an existing agreement with the City of Sonoma for use of its right-of-way. However, with implementation of Mitigation Measure 2.1-1, PG&E would need to acquire an additional right-of-way easement along about 150 feet of the transmission line corridor on the south side of Leveroni Road from about 150 feet west of Fifth Street West. PG&E would not be able to begin project construction until after any and all necessary easements have been acquired. The acquisition of these easements would not result in any additional land use impacts because their acquisition would not result in a physical change to the environment nor would it result in any conflicts with existing plans and policies adopted for the purpose of mitigating or avoiding an environmental effect.

Additionally, the City of Sonoma General Plan states that building heights are limited to 30 feet in the *Gateway Commercial* designation. However, the Proposed Project would add a dead end structure that would be a maximum of 45 feet in height. As the dead end structure would not be encased in a building, the Proposed Project would not result in the addition of a building that would exceed 30 feet in height. Additionally, PG&E's easement, through which the Proposed Project would traverse, is a non-conforming or pre-existing use, that would have been contemplated in the City of Sonoma's latest adopted General Plan. A continuation of that use (for the transmission line) would not be inconsistent with the general plan.

Significance after Mitigation: Less than significant.

City of Sonoma Development Code

The Sonoma Substation site is currently zoned G-C (Gateway Commercial) and its existing use as a substation is consistent with the zoning designation, which permits

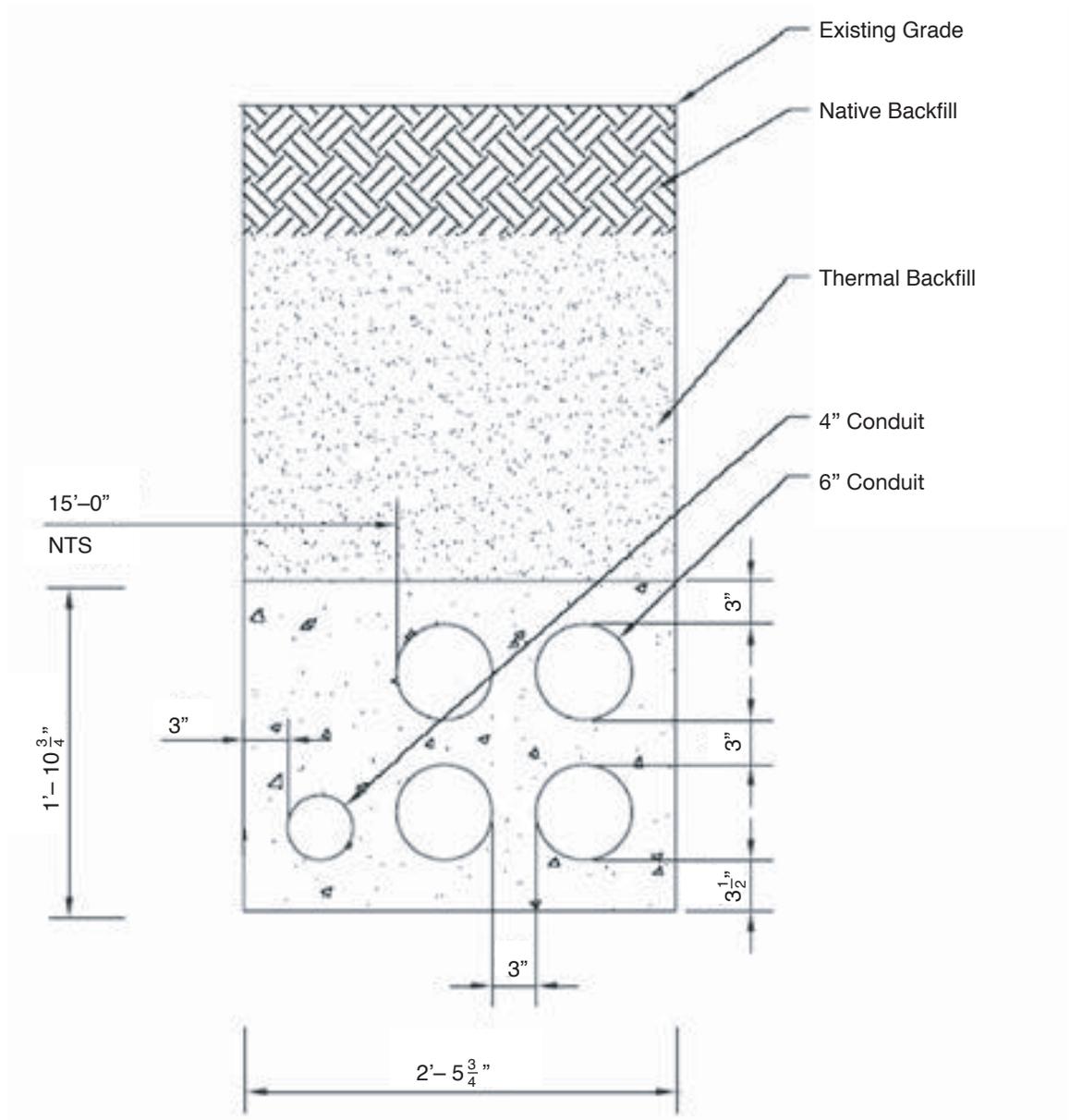


Figure 2.1-5
 Cross Section of the
 Underground Trench Design
 (for Mitigation Measure 2.1-1)

public utility equipment. The Proposed Project includes modification of the substation yard and the addition of one new tubular steel pole and these modifications also appear to be consistent with the C-G zoning district, which allows public utility equipment. Implementation of Mitigation Measure 2.1-1 would further ensure that any land use conflict impacts associated with the portion of the transmission line from about Fifth Street West to the Sonoma Substation would remain less than significant.

Sonoma County Agricultural Preservation and Open Space District Conservation Easement

A conservation easement is a private property interest in land that is negotiated between two private parties (in this case, Sonoma Mountain Institute and the Sonoma County APOSD). Therefore, the conservation easement is not an applicable land use plan, policy, or regulation adopted by an agency with jurisdiction over the project for the purpose of avoiding or mitigating an environmental effect. For this reason, the conservation easement is not relevant to, nor does it form the basis of a CEQA criteria or significance threshold. In any event, within the APOSD conservation easement, PG&E proposes to construct the project across PG&E's existing access routes, within an existing PG&E easement granted by court order in 1902, without adding new roads and without adding gravel to existing roads. Helicopters would be used for work in hard to reach locations within the APOSD's easement (PG&E, 2005a). However, if change to the easement or adjustments to the easement terms were necessary to accommodate PG&E's project, then PG&E would have to secure such alterations to the easement through negotiation or condemnation. Again, this topic relates to a private interest in real property and not to a potential land use impact to the physical environment, and thus, is not further pursued in this Initial Study.

c) **Conflict with any applicable habitat conservation plan or natural community conservation plan: *no impact.***

As discussed in Section 2.4, *Biological Resources*, the proposed project would not conflict with any applicable government-adopted habitat conservation plan or natural community conservation plan. Therefore, the Proposed Project would not result in any conflicts with an adopted habitat conservation plan or natural community conservation plan.

References – Land Use and Planning

California Public Utilities Commission (CPUC), 1994. *General Order No. 131-D*, adopted June 8, 1994, modified August 11, 1995.

City of Sonoma Community Development Department, 1995. *City of Sonoma 1995-2005 General Plan*, adopted August 30, 1995.

City of Sonoma, 2003. *City of Sonoma Development Code*, May 2003.

City of Sonoma, 2004. *City of Sonoma Background Report 2005-2020 General Plan Update*, May 2004.

EDAW, Inc., 2005. *Lakeville-Sonoma 115 kV Transmission Line Project Environmental Assessment Addressing Undergrounding 115 kV Transmission Line along Leveroni Road (between 5th Street West and Sonoma Substation) in the City of Sonoma*, April 29, 2005.

Haley & Bilheimer, Attorneys for Protestant Sonoma Mountain Institute, *Protest to Application of Pacific Gas and Electric Company for a Permit to Construct the Lakeville-Sonoma Transmission Line Project Pursuant to General Order 131-D*, January 2005.

Pacific Gas & Electric Company (PG&E), 2005a. *Application of Pacific Gas and Electric Company, a California Corporation, for a Permit to Construct the Lakeville-Sonoma 115 kV Transmission Line Project Pursuant to General Order 131-D Amendment to Application*, April 12, 2005, p. 3.

Pacific Gas & Electric Company (PG&E), 2005b. *Draft Preliminary Transmission Line EMF Management Plan, Lakeville-Sonoma 115 kV Transmission Line Project (Assuming Project Approved with CPUC-Proposed Mitigation Measure Requiring Undergrounding in and Near Sonoma)*, June 14, 2005.

Pacific Gas and Electric Company (PG&E), 2004. *Proponent's Environmental Assessment, Lakeville-Sonoma 115 kV Transmission Line Project*, November 2004. Prepared by EDAW.

Sonoma County Agricultural Preservation and Open Space District (Sonoma County APOSD), <http://www.sonoma-county.org/opensp/district/about.asp>, accessed May 13, 2005.

Sonoma County Agricultural Preservation and Open Space District (Sonoma County APOSD), 1995. *Deed and Agreement By and Between Peter G. Pfendler and the Sonoma County Agricultural Preservation and Open Space District Conveying an Easement and Assigning Development Rights*, September 18, 1995.

Sonoma County Assessor, *County Assessor's Parcel Maps*, viewed at Sonoma County Assessor's Office on May 19, 2005.

Sonoma County Permit and Resource Management Department (Sonoma County PRMD), 2004. *Sonoma County Zoning Regulations*, as updated March 23, 2004.

Sonoma County Permit and Resource Management Department (Sonoma County PRMD), 1989. *1989 Sonoma County General Plan*, adopted March 23, 1989.