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## CHAPTER 4 – ENVIRONMENTAL IMPACT ASSESSMENT

### 4.9 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Measures	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

#### 4.9.0 Introduction

This chapter describes the existing land uses in the vicinity of the San Diego Gas & Electric Company (SDG&E) East County (ECO) Substation Project (Proposed Project) and evaluates potential impacts to land use resources that may result from Proposed Project component construction or operation and maintenance. Construction of the Proposed Project will not result in any impacts to existing or proposed land uses, nor physically divide an established community. As discussed within this section, the Proposed Project is compatible with all applicable land use plans and policies adopted by various agencies.

#### 4.9.1 Methodology

The land use analysis involved a review of various documents, including aerial photographs of the Proposed Project area, the County of San Diego General Plan, the Eastern San Diego County Management Framework Plan, and the Eastern San Diego County Resource Management Plan/Final Environmental Impact Statement (EIS). The review also included the Mountain Empire Subregional Plan, SDG&E's Subregional Natural Community Conservation Plan (NCCP), SDG&E's Low Effect Habitat Conservation Plan (HCP) for the Quino Checkerspot Butterfly (QCB), the San Diego County Multiple Species Conservation Program (MSCP), Thomas Brothers Guide maps covering the area, the Southern California Gazetteer, geographic information systems data, and official county websites. Personal communication with local agency representatives and site visits to the Proposed Project area confirmed existing land uses and jurisdictions.

## **4.9.2 Existing Conditions**

### **Regulatory Background**

Pursuant to Article XII, Section 8 of the California Constitution, the California Public Utilities Commission (CPUC) has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance, and repair of electric transmission facilities. Other state agencies have concurrent jurisdiction with the CPUC. Although local governments do not have the power to regulate such activities, the CPUC encourages, and SDG&E participates in, cooperative discussions with affected local governments to address their concerns where feasible. As part of the environmental review process, SDG&E has considered relevant regional and county land use plans, policies, and issues, and has prepared this evaluation of the Proposed Project's potential impacts to land use and planning.

### **Land Use Designations and Existing Land Uses**

The Proposed Project lies entirely within San Diego County and the unincorporated communities of Jacumba and Boulevard. This section summarizes the existing land uses, designated land uses, and zoning designations crossed and/or adjacent to the Proposed Project and planned development in the Proposed Project vicinity. Table 4.9-1: Existing and Designated Land Uses summarizes the existing and designated land uses and zoning designations within and adjacent to the Proposed Project. Figure 4.9-1: General Plan Land Use Designation Map illustrates the location of these areas. The County of San Diego is currently in the process of updating its General Plan. The updated general plan will be brought to the San Diego County Board of Supervisors for approval in the fall of 2010. Due to the fact that the update has not yet been approved, the current General Plan was reviewed to determine land use designations and applicable policies.

### ***East County Substation***

The ECO Substation will be located on approximately 58 acres of relatively flat, undeveloped, privately owned land in southeastern San Diego County's desert region. The nearest residence to the proposed ECO Substation site is a single trailer residence located approximately 0.4 mile north along Interstate (I-) 8. The substation will be situated on land designated as Multiple Rural Use and within the Rural Development Area according to the County's General Plan. The Rural Development Area includes privately owned properties outside the service boundary of the County Water Authority and is made up of agricultural or unimproved lands with remote pockets of residential development. According to the current County of San Diego General Plan, the Multiple Rural Use land use designation is applied to remote areas that are not highly suitable for intensive agriculture and contain rural land with overall low population density and an absence of most public services. Residential density in the Multiple Rural Use designation is one dwelling unit (DU) per four, eight, or 20 acres. The Multiple Rural Use designation is characterized as areas with rugged terrain, desert lands, lands susceptible to fires and erosion, and lands that rely on groundwater for water supply. The San Diego General Plan update will change the designation name to Rural Lands and reduce the residential density to one DU per 20, 40, 80, or 160 acres.

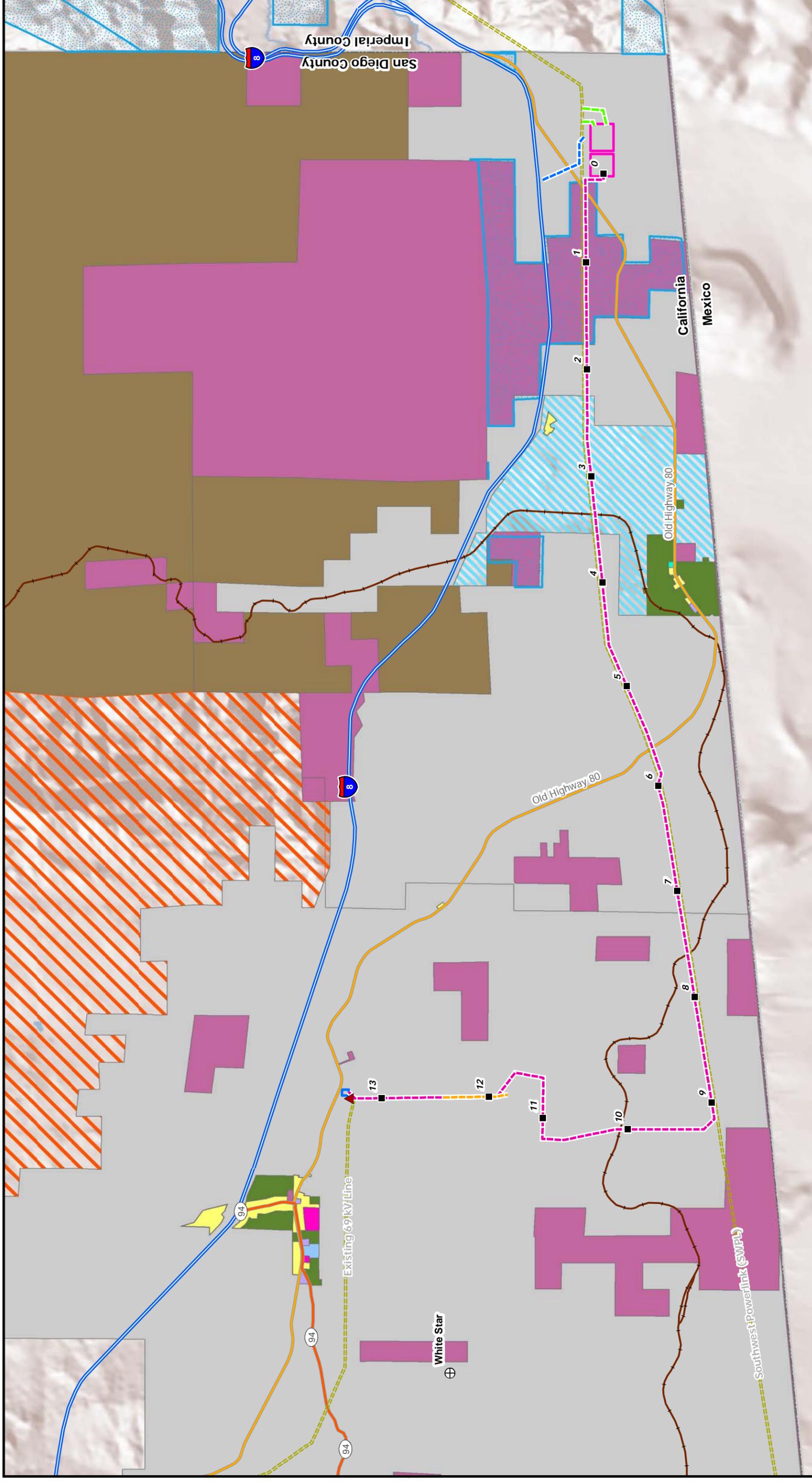
Table 4.9-1: Existing and Designated Land Uses

Proposed Project Component	Approximate Milepost		General Plan Land Use Designation	Zoning Designation	Existing Land Use <sup>1</sup>
	Begin	End			
ECO Substation	Not Applicable (NA)	NA	Multiple Rural Use (1DU/4, 8, 20 acres)	General Rural (S92)	<ul style="list-style-type: none"> <li>• SWPL</li> <li>• Undeveloped Land</li> </ul>
Southwest Powerlink Loop-In (SWPL)	NA	NA	Multiple Rural Use (1DU/4, 8, 20 acres)	General Rural (S92)	<ul style="list-style-type: none"> <li>• SWPL</li> <li>• Undeveloped Land</li> </ul>
138 kV Transmission Line	0	0.3	Multiple Rural Use (1DU/4, 8, 20 acres)	General Rural (S92)	<ul style="list-style-type: none"> <li>• SWPL</li> <li>• Undeveloped Land</li> </ul>
	0.3	1.8	Public/Semi-Public Lands	Open Space (S80)	<ul style="list-style-type: none"> <li>• Undeveloped Land</li> <li>• Open Space</li> <li>• Old Highway 80</li> </ul>
	1.8	2.3	Multiple Rural Use (1DU/4, 8, 20 acres)	General Rural (S92)	<ul style="list-style-type: none"> <li>• Undeveloped Land</li> </ul>
	2.3	3.6	Specific Plan Area	Specific Plan (S88)	<ul style="list-style-type: none"> <li>• Undeveloped Land</li> <li>• Carrizo Gorge Road</li> <li>• Active Farmland</li> <li>• Railroads</li> </ul>

<sup>1</sup> Existing land use generally reflects the uses crossed by or within 1,000 feet of the transmission line route.

Proposed Project Component	Approximate Milepost		General Plan Land Use Designation	Zoning Designation	Existing Land Use <sup>1</sup>
	Begin	End			
					<ul style="list-style-type: none"> <li>• Old Highway 80</li> <li>• Approximately 25 Single-Family Residences</li> <li>• Undeveloped Land</li> <li>• Tule Jim Lane</li> <li>• Equestrian Facility and Cattle Pastures</li> <li>• Yoga Retreat</li> <li>• Railroads</li> <li>• Private Airstrip</li> </ul>
Boulevard Substation Rebuild	NA	NA	Multiple Rural Use (IDU/4, 8, 20 acres)	General Rural (S92)	<ul style="list-style-type: none"> <li>• One Single-Family Residence and Associated Buildings</li> </ul>
White Star Communication Facility Rebuild	NA	NA	Multiple Rural Use (IDU/4, 8, 20 acres)	General Rural (S92)	<ul style="list-style-type: none"> <li>• Undeveloped Land</li> </ul>

Sources: San Diego County General Plan, 2003; San Diego County General Plan Land Use Map, 2006; County of San Diego Zoning Ordinance, 1978



**Figure 4.9-1: General Plan Land Use Designation Map**

<ul style="list-style-type: none"> <li> Proposed SWPL Loop-In</li> <li> Proposed 138 kV Line</li> <li> Proposed 12 kV Temporary Distribution Tap</li> <li> 445 Circuit Collocated with 138 kV Line</li> <li> Existing Transmission Line</li> </ul>	<ul style="list-style-type: none"> <li> Proposed ECO Substation</li> <li> Boulevard Substation Rebuild</li> <li> Existing Boulevard Substation</li> <li> Communication Facility</li> <li> Proposed 138 kV Line Milepost</li> </ul>	<ul style="list-style-type: none"> <li> West-wide Energy Corridor</li> <li> General Agriculture</li> <li> General Commercial</li> <li> Multiple Rural Use DU/4,8,20 Acres</li> </ul>	<ul style="list-style-type: none"> <li> National Forest/State Park</li> <li> Office Professional</li> <li> Public/Semi-Public Lands</li> <li> Residential 1 DU/1,2,4 Acres</li> </ul>	<ul style="list-style-type: none"> <li> Residential 10.9 DU/Acre</li> <li> Residential 7.3 DU/Acre</li> <li> Service Commercial</li> <li> Residential 1 DU/1,2,4 Acres</li> </ul>	<ul style="list-style-type: none"> <li> Interstate</li> <li> Highway</li> <li> Major Road</li> <li> Railroad</li> </ul>
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**SDGE**  
 A Sempra Energy utility

**NSIGNIA**  
 ENVIRONMENTAL  
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**East County Substation Project**



The land for the proposed ECO Substation is zoned as General Rural, which is intended to provide controls for land that contains rugged terrain, a watershed, or a desert, and is dependent on groundwater for water supply. There are no development improvement applications on file for any of the ECO Substation parcels.

### ***Southwest Powerlink Loop-In***

The SWPL loop-in will traverse the eastern side of the ECO Substation across undeveloped land purchased by SDG&E for the ECO Substation and SWPL loop-in. The surrounding landscape consists of vacant land containing sparse vegetation. An existing, single-phase distribution circuit runs parallel to the SWPL and is located approximately 2,000 feet north of the proposed substation site. As with the ECO Substation, the SWPL loop-in will be located within a Rural Development Area and on land designated by the County of San Diego as Multiple Rural Use. The zoning designation for the area is General Rural.

### ***138 kV Transmission Line***

#### ***Existing Land Use***

The 138 kilovolt (kV) transmission line will begin at the proposed ECO Substation and will travel approximately 13.3 miles west and north through private undeveloped land, land managed by the Bureau of Land Management (BLM), and through the unincorporated community of Jacumba to its terminus at the rebuilt Boulevard Substation. The 138 kV transmission line will begin at Milepost (MP) 0 and head west adjacent to SDG&E's existing SWPL right-of-way (ROW) until approximate MP 9.2. Between approximate MP 0 and MP 0.1, the transmission line will travel across privately owned, undeveloped land. At approximate MP 0.2, the line will cross Old Highway 80.

The transmission line will cross BLM land between approximate MPs 0.1 and 1.6. This land is designated as Multiple Use Class M (Moderate Use) and open for recreational use by the public. In accordance with the Eastern San Diego County Management Framework Plan, land in Multiple Use Class M provides for a wide variety of present and future uses, including mining, livestock grazing, recreation, energy, and utility development. From approximate MP 1.6 to MP 3.1, the transmission line will continue to travel through undeveloped, privately owned land.

At approximate MP 3.1, the transmission line will cross through an actively farmed area known as the Jacumba Valley Ranch until approximate MP 3.3. A proposed master-planned community, called Ketchum Ranch is located from approximate MP 2.3 to approximate MP 3.6 on the eastern border of the community of Jacumba. This development will be comprised of 2,125 residential units, trails, walkways, recreational facilities, and schools, if approved and constructed.

From approximate MP 3.4 to the terminus of the transmission line, the line will predominantly travel through undeveloped, privately owned land. Between approximate MP 3.6 and MP 4.9, the transmission line will travel through undeveloped land currently owned and managed by the Nature Conservancy. In approximately two to three months, the Anza Borrego Foundation will take ownership and manage this land. In the future, the land may become part of the Anza Borrego Desert State Park; however, a timeline for this acquisition is unknown. At approximate

MPs 3.4, 7.6, and 10.1, the line will cross a railroad. At approximate MP 5.7, the line will again cross Old Highway 80. At approximate MP 5.8, one single-family residence is located approximately 400 feet south of where the line is proposed.

At approximate MP 6.0, the line will cross under the SWPL from the south side to the north side, from where it will then continue to travel parallel to the north side of the SWPL. Additionally, at approximate MP 6.0, approximately two existing residences will be located approximately 800 feet north of the line and approximately one residence will be located approximately 400 feet north of the line. At approximate MP 6.9, one existing residence will be located approximately 300 feet south of the line. At approximate MP 7.4, a single-family residence will be located within 130 feet of the line. An additional outhouse structure associated with this residence will be located approximately 60 feet from the line at this MP. Additionally, the Lakeside Sportsman's Club—a private shooting facility—is located at approximate MP 7.4, approximately 2,400 feet south of the line.

At approximate MP 9.2, the transmission line will turn north, paralleling existing access roads. There are approximately three existing residences scattered approximately 600 feet east of the transmission line at approximate MP 10.4. At approximately MP 10.7, there is an existing single residence located approximately 500 feet east of the line and two single-family residences located 400 feet west of the line and 130 feet northwest of the line, respectively. Between approximate MP 10.6 and 10.8, the line will travel adjacent to a private equestrian facility that is currently under development. At approximate MP 10.8, the line will turn east through undeveloped land with scattered rock outcroppings, continuing to approximate MP 11.4, where it will then head north. At approximate MP 11.0, the line will travel adjacent to one existing residence located approximately 200 feet south side of the line. A yoga retreat is located approximately 400 feet west of the line at approximate MP 11.5. From approximate MP 11.6 to approximate MP 11.9, the line will travel in a northwest direction. At approximate MP 11.9, the line will continue to travel north. At approximate MP 11.9, one single-family residence will be located approximately 950 feet west of the line and one single-family residence will be located approximately 600 feet east of the line. At approximate MP 12.0, one single-family residence will be located approximately 900 feet east of the line. The closest residence to the line is a single-family residence that will be located at approximate MP 12.1 and within 115 feet of the line. In addition, at approximate MP 12.1, three single residences will be approximately 400, 750, and 950 feet to the east of the line, respectively. One single-family residence is located approximately 4000 feet east of the line at MP 12.4 and one residence is located approximately 8800 feet west of the line at approximately MP 13.1. At approximate MP 13.2, one existing residence will be located approximately 200 feet west of the line. At approximate MP 13.2 and MP 13.3, one single-family home will be located approximately 400 feet west of the line and one single-family home will be located approximately 400 feet northwest of the line, respectively. The line will terminate at the rebuilt Boulevard Substation at approximate MP 13.3. Table 4.9-2: Existing Residences within 1,000 Feet of the 138 kV Transmission Line depicts the existing residences by MP.

**Table 4.9-2: Existing Residences within 1,000 Feet of the 138 kV Transmission Line**

<b>Approximate Milepost</b>	<b>Approximate Distance From the Line (feet)</b>	<b>Orientation From the Line</b>	<b>Approximate Number of Residences</b>
5.8	400	South	1
6.0	800	North	2
	400		1
6.9	300	South	1
7.4	130	North	1
10.4	600	East	3
10.7	500	East	1
	400	West	1
	130	Northwest	1
11.0	200	South	1
11.9	950	West	1
	600	East	1
12.0	900	East	1
12.1	115	East	1
	400		1
	750		1
	950		1
12.4	400	East	1
13.1	880	West	1
13.2	200	West	1
13.3	400	West	1
	400	Northwest	1

### *General Plan Land Use Designations*

According to the County of San Diego General Plan, the transmission line will cross three land use designations—Multiple Rural Use, Public/Semi-Public Lands, and Specific Plan Area. Between approximate MPs 0.3 and 1.8, the transmission line will travel through land designated as Public/Semi-Public Lands. The Public/Semi-Public Lands designation indicates lands generally owned by public agencies, such as military bases, Indian Reservations, cemeteries, solid waste facilities, institutions, public parks (including regional parks), and county airports.

Between approximate MPs 2.3 and 3.6, the line will travel through land designated as a Specific Plan Area. Currently, the Ketchum Ranch development is in the process of creating a Specific Plan for the area; however, the completion status of the plan is unknown. Land under a Specific Plan Area land use designation typically has environmental constraints or unique land use concerns requiring special land use and/or design controls. The overall density permitted in this Specific Planning Area is 1.7 DU per acre. The remaining land to be crossed by the Proposed Project is designated as Multiple Rural Use, as described previously under the ECO Substation component

### *Zoning Designations*

According to the County of San Diego Zoning Ordinance, the transmission line will cross three zoning designations—General Rural (S92), Open Space (S80), and Specific Plan (S88). Between approximate MPs 0.3 and 1.8, the transmission line will travel through land zoned as Open Space. The regulations for the Open Space zoning designation are intended to provide controls for land generally unsuitable for intensive development. The designation is applied in urban and rural environments to hazards or resource areas, public lands, recreation areas, or lands that are subject to open space easements or contain similar land restrictions. Permitted uses in this area are those that have a minimal impact on the natural environment or those compatible with the hazards, resources, or other restrictions on the property.

Between approximate MPs 2.3 and 3.6, the transmission line will travel through land zoned as Specific Plan. The Specific Plan zoning designation is intended to accommodate Specific Plan Areas shown in the County of San Diego General Plan or on land where a Specific Plan has already been adopted. Permitted uses on land zoned as Specific Plan include family residential, essential services, fire protection services, and agricultural uses. Remaining land to be crossed by the Proposed Project is zoned as General Rural, which is described previously under the ECO Substation component.

### ***Boulevard Substation Rebuild***

The existing Boulevard Substation is located at the end of Ozz Road, within the unincorporated community of Boulevard and approximately 500 feet south of Old Highway 80, a major thoroughfare. Commercial services and rural residential developments are the primary features along this highway. The existing Boulevard Substation is adjacent to one single-family residence and Old Highway 80 to the north, one single-family residence to the east, two single-family residences to the west, and undeveloped land and one single-family residence to the south. The existing Boulevard Substation will be rebuilt on an approximately 8.5-acre parcel containing one single-family residence, one garage, one barn, and five other smaller outlying

structures, which lay adjacent to the eastern boundary of the existing substation. Within a 0.5-mile radius of the existing Boulevard Substation, undeveloped, privately-owned land dominates the area; however, an automobile storage yard is located approximately 1,400 feet to the east and a restaurant is located approximately 1,200 feet to the west. As with the ECO Substation, the Boulevard Substation rebuild area is located on land designated by the County of San Diego as Multiple Rural Use and zoned as General Rural.

### ***White Star Communication Facility Rebuild***

The new communication monopole and control building will be constructed within an SDG&E-owned easement at the White Star Communication Facility on Tierra Del Sol Road. SDG&E's rebuilt facility will be located adjacent to the communication facility that is owned by San Diego County. There are currently three wood poles and an equipment enclosure at the site. Two poles and the enclosure will be removed in order to install the new communication pole and equipment enclosure. One wood pole will be shortened and utilized to support a cable bridge running between the steel monopole and equipment enclosure. The site is surrounded by undeveloped, sparsely vegetated land. Tierra del Sol Road abuts the facility to the north, as does a California Department of Forestry Fire Station and two single-family residences, located approximately 1,000 feet to the west. To the east of the new communication facility, the area is undeveloped with the exception of a permanent mobile home residence located approximately 1,000 south of the site. As with the ECO Substation, the new communication facility will be located on land designated by the County of San Diego as Multiple Rural Use and zoned as General Rural.

### **Planned Development**

The closest planned project to the Proposed Project is Ketchum Ranch, which will be crossed by the 138 kV transmission line between approximate MPs 2.3 and 3.6. As previously discussed, Ketchum Ranch is a master-planned community that is proposed to include 2,125 units of single-family and multi-family housing, schools, open space, trails, and parks. Because the completion status of the Ketchum Ranch Specific Plan is unknown, the construction start date for the project is also unknown. In addition, there are plans for an unnamed project located approximately 0.25 mile from the Boulevard Substation, consisting of four residential units. The construction start and end date for this project is unknown at this time. Additionally, Imperial County has plans for an I-8 Pavement Rehabilitation Project, which would be located approximately 0.25 mile from the Proposed Project. The project would occur along I-8 for nine miles from the San Diego County line to the I-8/State Route 98 junction. Construction is anticipated to begin in 2010 and end in 2011.

The planned I-8 Pavement Rehabilitation Project for San Diego County would be located approximately 0.75 mile from the Proposed Project. The project would occur along I-8 for approximately 11.75 miles from the intersection of I-8 and Crestwood Road to the Imperial County line. Construction is anticipated to begin in 2016 and end in 2017. Approximately one mile from the Proposed Project, the California Department of Transportation has plans to reconstruct a maintenance building on I-8 near Ribbonwood Road in the community of Boulevard. Construction is anticipated to begin in 2010 and end in 2011.

The proposed Sunrise Powerlink Project would parallel the SWPL and would involve constructing a new approximately 150-mile transmission line between Imperial and San Diego

counties. The project was approved by the California Public Utilities Commission on December 18, 2008. Construction of the Sunrise Powelink Project is scheduled to begin this year and to be completed in 2011. Another energy project—Energia Sierra Juarez Wind Power Project—would intersect the ECO Substation and would consist of a 500 kV transmission line with the capacity to interconnect up to 1,250 megawatts of wind energy in Baja California, Mexico. If approved, construction of the Energia Sierra Juarez Wind Power Project would begin in 2010 and be completed in 2011. Additionally, there is another proposed wind generation project in the McCain Valley that consists of an overhead transmission line from a proposed wind generation facility north of I-8 that would tie-in to the rebuilt Boulevard Substation. If approved, construction of the project would begin in 2010 and end in 2011.

See Section 4.16 Cumulative Analysis for a complete list of all planned and proposed developments within one mile of the Proposed Project.

### **Land Use Policies**

All of the general plans and community plans adopted by local jurisdictions crossed by the Proposed Project components were reviewed for relevant land use resources. The Proposed Project components will cross through lands under SDG&E's NCCP, SDG&E's Low-Effect HCP for the QCB, the BLM Eastern San Diego Management Framework Plan, the BLM Eastern San Diego County Resource Management and Final EIS, and the San Diego County Draft East County MSCP. The relevant policies and an analysis of the Proposed Project's consistency with them are provided in Attachment 4.9-A: Land Use Plans and Policies.

### **4.9.3 Impacts**

#### **Significance Criteria**

Standards of significance were derived from Appendix G of the California Environmental Quality Act Guidelines. Impacts to land use will be considered significant if the Proposed Project:

- Physically divides an established community, resulting in a change to the community or land use pattern
- Conflicts 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
- Conflicts with any applicable HCPs or NCCPs

#### **Question 4.9a – Physical Division of an Established Community**

##### ***Construction – No Impact***

##### ***East County Substation***

The ECO Substation will be constructed on undeveloped land and surrounded by undeveloped land. SDG&E will acquire up to six parcels, totaling approximately 498 acres of land, of which

the fenced portion of the ECO Substation will encompass approximately 58 acres. The nearest residence to the proposed ECO Substation site is a single trailer residence located approximately 0.4 mile north along I-8. Because the ECO Substation is not located in an established community, it will not physically divide a community.

#### *Southwest Powerlink Loop-In*

The SWPL loop-in will be installed within the ECO Substation parcel and SDG&E's existing SWPL ROW; therefore, the SWPL loop-in will not physically divide an established community.

#### *138 kV Transmission Line*

The 138 kV transmission line will parallel SDG&E's existing SWPL ROW and existing public and private roads, and will include underbuilding an existing 12 kV distribution line. Between approximate MP 0 and MP 9, the 138 kV transmission line will be constructed within a 100-foot-wide permanent ROW abutting the existing SWPL ROW. Because a division already exists to this community as a result of SWPL, this will not result in a new impact. Additionally, between approximate MP 11.9 and MP 12.4, the 138 kV transmission line will travel parallel to an existing distribution line, which will be collocated with the 138 kV transmission line for a distance of one mile. The 138 kV transmission line will also parallel Tule Jim Lane from approximate MP 11.9 to MP 13.2. Because the line will follow existing linear features, it will not physically divide an established community.

#### *Boulevard Substation Rebuild*

Although the Boulevard Substation rebuild will require the removal of one residence, an established community will not be divided because the substation already exists in the area and the residences are on lots that vary from 1.5 to 10 acres in size. As such, they are separated from one another and will not be divided by the development of a substation on one 8.5-acre parcel. Removal of the residence is addressed in more detail in Section 4.11 Population and Housing. In order to tie in SDG&E's existing 6931 69 kV transmission line to the rebuilt Boulevard Substation, two new direct embedded steel poles will be installed. Although the installation of the poles changes the route of the existing line, this Proposed Project component will not physically divide an established community because the Boulevard Substation already exists in the area and the necessary changes to the alignment of the existing 6931 69 kV transmission line are minor and in close proximity to the existing line. These impacts are described in greater detail in Section 4.3 Air Quality and Section 4.10 Noise. As a result, there will be no impacts to land use.

#### *White Star Communication Facility Rebuild*

Because construction involves a new communication monopole and a control building that will be located adjacent to an existing communication tower in an undeveloped area, it will not divide an established community. As a result, there will be no impact.

### **Question 4.9b – Plans and Policy Conflicts – *No Impact***

As discussed in Attachment 4.9-A: Land Use Plans and Policies, construction, operation, and maintenance of the Proposed Project will not conflict with any environmental plans, policies, or regulations adopted by agencies with jurisdiction over local land uses. Policies related to

Aesthetics, biological resources, and noise are addressed in their respective sections. Therefore, no impact will occur.

**Question 4.9c – Habitat Conservation Plan or Natural Community Conservation Plan Conflicts – *No Impact***

As discussed in Attachment 4.9-A: Land Use Plans and Policies, construction, operation, and maintenance of the Proposed Project will not conflict with SDG&E’s Subregional NCCP or SDG&E’s Low Effect HCP for the QCB. Thus, no impact will occur.

**4.9.4 Applicant-Proposed Measures**

Because there will be no impacts to land use plans and policies from implementation of the Proposed Project, no avoidance or minimization measures are proposed.

**4.9.5 References**

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