

2.9 Land Use, Planning, and Policies

<u>Issues (and Supporting Information Sources):</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
9. LAND USE AND LAND USE 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"/>

Setting

Introduction

The Proposed Project and the northern portion of the Weed Segment are located within unincorporated Siskiyou County while the rest of the Weed Segment is located within the City of Weed.

Existing Land Uses

Proposed Project

A small segment of the Proposed Projects begins south of the Town of Montague on the west side of Montague Grenada Road at Pole 3/24. The route traverses south, crossing Montague Grenada Road twice, the Union Pacific Railroad once, and generally paralleling the road as it traverses through open space, ranch lands, and four farms and associated out buildings until it terminates at Pole 13/24.

The larger portion of the Proposed Project begins north of the Town of Grenada, on the eastern side of Siskiyou Road and the Union Pacific Railroad at the intersection of A12, Pole 11/28. The route generally parallels Siskiyou Boulevard and the railroad for approximately 3,000 feet through farm lands and at least two farms. Several residences within the Town of Grenada are located less than 500 feet west of this portion of the route. As the route continues south paralleling Siskiyou Road and the railroad, it crosses Interstate 5 (Pole 20/29 to Pole 21/29) and continues along this corridor until the intersection of Siskiyou Boulevard and an unnamed farm road, where the Lucerne Substation is located (Pole 13/31). Approximately 10 farms are interspersed along this portion of the route.

From the Lucerne Substation, the route generally parallels, to the north, an unnamed dirt farm road for approximately one mile before heading south through open space, ranch lands, and farm lands along the western side of Highway 5. At Pole 14/33, the alignment crosses Highway 5 and

continues south along the eastern side of Highway 5. This portion of the alignment also traverses open space, ranch lands and farmlands, as well as a number of smaller creeks.

At Pole 16/45, the route jogs eastward and is not visible from Highway 5 as it continues through open space, ranchlands, and farmlands, as well as wetland/marsh type habitats, while generally paralleling Slough Road until it returns to parallel Highway 5 for approximately 4,500 feet.

As the route continues south (Pole 18/38), it generally parallels Slough Road to the east until it crosses Slough Road (Pole 4/39) and continues on the west. Parks Creek and associated tributaries are traversed by the line from Pole 19/39 to Pole 3/49. A farm is located approximately 1,000 feet from the route at this location. The route continues south, crossing Slough Road (Pole 6/40) and a private driveway (Pole 7/40), continuing through open space, ranch lands and farm lands and crossing Slough Road twice more (Pole 4/41 and Pole 7/41).

Poles 15/41 through 18/41 traverse the Shasta River and associated tributaries. The route continues south through open space, ranchlands, and farmlands until Pole 3/43 where it traverses an unnamed stream and continues to cross Jackson Ranch Road and continues through wooded habitat until, at Pole 14/43, it begins to parallel Hoy Road for approximately 2,000 feet. Then the route heads west through open space, ranchlands, and farmlands to Pole 8/45.

From 8/45, due east to Pole 15/45, PacifiCorp does not have a right of way. This area is characterized by ranchlands and farmlands as well as wetlands, seeps, and creeks/tributaries.

Weed Segment

The Weed Segment, beginning at Pole 8/45, generally parallels a private unpaved driveway for approximately 300 feet where it begins traversing Jeffery Pine habitat, crossing one private driveway (Pole 18/45), until it reaches the Lincoln Heights neighborhood. There are upwards of 50 residences, one barbeque business and three churches within 500 feet of the route through the neighborhood. The route then continues through Jeffery Pine habitat, roughly paralleling Highway 97, until it terminates at the Weed Substation.

Regulatory Context

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 Proposed Project and Weed Segment 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.

Siskiyou County General Plan

The Siskiyou County General Plan is the County's long-range planning document and consists of eleven elements: land use, circulation, housing, open space, conservation, safety, noise, energy, geothermal, scenic highway, and seismic. The General Plan Land Use Element was most recently adopted in 1980 and the Energy Element was last adopted in 1993.

Land Use Element

The primary goal of the Land Use/Circulation Element of the Siskiyou County General Plan is to allow the physical environment to determine the appropriate future land use pattern that will develop in Siskiyou County. Contrary to conventional planning practice in which one master land use map indicates future land use patterns based primarily on social, political, and economic considerations, the Siskiyou County General Plan consider social, political, and economic factors. Its focus is for future development to occur in areas that are easiest to develop without entailing great public service costs, that have the least negative environmental effect, and that do not displace or endanger the county's critical natural resources (Siskiyou County, 1980).

The technique used for the development of the Land Use Element involved preparation of a series of overlay maps identifying development constraint areas. Constraints take the form of both natural, physical barriers or problems and those culturally imposed on the basis of resource protection. The combination of overlay maps provides a visual display of tones representing physical constraints in a particular geographic area in terms of the perceived effect of urban development. In identifying an absence of physical constraints, it also indicates where urban development may proceed without encountering known physical problems (Siskiyou County, 1980).

The Proposed Project would cross areas that have one or more of the following constraints: Slope, Erosion Hazard, Fire Hazard, Woodland Productivity, Flood Hazard, Surface Hydrology, Miller Mountain Deer Wintering, Water Quality–Not Potable, and Severe Septic Tank Limitations (Shaw-Ritter, 2006b). Table 2.9-1 provides an overview of each constraint category.

Energy Element

The Siskiyou County General Plan Energy Element states “[a]lthough many state and federal agencies maintain that their legal authorities preempt local permitting, most California counties continue to ask for and receive use permit applications from transmission facility developers.” The Energy Element contains the following goal and policies that would be applicable to the proposed project:

Goal – Energy Facilities: Thorough and expeditious evaluation of energy facility proposals; siting of such facilities in a timely, orderly, and environmentally-sound manner; and assurance of the compatible and environmentally-sound operation, maintenance, and eventual abandonment of such facilities.

Policy 31: Energy facilities shall only be approved if in compliance with all applicable provisions of the General Plan and Zoning Ordinance; and construction shall start only after all applicable federal, state, and local permits have been obtained and permit conditions satisfied.

**TABLE 2.9-1
 SISKIYOU COUNTY GENERAL PLAN CONSTRAINTS**

Constraint	Constraint Level	Description
Severe Septic Tank Limitation	Moderate	The ability of the soil to accept septic tank filter fields is an important determinant of rural housing development in Siskiyou County. While generally not perceived as a prohibition to rural development, this condition is an important determinant of development density in rural areas.
Excessive Slope	Moderate	Areas of 30% slope or greater indicate a general limitation but not a prohibition to development because of accessibility, site preparation, and sewage disposal difficulties in development.
Water Quality	High	Critical water quality areas primarily involve groundwater sources affected by certain heavy metals or minerals such as arsenic, sodium, chloride, and boron. Since water quality is addressed from its usefulness for human consumption, the areas of high arsenic concentrations are considered to be a high constraint.
Flood Hazard	High	Areas in the primary and secondary flood plains.
Surface Hydrology	High	This constraint contains all rivers, streams, lakes and other bodies of water use and precludes them from development.
Deer Wintering Areas	Varies	Areas providing winter habitat for deer concentrations. Permitted densities of development vary in these areas depending on land use patterns and intensity of use by deer as wintering area habitat.
Wildfire Hazard	High	High and extremely high wildfire hazards including areas with heavy vegetation on 40% or greater slopes. This constraint is applied to ensure careful treatment and project design in order that future populations will not be subjected to undue risks associated with wild land fires.
Woodland Productivity	Moderate – High	Site classes for woodland productivity are based on timbered soils; that is, present land use. Good agricultural land should support timber production but is not indicated because of historic use patterns. High suitability areas are shown as high and moderate constraints.
Erosion Hazard	Moderate	Areas with soils tending to erode heavily when disturbed by development are shown as a moderate constraint. This includes soil subject to both water and wind erosion.

SOURCE: Siskiyou County (1980)

Policy 32: In the absence of compelling or contravening considerations, energy facilities should not be sited in sensitive natural resource areas, including: unstable geologic or soil areas; floodplains; wetlands; habitat of fish or wildlife species of rare, threatened, endangered, or special concern status; known paleontological, archeological, ethnographic, or historical sites; or designated scenic areas. If siting in such areas is unavoidable, it shall be limited to the smallest possible portion of the energy facility in question, and shall be mitigated in accordance with CEQA.

Policy 33: Wherever possible, increased demand for energy transmission shall be accommodated with existing transmission facilities. Where new capacity is necessary, priority shall be given to upgrading or reconstruction of existing facilities, followed by new construction along existing facilities, followed by new construction along existing transmission or other utility corridors. Any new transmission facilities shall be sited so as to minimize interference with surrounding land-uses, and in ways that minimize their visual impacts.

Policy 34: The operation of energy facilities shall not violate, or threaten to violate, applicable environmental standards, including noise, wastes, pollutant discharges, or electronic discharges or interference.

(Siskiyou County, 1993)

Siskiyou County Zoning Ordinance

The Proposed Project would traverse parcels with *Prime Agricultural (AG-1)*, *Non-Prime Agricultural (AG-2)*, *Rural Residential Agricultural (R-R)*, *Multiple-Family Residential (RES-4)*, and *Heavy Industrial (M-H)* zoning designations (see Table 2.9-2 and Figures 2.9-1(a) through 2.9-1(h)). The AG-1 District is intended to be applied to land areas which are used or are suitable for use for intensive agricultural production. The AG-2 District is intended to provide an area where general agricultural activities and agriculturally related activities can occur. The R-R District is intended to provide an area where rural residential uses can be compatibly mixed with commercial agricultural activities. The RES-4 District is intended to provide an area of high density multi-family residential land uses and mobile home parks. Public utility buildings are permitted within the AG-1, AG-2, R-R, and RES-4 districts subject to obtaining a use permit. The purpose of the M-H District is to permit the normal operations of almost all industries (Siskiyou County, 1986).

**TABLE 2.9-2
 GENERAL PLAN AND ZONING DESIGNATIONS FOR THE PROPOSED PROJECT**

Map ID ^a	Assessor Parcel Number (APN)	Siskiyou County Zoning Designations
1	N/A Montague	
2	013-400-130	R-R
3	013-400-140	R-R
4	013-400-210	R-R
5	013-400-250	AG-2-B-40/AG-1
6	013-410-060	AG-2-B-40/AG-1
7	013-410-070	AG-2-B-40/AG-1
8	013-410-100	AG-2-B-40
9	013-410-110	AG-2-B-40/AG-1
10	N/A Union Pacific Railroad ^b	
11	013-410-080	AG-2-B-40
12	013-410-090	AG-2-B-40
13	013-420-250	AG-2-B-40
14	013-420-240	AG-2-B-40/AG-1
15	013-420-330	AG-2-B-40/AG-1
16	013-420-190	AG-2-B-40
17	013-420-220	AG-2-B-40/AG-1
18	013-420-200	AG-2-B-40/AG-1
19	013-430-580	AG-2-B-40/AG-1
20	013-430-220	AG-2-B-40/AG-1
21	013-430-060	AG-2-B-40/AG-1
22	013-370-430	AG-2-B-40
23	013-430-260	AG-1

TABLE 2.9-2 (continued)
GENERAL PLAN AND ZONING DESIGNATIONS FOR THE PROPOSED PROJECT

Map ID ^a	Assessor Parcel Number (APN)	Siskiyou County Zoning Designations
24	013-430-500	AG-2-B-40/AG-1
25	013-430-280	AG-1
26	013-430-510	AG-2-B-40/AG-1
27	013-430-410	AG-2-B-40/AG-1
28	013-430-290	AG-1
29	038-040-200	AG-1
30	038-040-430	AG-2-B-40/AG-1
31	038-040-220	AG-1
32	038-040-230	AG-2-B-40/AG-1
33	038-040-280	AG-2-B-40/AG-1
34	038-040-400	AG-1
35	038-040-440	AG-2-B-40/AG-1
36	038-040-330	AG-1
37	038-020-010	AG-1
38	038-020-030	AG-2-B-40/AG-1
39	038-020-080	AG-2-B-40/AG-1
40	038-020-070	AG-2-B-40/AG-1
41	038-020-120	AG-1
42	038-020-140	AG-2-B-40/AG-1
43	038-020-130	AG-2-B-40/AG-1
44	038-020-170	AG-1
45	038-020-180	AG-2-B-40/AG-1
46	038-120-090	AG-2-B-40/AG-1
47	038-120-080	AG-2-B-40/AG-1
48	038-120-110	AG-2-B-40/AG-1
49	038-120-150	AG-2-B-40/AG-1
50	038-130-040	AG-1
51	038-130-030	AG-1
52	038-130-050	AG-2-B-40/AG-1
53	N/A De Soza Lane	
54	038-130-060	AG-1
55	038-130-070	AG-2-B-40/AG-1
56	038-140-030	AG-2-B-40/AG-1
57	038-140-040	AG-2-B-40/AG-1
58	038-140-050	AG-1
59	038-140-060	AG-1
60	038-140-070	AG-1
61	038-140-110	AG-1
62	N/A County Road	
63	038-449-011	AG-1
64	038-420-221	AG-1
65	038-420-261	AG-1
66	038-420-331	AG-1
67	038-150-070	AG-2-B-40/AG-1
68	038-250-090	AG-1

TABLE 2.9-2 (continued)
GENERAL PLAN AND ZONING DESIGNATIONS FOR THE PROPOSED PROJECT

Map ID ^a	Assessor Parcel Number (APN)	Siskiyou County Zoning Designations
69	038-250-240	AG-1
70	038-250-260	AG-2-B-40/AG-1
71	038-260-100	AG-1
72	038-260-110	AG-2-B-40/AG-1
73	038-270-211	AG-1
74	038-270-221	
75	038-270-231	AG-1/AG-2-B-40
76	038-280-090	AG-2-B-40/AG-1
77	038-280-110	AG-2-B-40/AG-1
78	038-280-120	AG-2-B-40/AG-1
79	038-280-080	AG-2-B-40
80	022-400-020	AG-2-B-40/AG-1
81	022-400-060	AG-2-B-40
82	022-400-110	AG-2-B-40
83	022-400-120	AG-2-B-40
84	022-400-040	AG-2-B-40
85	022-190-110	AG-2-B-40
86	022-190-160	AG-2-B-40
87	022-410-150	AG-2-B-40
88	022-190-170	AG-2-B-40
89	022-190-080	AG-2-B-40
90	022-190-100	AG-2-B-40/AG-1
91	022-230-260	AG-2-B-40
92	022-230-290	AG-2-B-40
93	022-230-430	AG-2-B-40/AG-1
94	022-230-420	AG-1
95	022-230-520	AG-2-B-40
96	022-230-400	AG-2-B-40/AG-1
97	022-230-410	AG-2-B-40/AG-1
98	022-230-230	AG-2-B-40
99	022-230-530	AG-2-B-40
100	022-230-350	AG-2-B-40
101	022-230-540	AG-2-B-40
102	022-240-190	AG-2-B-40
103	020-060-010	AG-2-B-40
104	020-060-120	AG-2-B-40
105	020-060-030	AG-2-B-40
106	020-060-140	AG-2-B-40
107	020-060-150	AG-2-B-40
108	020-060-080	AG-2-B-40
109	020-080-370	AG-2-B-40/AG-1
110	020-080-220	AG-2-B-40/AG-1
111	020-080-180	AG-2-B-40/AG-1
112	020-080-270	AG-2-B-40/AG-1
113	020-080-280	AG-2-B-40/AG-1

**TABLE 2.9-2 (continued)
 GENERAL PLAN AND ZONING DESIGNATIONS FOR THE PROPOSED PROJECT**

Map ID ^a	Assessor Parcel Number (APN)	Siskiyou County Zoning Designations
114	020-080-090	AG-2-B-40/AG-1
115	020-090-590	AG-2-B-40/AG-1
116	020-090-490	AG-2-B-40/AG-1
117	020-090-560	AG-2-B-40/AG-1
118	020-090-580	AG-2-B-40
119	020-100-070	AG-2-B-40/AG-1
120	020-100-180	AG-2-B-40/AG-1
121	020-110-180	AG-2-B-40/AG-1
122	020-110-160	AG-2-B-40
123	020-110-190	AG-2-B-40
124	020-110-200	AG-2-B-40
125	020-110-100	AG-2-B-40/AG-1
126	020-130-030	AG-2-B-40/AG-1
127	020-120-010	AG-2-B-40/AG-1
128	020-120-040	AG-2-B-40/AG-1
129	020-120-050	AG-2-B-40/AG-1
130	020-120-060	AG-2-B-40/AG-1
131	020-120-070	AG-2-B-40
132	020-130-080	AG-2-B-40/AG-1
133	020-130-090	AG-2-B-40/AG-1
134	020-380-030	AG-2-B-40
135	020-380-090	AG-2-B-40
136	020-380-140	AG-2-B-40
137	020-380-220	RES-4/C-U
138	020-380-160	AG-2-B-40
139	020-400-130	AG-2-B-40

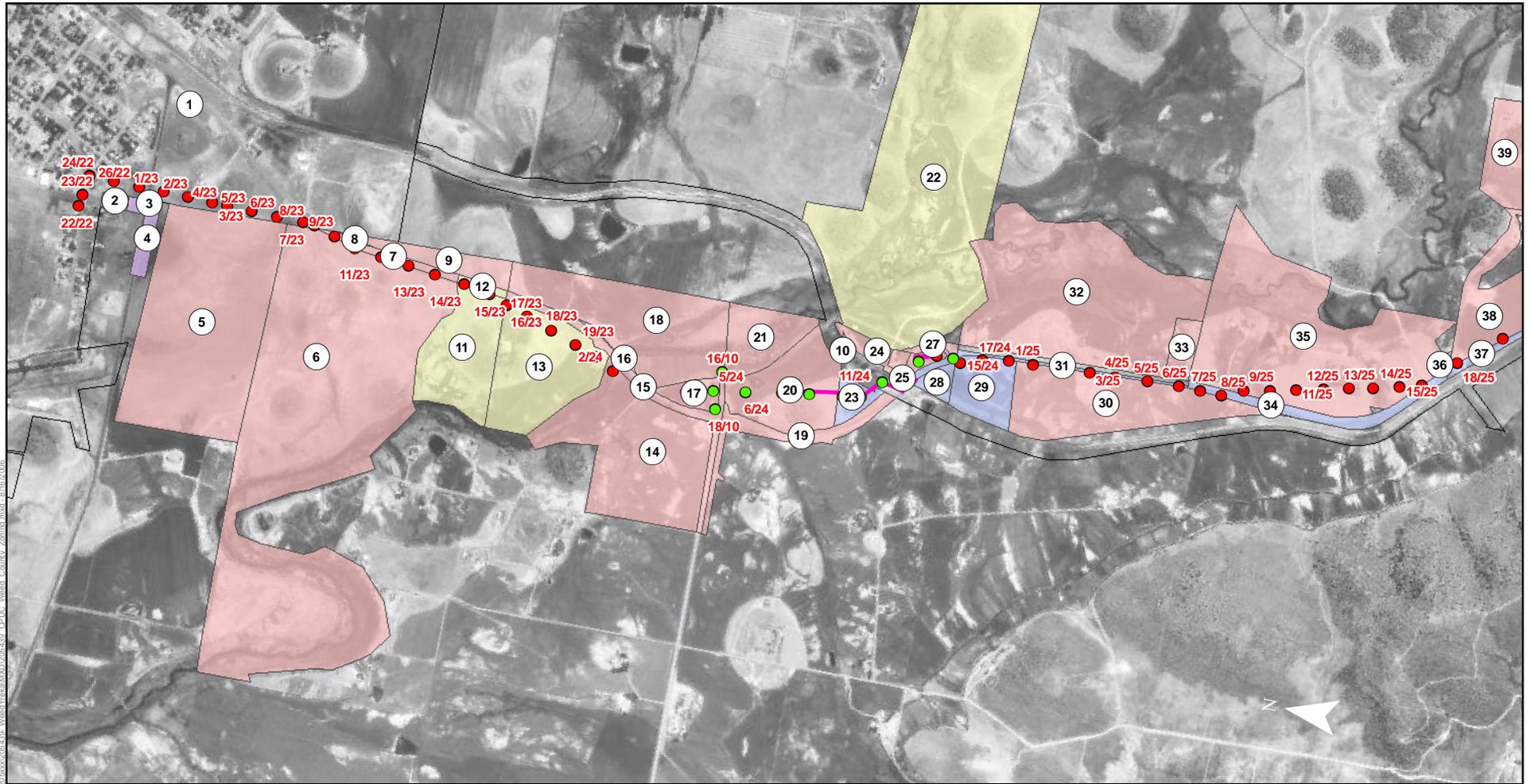
^a See Figures 2.9-1 and 2.9-2.

^b As Union Pacific acquired the Southern Pacific Railroad in 1996, older maps may still indicate this parcel as belonging to Southern Pacific.

SOURCES: Shaw-Ritter (2006a, 2006b)

City of Weed General Plan

The City of Weed General Plan Land Use Element designates the proposed general distribution, location, and extent of land uses for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private land uses. The majority of the Weed Segment, which would include the upgrade of an existing transmission line from 69 kV to 115 kV from Pole 8/45 heading south to the Weed Substation, a temporary substation, removal of the existing substation, a new permanent substation, and removal of the temporary substation, would be located on land within the jurisdiction of the City of Weed. In addition, a small segment of the Proposed Project would be located within the City of



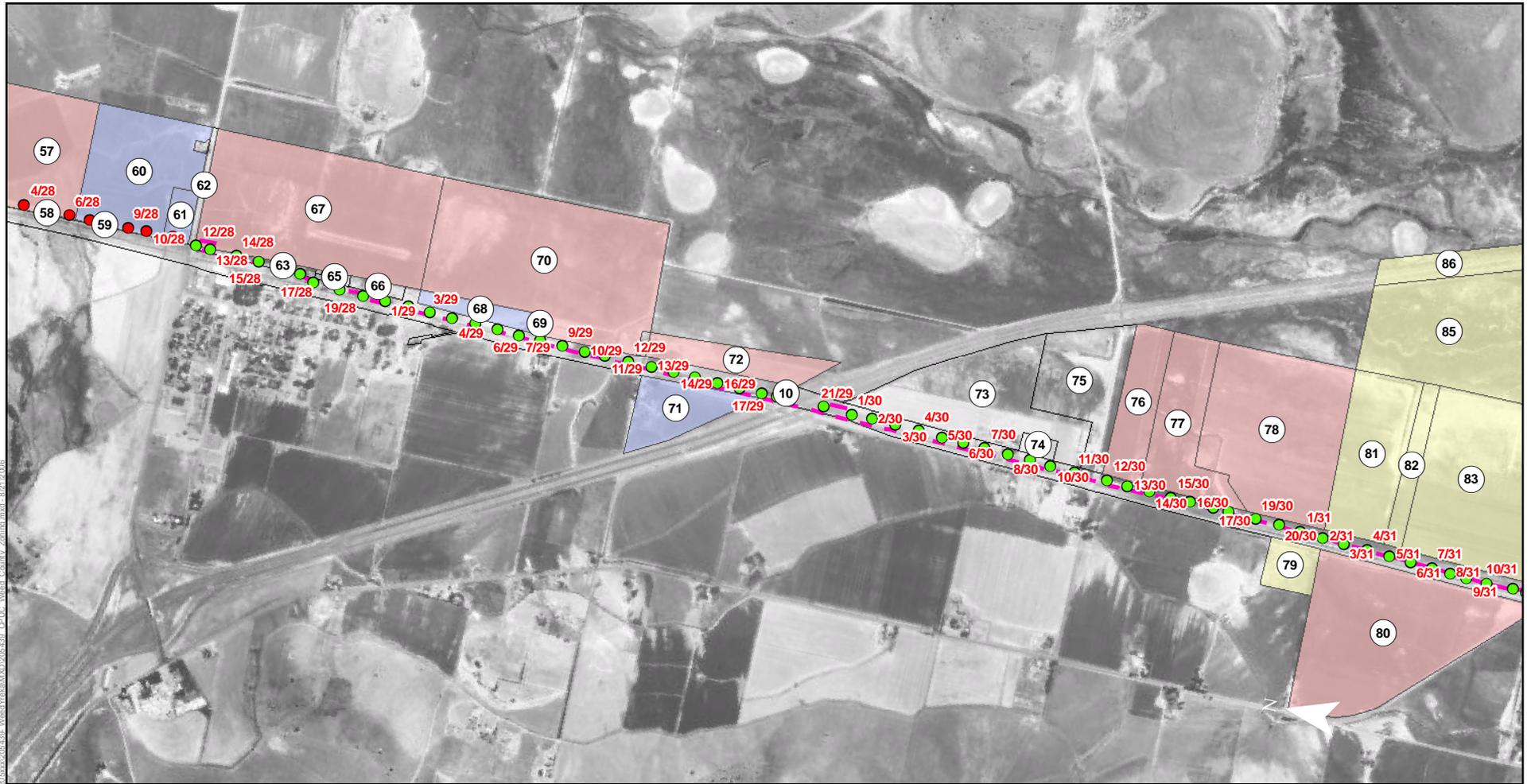
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<ul style="list-style-type: none"> ● Proposed Pole Location ● Existing Pole Location Existing Access Road New Access Road 	<p>Siskiyou County Zoning</p> <ul style="list-style-type: none"> AG-1 AG-2-B-40 AG-2-B-40/AG-1 	<ul style="list-style-type: none"> M-H R-R RES-4/C-U Pull/Tension Site 		
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SOURCES: ESA (2006), PacifiCorp (2006), GlobeXplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(a)
Siskiyou County Zoning Detail



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<ul style="list-style-type: none"> ● Proposed Pole Location ● Existing Pole Location Existing Access Road New Access Road 	Siskiyou County Zoning <ul style="list-style-type: none"> AG-1 AG-2-B-40 AG-2-B-40/AG-1 M-H R-R RES-4/C-U Pull/Tension Site 		
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SOURCES: ESA (2006), PacifiCorp (2006), GlobeExplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(b)
Siskiyou County Zoning Detail



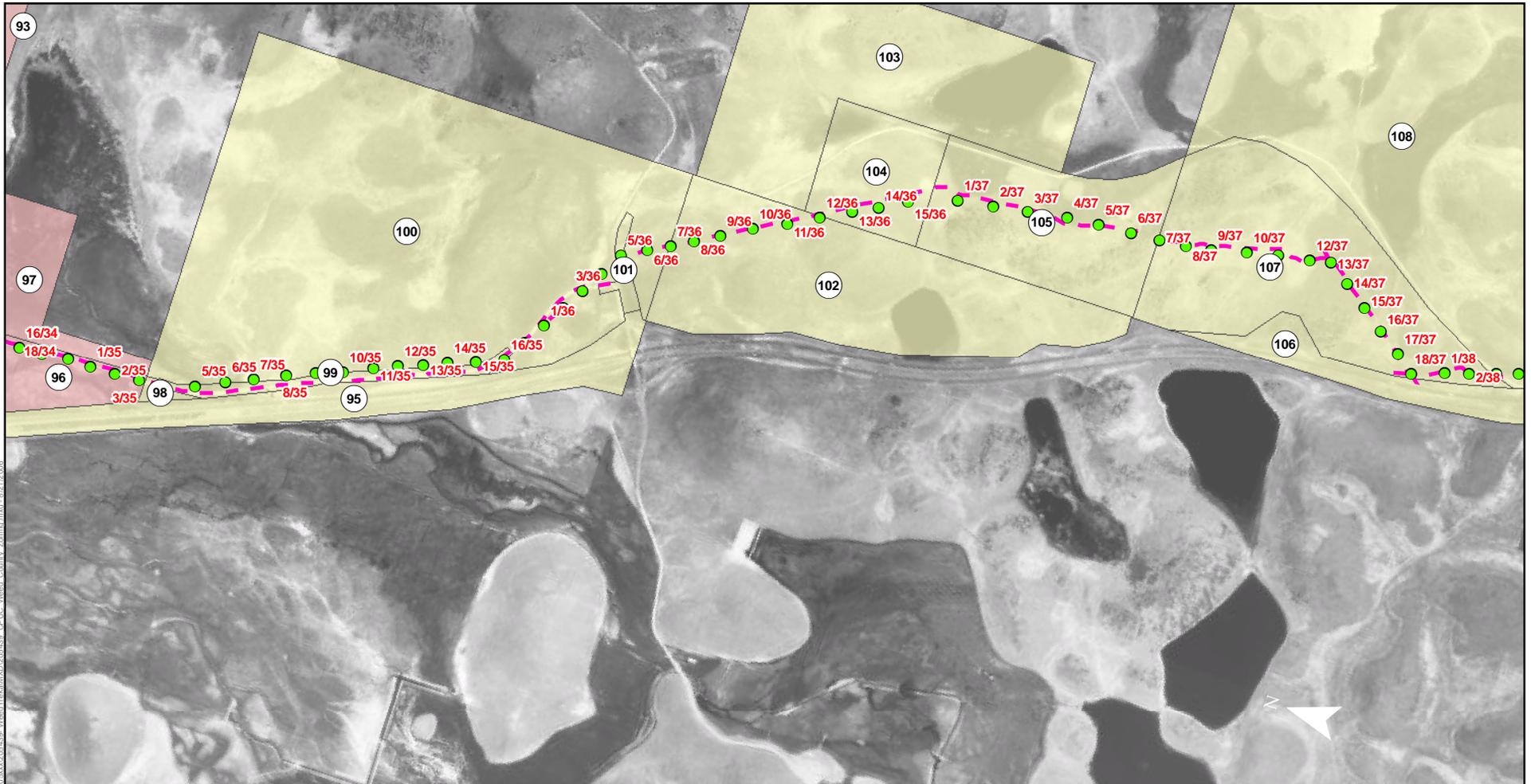
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SOURCES: ESA (2006), PacifiCorp (2006), GlobeExplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(c)
Siskiyou County Zoning Detail



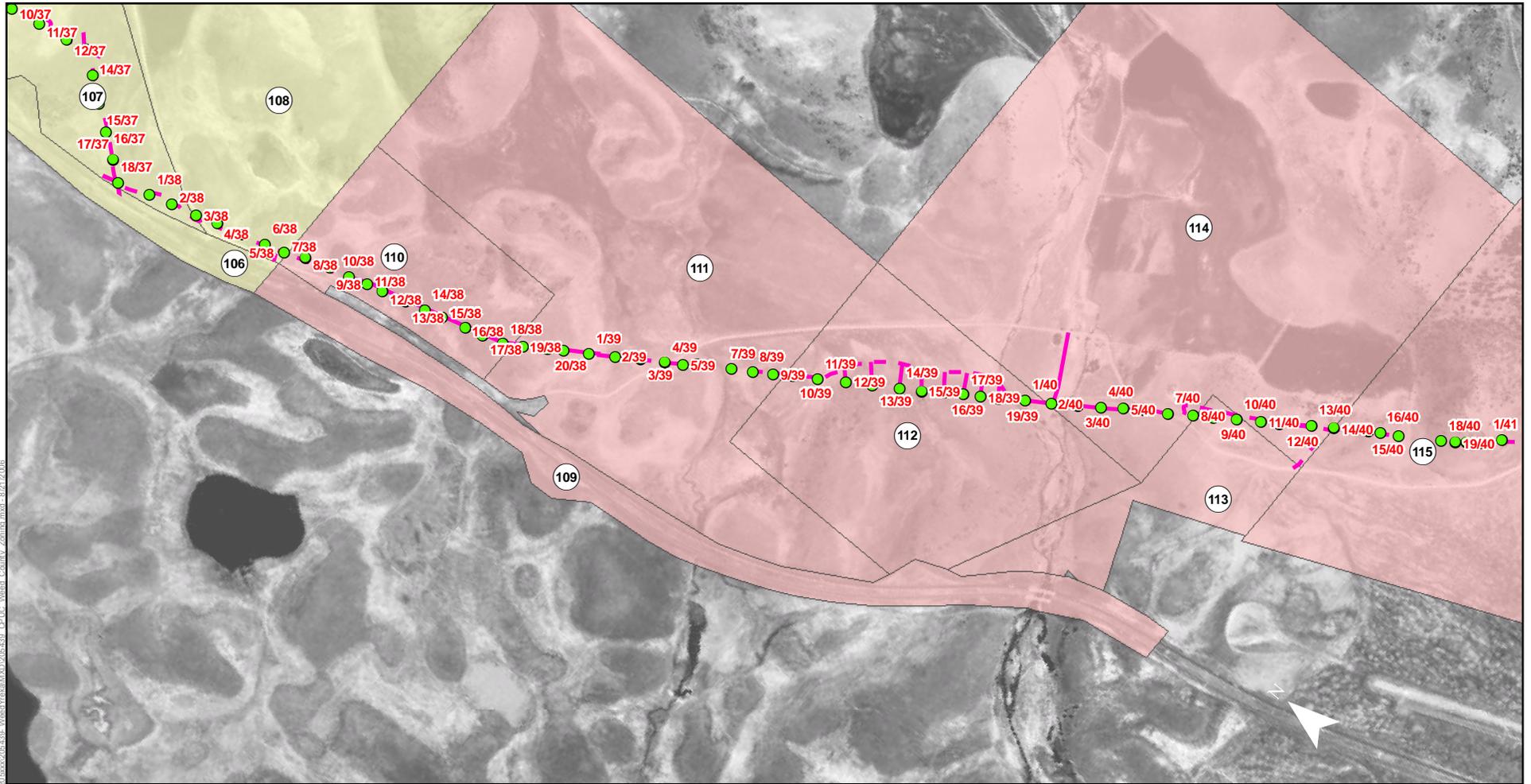
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SOURCES: ESA (2006), PacifiCorp (2006), GlobeExplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(d)
Siskiyou County Zoning Detail



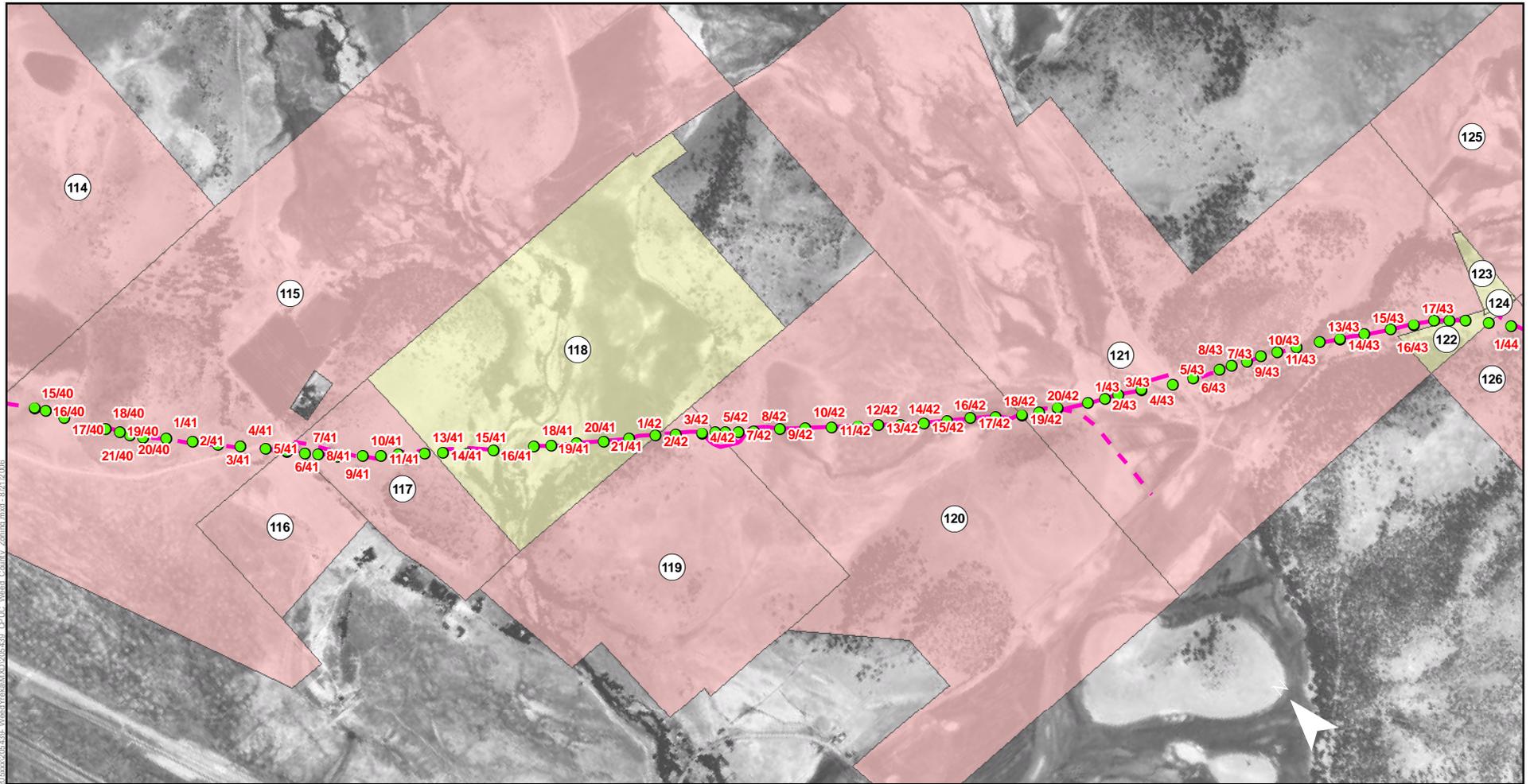
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SOURCES: ESA (2006), PacifiCorp (2006), GlobeExplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(e)
Siskiyou County Zoning Detail



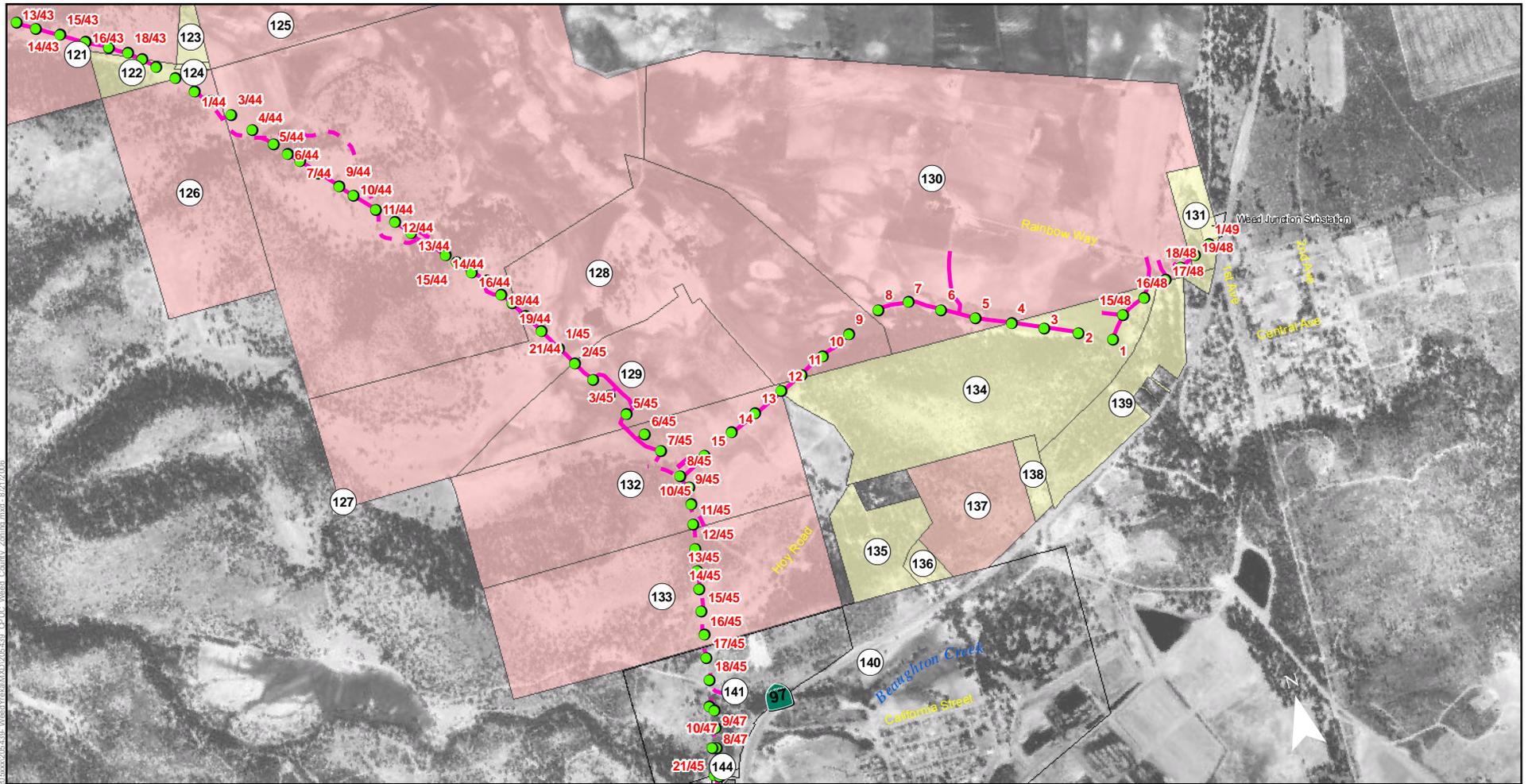
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<ul style="list-style-type: none"> ● Proposed Pole Location ● Existing Pole Location Existing Access Road New Access Road 	<p>Siskiyou County Zoning</p> <ul style="list-style-type: none"> AG-1 AG-2-B-40 AG-2-B-40/AG-1 	<ul style="list-style-type: none"> M-H R-R RES-4/C-U Pull/Tension Site 		
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SOURCES: ESA (2006), PacifiCorp (2006), GlobeExplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(f)
Siskiyou County Zoning Detail



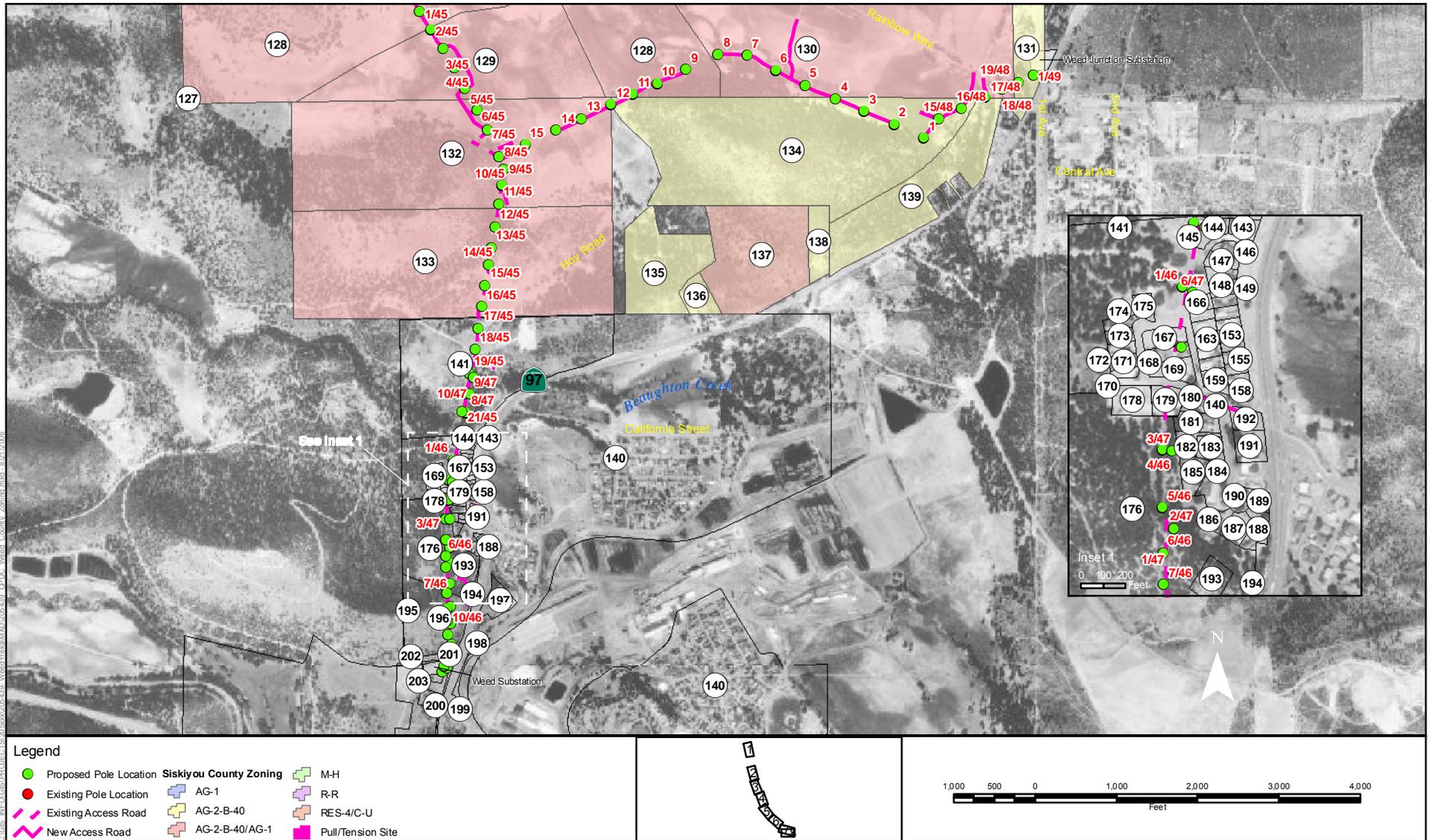
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<ul style="list-style-type: none"> ● Proposed Pole Location ● Existing Pole Location Existing Access Road New Access Road 	Siskiyou County Zoning <ul style="list-style-type: none"> AG-1 AG-2-B-40 AG-2-B-40/AG-1 M-H R-R RES-4/C-U Pull/Tension Site 		
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SOURCES: ESA (2006), PacifiCorp (2006), GlobeExplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(g)
Siskiyou County Zoning Detail



SOURCES: ESA (2006), PacifiCorp (2006), GlobeExplorer (2006), Siskiyou County (1986)

PacifiCorp's Yreka-Weed Transmission Line Upgrade Project . 205439

Figure 2.9-1(h)
Siskiyou County Zoning Detail

Weed’s Sphere of Influence (SOI).¹ Figure 2.9-2 and Table 2.9-3 show general plan land use designations of parcels through which the Weed Segment would traverse. The Weed Segment would traverse land designated by the City of Weed General Plan for *General Industrial (I)*, *Light Industrial (LI)*, *Open Space (OS)*, and *Residential Single-Family – Low Density (RL)* uses. (Salvestrin, 2006).

**TABLE 2.9-3
GENERAL PLAN AND ZONING DESIGNATIONS FOR THE WEED SEGMENT**

Map ID ^a	Assessor Parcel Number (APN)	Weed General Plan Designations	Weed Zoning Designations
140	N/A City of Weed		
141	060-221-010	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
143	060-131-030	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
144	060-131-020	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
145	060-131-010	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
146	060-134-010	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
147	060-134-020	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
148	060-134-030	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
149	060-134-040	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
150	060-134-050	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
151	060-134-060	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
152	060-134-070	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
153	060-134-080	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
154	060-134-090	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
155	060-134-100	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
156	060-134-110	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
157	060-134-120	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
158	060-134-130	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
159	060-134-140	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
160	060-134-150	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
161	060-134-160	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
162	060-134-170	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
163	158	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
164	060-134-190	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
165	060-134-200	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
166	060-134-210	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
167	060-133-030	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
168	060-133-020	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
169	060-133-010	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
170	060-132-060	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
171	060-132-050	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
172	060-132-040	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
173	060-132-030	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
174	060-132-020	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
175	060-132-010	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
176	060-241-110	Open Space (OS)	Open Space (OS)

¹ A sphere of influence (SOI) is the probable ultimate physical boundaries and service area of a city as determined by the local agency formation commission (LAFCO) for each county.

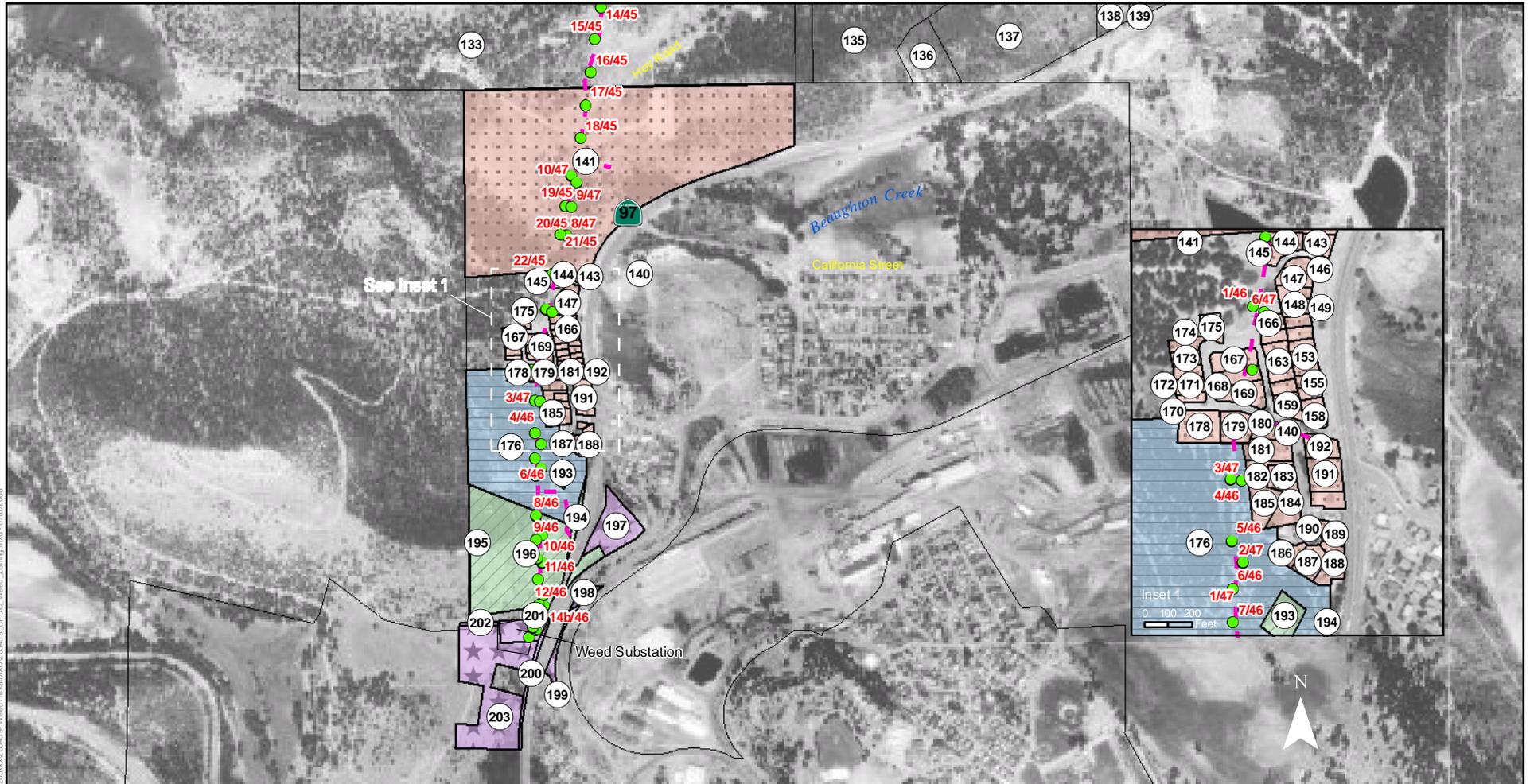
**TABLE 2.9-3 (continued)
 GENERAL PLAN AND ZONING DESIGNATIONS FOR THE WEED SEGMENT**

Map ID ^a	Assessor Parcel Number (APN)	Weed General Plan Designations	Weed Zoning Designations
178	060-141-030	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
179	173	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
180	060-141-160	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
181	060-141-150	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
182	060-141-140	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
183	060-141-130	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
184	060-141-120	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
185	060-141-250	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
186	060-141-220	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
187	060-141-230	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
188	060-141-070	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
189	060-141-060	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
190	060-141-050	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
191	060-141-020	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
192	060-141-010	Residential Single Family -- Low Density (RL)	R-1 (Low Density Residential)
193	060-241-050	Light Industrial (LI)	C-M (Limited Industrial)
194	060-241-070	Light Industrial (LI)	C-M (Limited Industrial)
195	060-241-010	Light Industrial (LI)	C-M (Limited Industrial)
196	060-241-120	Light Industrial (LI)	C-M (Limited Industrial)
197	060-241-090	General Industrial (I)	M (General Industrial)
198	060-251-180	General Industrial (I)	M (General Industrial)
199	060-251-050	General Industrial (I)	M (General Industrial)
200	060-251-170	General Industrial (I)	M (General Industrial)
201	060-251-030	General Industrial (I)	M (General Industrial)
202	060-251-130	General Industrial (I)	M (General Industrial)
203	060-251-220	General Industrial (I)	M (General Industrial)

^a See Figures 2.9-1 and 2.9-2.

SOURCE: Salvestrin (2006)

Light Industrial uses include those industries that do not produce significant point source pollution, create an average volume of less than 10 commercial truck trips per hour, and employ less than 100 full time employees. Light industries include various types of assembly, fabrication, component manufacturing, small parts processing, warehousing, and shipping plants and shop. *General Industrial* uses include heavy industries and light industries and use permits are required for industries that may potentially significant land use conflicts and environmental effects. The *Open Space* designation is intended for public and private open space areas where the land is to be maintained in an open space and agricultural condition. The designation applies to agricultural and timber areas, publicly owned open space areas, open space areas dedicated by development projects and areas with high environmental sensitivity or public safety risks. Structures within open space areas are limited to those associated with uses accessory to the open space and



Legend		City of Weed General Plan Designation	City of Weed Zoning Designation
●	Proposed Pole Locations		
●	Existing Pole Location selection		
	Existing Access Road		
	New Access Road		
	Pull/Tension Site		



SOURCES: ESA (2006), PacifiCorp (2006), GlobeXplorer (2006), Salvestrin (2006)

CPUC Weed-Yreka Transmission Line . 205439

Figure 2.9-2
City of Weed General Plan Land Use and Zoning Designations

consistent with the character of the open space area. Use permits are required for all private or semi-public structures within open space areas. The *Residential Single-Family – Low Density* designation is intended to provide areas for single-family houses and single-family subdivisions. Public and semi-public uses such as public buildings and facilities, churches, and medical facilities may also be allowed if compatible with surrounding uses and subject to a use permit (City of Weed, 2003).

Policy 20: Ensure the provision of public facilities and services needed to support desired development that balances jobs, commercial, and housing opportunities, while also protecting the quality of life in the community.

(City of Weed, 2003)

City of Weed Zoning Ordinance

Figure 2.9-2 and Table 2.9-3 show City of Weed zoning designations of the parcels through which the Weed Segment would traverse. The Weed Segment would traverse land zoned by the City of Weed as *General Industrial (M)*, *Limited Industrial (C-M)*, *Open Space (OS)*, and *Low Density Residential (R-1)* (Salvestrin, 2006). The current City of Weed Zoning Ordinance does not provide additional information regarding allowable uses and development standards within these zoning designations.

Land Use and Planning Impacts and Mitigation Measures

a) **Physical division of an established community: *Less than significant***

Proposed Project

The Proposed Project would include the upgrade of an existing 69kV transmission line with a new 17 mile 115kV transmission line within existing right-of-way. It would also include the installation of an additional 1.6 miles of 115kV transmission line within a new right-of-way from the existing transmission line. Because 17 of the 18.6 miles of the Proposed Project corridor would involve upgrade of an existing transmission line and because the construction of an additional 1.6 mile segment would occur in a largely agricultural and undeveloped area, the Proposed Project would not result in the physical division of an established community. In addition, the proposed rebuild of the Lucerne Substation would occur within the existing fenceline of the substation property and thus, the rebuild would not result in the physical division of an established community.

Weed Segment

The Weed Segment would consist of rebuilding of the Weed Substation and upgrade of approximately 1.5 miles of single-circuit 69kV transmission line to a double-circuit 115kV transmission line. Similar to the Proposed Project, the Weed Segment would traverse areas that are currently undeveloped; however, the Segment would also cut through an existing residential neighborhood. Nonetheless, the Weed Segment would be located next to an existing transmission line and the Weed Segment would involve only

upgrading an existing transmission line. Thus, the Weed Segment would not result in a physical division of an established community.

b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect: *Less than significant with mitigation***

To determine the Proposed Project and Weed Segment'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 and Weed Segment. As discussed in the Setting, although the Proposed Project and Weed Segment would be 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.

Proposed Project

The project applicant proposes to construct and operate a transmission line through lands within the jurisdiction of Siskiyou County. As discussed in the *Setting* section, the Proposed Project would cross areas that have one or more of the following constraints: Slope, Erosion Hazard, Fire Hazard, Woodland Productivity, Flood Hazard, Surface Hydrology, Miller Mountain Deer Wintering, Water Quality–Not Potable, and Severe Septic Tank Limitations (Shaw-Ritter, 2006). However, the Proposed Project would not directly conflict with most of these constraints because the General Plan identifies them as constraints to development of housing and to address human health concerns. Because the Proposed Project would not involve development of structures that would regularly house a human population, the Severe Septic Limitation, Excessive Slope, Water Quality, Flood Hazard, and Wildfire Hazard constraints would generally not be applicable to the Proposed Project.

Impact 2.9-1: The Proposed Project could conflict with constraints identified in the Siskiyou County General Plan.

The Surface Hydrology, Deer Wintering Areas, Woodland Productivity, and Erosion constraints would be applicable to the Proposed Project and construction of the Proposed Project could conflict these constraints. Sections 2.4, *Biological Resources*, addresses potential project impacts to plant and animal habitat and Section 2.8, *Hydrology and Water Quality*, addresses potential project impacts to surface hydrology and erosion. Implementation of Mitigation Measures 2.4-2 (special status plant species mitigation), 2.4-7 (deer winter range habitat mitigation), and 2.8-1 and 2.8-2 (erosion mitigation measures) would reduce the impact of any conflicts with the Siskiyou County General Plan physical constraints to less than significant.

Mitigation Measure 2.9-1: Implement Mitigation Measures 2.4-2, 2.4-7, 2.8-1 and 2.8-2.

Significance after Mitigation: Less than significant.

In addition, the Proposed Project would be consistent with policies set forth in the Siskiyou County General Plan Element in that the project is providing increased capacity by upgrading or reconstructing existing facilities and by constructing along existing facilities; only 1.6 miles of the Proposed Project transmission line would consist of new construction (Policy 33). Also, consistent with Policy 32, Mitigation Measures identified throughout this CEQA analysis address potential impacts to sensitive natural resource areas.

The Proposed Project would traverse parcels zoned by the Siskiyou County Ordinance as *Prime Agricultural (AG-1)*, *Non-Prime Agricultural (AG-2)*, *Rural Residential Agricultural (R-R)*, *Multiple-Family Residential (RES-4)*, and *Heavy Industrial (M-H)*. Public utility buildings are permitted within the AG-1, AG-2, R-R, and RES-4 districts subject to obtaining a use permit. The purpose of the M-H District is to permit the normal operations of almost all industries (Siskiyou County, 1986). Construction and upgrading of the Proposed Project would be consistent with the Siskiyou County Zoning Ordinance. While the project applicant, in compliance with General Order 131-D, would obtain input from Siskiyou County regarding consistency with its zoning designations, a use permit is a discretionary land use instrument and the project applicant would not be required to obtain a use permit from Siskiyou County prior to project approval.

Weed Segment

The Weed Segment would traverse land designated by the City of Weed General Plan for *General Industrial (I)*, *Light Industrial (LI)*, *Open Space (OS)*, and *Residential Single-Family – Low Density (RL)* uses (Shaw-Ritter, 2006b). Public and semi-public uses, including transmission lines are allowed uses if they are compatible with surrounding uses; they are subject to a use permit (City of Weed, 2003). In compliance with General Order 131-D, the project applicant would obtain the input of the City of Weed regarding land-use matters and obtain any non-discretionary local permits. However, a use permit is a discretionary land use instrument and the project applicant would not be required to obtain a use permit from the City of Weed.

The Proposed Project would traverse land designated by the City of Weed Zoning Ordinance as *General Industrial (M)*, *Limited Industrial (C-M)*, *Open Space (OS)*, and *Low Density Residential (R-1)* (Shaw-Ritter, 2006a). The City of Weed Zoning Ordinance discuss the allowance or disallowance of transmission line facilities within these zoning designations, however, as stated above, the project applicant would obtain input from the City of Weed regarding land-use matters prior to project construction. The Weed Segment would not conflict with the City of Weed Zoning Ordinance.

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

There are no habitat conservation plans or other approved governmental habitat plans that involve lands within the Proposed Project area or Weed Segment areas (PacifiCorp, 2005).

References – Land Use, Planning, and Policies

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