

## 4.10 Land Use and Planning

This section describes the environmental and regulatory settings and discusses potential impacts associated with the construction and operation of the South Orange County Reliability Enhancement Project (proposed project) with respect to land use and planning. Comments received from members of the public and local agencies during the scoping period regarding land use addressed the following concerns: compatibility of the proposed project to adjacent land uses, specifically the proposed San Juan Capistrano Substation; and the compatibility of the design of the San Juan Capistrano substation to the surrounding community.

The proposed project’s potential impacts on aesthetic resources are addressed in Section 4.1, “Aesthetics.”

### 4.10.1 Environmental Setting

The proposed project would be located in unincorporated southern Orange County, the City of San Juan Capistrano, the City of San Clemente, and unincorporated northern San Diego County. Table 4.10-1 details the general plan land uses, existing land uses, and zoning by proposed project component. Project components referenced in this section are fully described in Section 2.3, “Description of Components of the Proposed Project.” Figure 4.10-1 shows general plan land use along the proposed project route and Figure 4.10-2 shows zoning designations in the proposed project component areas.

**Table 4.10-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component<sup>1</sup>**

Location	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning
<b>Proposed San Juan Capistrano Substation</b>				
San Juan Capistrano Substation	City of San Juan Capistrano	Quasi Industrial	Capistrano Substation	(CM) Commercial Manufacturing District
<b>Talega Substation</b>				
Talega Substation	Orange County	Public Facilities	Talega Substation	(A1) General Agricultural
Talega Substation	San Diego County <sup>2</sup>	Public/Semi-Public Facilities	Talega Substation	(RR) Residential
<b>Transmission Line Segment 1a</b>				
Poles 1a/2a	City of San Juan Capistrano	High Density	Private Park/Community Area	(RM) Multiple Family District
Pole 3a		No designation (Metrolink ROW)	Frontage road for Metrolink ROW	No zoning (Metrolink ROW)
Poles 4a/5a		Open Space Recreation	El Camino Real Park	(OSR) Open Space Recreation District
New underground		High Density	Private Park/Community Area	(RM) Multiple Family District
		No designation (public street right-of-way)	Public street (Camino Capistrano and Calle San Diego)	No zoning (public street right-of-way)

**Table 4.10-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component<sup>1</sup>**

Location	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning
<b>Transmission Line Segment 1b</b>				
Poles 6a/7a/1/2/3	City of San Juan Capistrano	Quasi Industrial	Capistrano Substation	(CM) Commercial Manufacturing District
Pole 4		Neighborhood Park	Junipero Serra Park	(NP) Neighborhood Park District
Pole 5		Open Space Recreation	Golf Course	(PC) Planned Community / CDP 86-4 – <i>Marbella Golf &amp; Country Club</i>
Pole 6		Very Low Density	Electric Transmission	(PC) Planned Community/ CDP 01-01 – <i>Romarco / Honeyman</i> )
Pole 7		Low Density	Electric Transmission	(RS-10,000) Single-Family-10,000 District
Pole 8		General Open Space	Arroyo Park	(OSR) Open Space Recreation District
Pole 9		Community Park	Russell Cook Park	(CP) Community Park District
Pole 10		General Open Space	Equestrian Center	(GOS) – General Open Space
Pole 11		Low Density	Electric Transmission	(RS-10,000) Single-Family-10,000 District
Pole 12		Very Low Density	Electric Transmission	(RSE-40,000) Single Family 40,000 District
Pole 13		Very Low Density	Agriculture	(RA) Residential/Agriculture District
Poles 14		General Open Space	Open Space	(PC) Planned Community / CDP 04-01 <i>Whispering Hills Estates</i>
Pole 15		Planned Community	Open Space	(PC) Planned Community / CDP 04-01 <i>Whispering Hills Estates</i>
Pole 16/17/8a				
<b>Transmission Line Segment 2</b>				
New underground	City of San Juan Capistrano	Planned Community	Public street (Avenida Vista Montana)	No zoning (public street ROW)
<b>Transmission Line Segment 3</b>				
Poles 18 through 21	City of San Juan Capistrano	Planned Community	Open Space	(PC) Planned Community / CDP 04-01 <i>Whispering Hills Estates</i>
Poles 22/23	Orange County	Public Facilities, Landfill Site overlay	Landfill	(A1) General Agricultural
Poles 24/25			Open Space	
Pole 26	City of San Clemente	Open Space – Public Owned	Open Space	(TSP) Talega Specific Plan
Poles 27 through 41		Open Space – Privately Owned	Open Space	(TSP) Talega Specific Plan
<b>Transmission Line Segment 4</b>				
Pole 42	City of San Clemente	Open Space – Privately Owned	Open Space	(TSP) Talega Specific Plan
Pole 43	San Diego County <sup>2</sup>	Public/Semi-Public Facilities	Open Space	<del>(RR) Residential</del> (TSP) Talega Specific Plan
Pole 44	City of San Clemente	Neighborhood Commercial	Open Space	<del>(TSP) Talega Specific Plan</del> (RR) Residential

**Table 4.10-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component<sup>1</sup>**

Location	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning
Poles 45	Orange County	Public Facilities	Open Space	(A1) General Agricultural (TSP) Talega Specific Plan
Pole 46	City of San Clemente	Neighborhood Commercial	Open Space	(TSP) Talega Specific Plan (TSP) Talega Specific Plan
Pole 47	Orange County	Open Space	Open Space	(PC) Planned Community (TSP) Talega Specific Plan
Pole 48	Orange County	Public Facilities	Talega Substation	(A1) General Agricultural (TSP) Talega Specific Plan
Pole 49	San Diego County <sup>2</sup>	Public/Semi-Public Facilities	Talega Substation	(RR) Residential (TSP) Talega Specific Plan
Pole 9a/10a	City of San Clemente	Open Space – Privately Owned	Open Space	(TSP) Talega Specific Plan
Pole 11a/12a	City of San Clemente	Neighborhood Commercial	Open Space	(TSP) Talega Specific Plan (RR) Residential
Poles 13a through 20a	San Diego County <sup>2</sup>	Public/Semi-Public Facilities	Open Space	(RR) Residential
Poles 21a/22a/23a	Orange County	Public Facilities	Talega Substation	(A1) General Agricultural
Pole 1b/2b	San Diego County <sup>2</sup>	Public/Semi-Public Facilities	Open Space	(RR) Residential
Poles 3b through 8b	City of San Clemente	Neighborhood Commercial	Open Space	(TSP) Talega Specific Plan (RR) Residential (A1) General Agricultural
Pole 9b	Orange County	Public Facilities		(A1) General Agricultural (TSP) Talega Specific Plan
Pole 10b	City of San Clemente	Neighborhood Commercial		(TSP) Talega Specific Plan (TSP) Talega Specific Plan
<b>12-kV Segment A</b>				
Pole D1	City of San Juan Capistrano	No designation (public street right-of-way)	Public street (Camino Capistrano)	No zoning (public street right-of-way)
New underground	City of San Juan Capistrano	No designation (public street right-of-way)	Public street (Camino Capistrano)	No zoning (public street right-of-way)
		Open Space Recreation	El Camino Real Park	(OSR) Open Space Recreation District
<b>12-kV Segment B</b>				
New underground	City of San Juan Capistrano	No designation (public street right-of-way)	Public streets (Calle Bonita)	No zoning (public street right-of-way)
		Neighborhood Park	Junipero Serra Park	(NP) Neighborhood Park District
<b>12-kV Segment C</b>				
Poles D2/D3	City of San Juan Capistrano	Neighborhood Park	Junipero Serra Park	(NP) Neighborhood Park District
Poles D4/D5	City of San Juan Capistrano	Open Space Recreation	Open Space	(PC) Planned Community / CDP 86-4 – Marbella Golf & Country Club
<b>12-kV Segment D</b>				
New Underground	City of San Juan Capistrano	No designation (public street right-of-way)	Public street (Rancho Viejo Rd)	No zoning (public street right-of-way)

**Table 4.10-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component<sup>1</sup>**

Location	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning
<b>12-kV Segment H</b>				
Poles D7 through D11	Orange County	Open Space	Open Space	(PC) Planned Community

Sources: Orange County 2005a,b; City of San Clemente 2014a,b; City of San Juan Capistrano 1997, 1999a, 2004, 2014; San Diego County 2011; T&B Planning Consultants 2002; Vista Community Planners (2004)

Key:

CDP = Community Development Plan

kV = kilovolt

ROW = right of way

Notes:

<sup>1</sup> 12-kV Segments E, F, G, I through M, and a portion of 12-kV Segment H, were not included in this table as the proposed project would only include the placement of the distribution line on or within existing facilities (i.e., existing underground conduit, existing overhead structures) and would not result in any change to existing land use.

<sup>2</sup> Although the proposed project would be located within San Diego County, the land is owned and under the jurisdiction of the United States Marine Corps as part of the Camp Pendleton base. San Diego General Plan and Zoning designations would not be applicable.

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**Marine Corps Base Camp Pendleton**

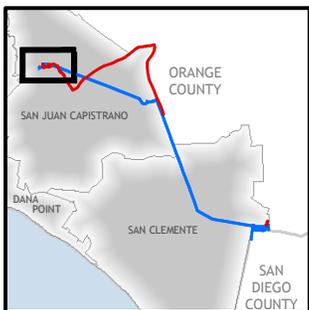
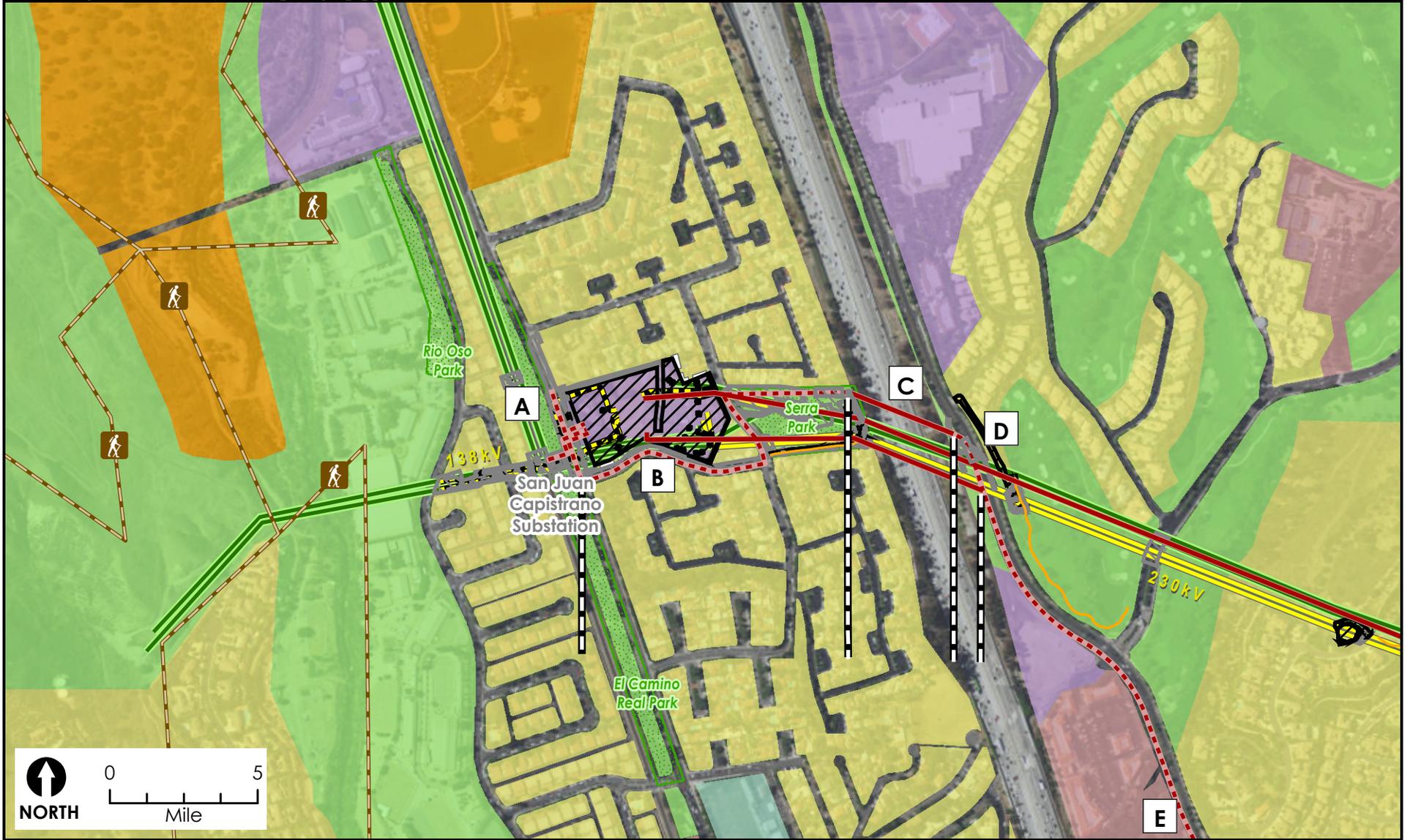
The southern portion of the Talega Substation and facilities within the Talega Hub and Corridor areas and San Diego County would be located on land owned and under the jurisdiction of the United States Marine Corps (Marine Corps) as part of the Camp Pendleton base. The Marine Corps issues easements to San Diego Gas & Electric Company (SDG&E, or the applicant) for their facilities within their jurisdiction. Additionally, the Marine Corps leases the area surrounding the proposed project components in this area to the State of California Department of Parks and Recreation as part of the San Onofre State Preserve (California Department of Recreation 2014).

**Recreational Areas**

As further discussed in Section 4.14, “Recreation,” the proposed project would cross several recreational areas. Within the City of San Juan Capistrano, the proposed project would cross a private community center/recreation area, El Camino Real Park, Junipero Serra Park, Arroyo Park, Russell Cook Park, Lot “F” in the Whispering Hills Planned Community, Marbella Golf Course and Country Club, and several pedestrian and equestrian trails. Within the City of San Clemente, the proposed project would cross Prima Deshecha Regional Park, Forster Ridgeline Trail, Pico and Cristianitos Trails and open space corridors delimiting neighborhoods in the Talega community and in the existing open spaces surrounding Talega Substation. As noted above, the portions of the proposed project on land owned by and under the jurisdiction of the Marine Corps are surrounded by land that is leased to the State of California Department of Parks and Recreation as part of the San Onofre State Preserve. No recreational areas are located within unincorporated Orange County. Details regarding which proposed project components will cross each recreational area can be found in Table 4.14-1.

**Prima Deshecha Landfill**

Portions of Transmission Line Segment 3 would traverse the Prima Deshecha Landfill, while 12-kilovolt (kV) Segment L ends at the landfill entrance. The landfill is bisected by the border between the City of San Juan Capistrano and unincorporated Orange County.



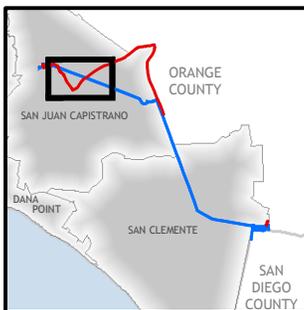
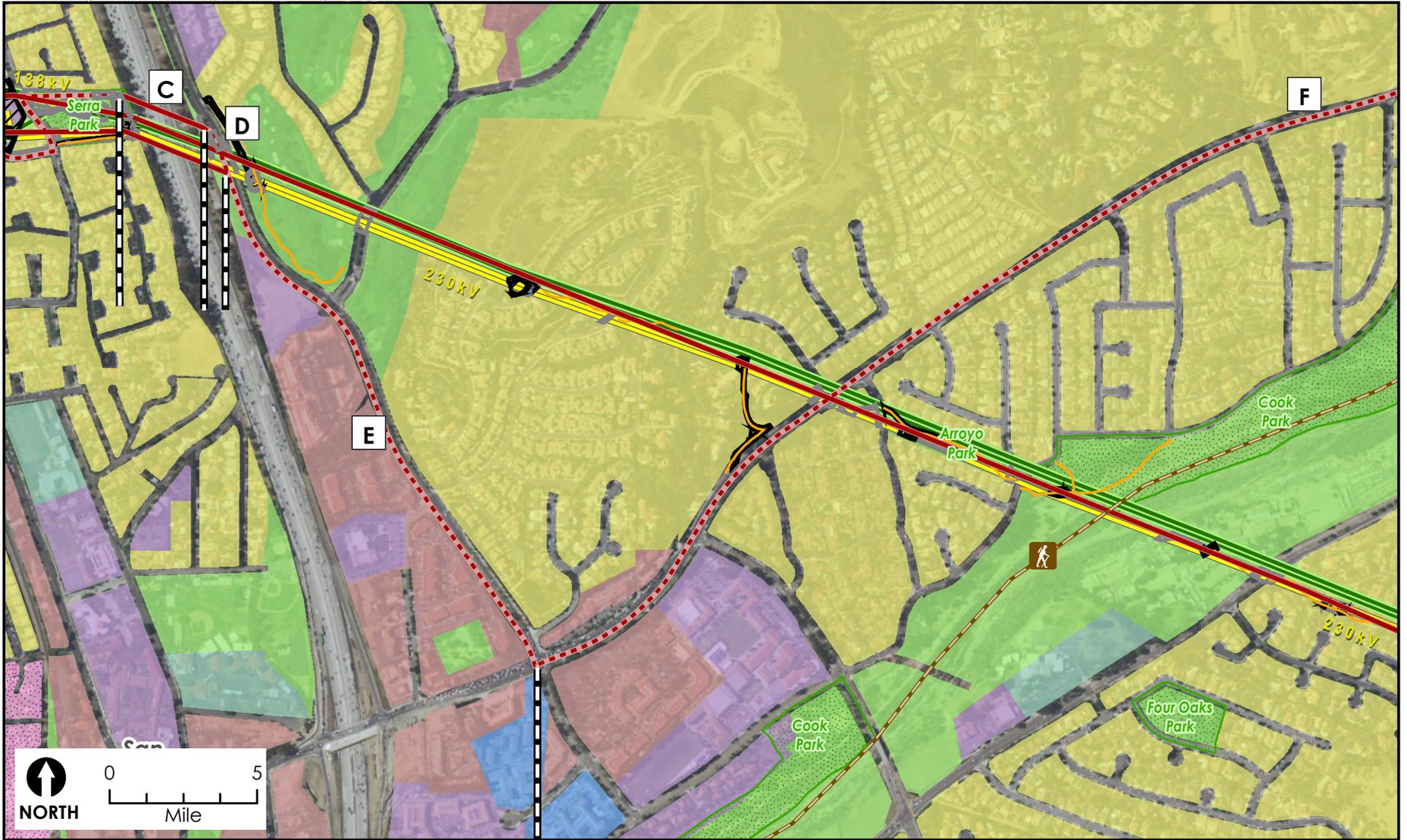
- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- San Juan Capistrano Substation
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- General Plan Land Use Categories**
- Assisted Care Facilities
- Commercial
- Industrial
- Open Space
- Planned Community
- Public
- Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1A

### General Plan Land Use Designations in the Project Components Areas

South Orange County Reliability Enhancement Project



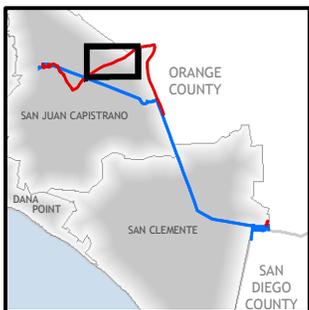
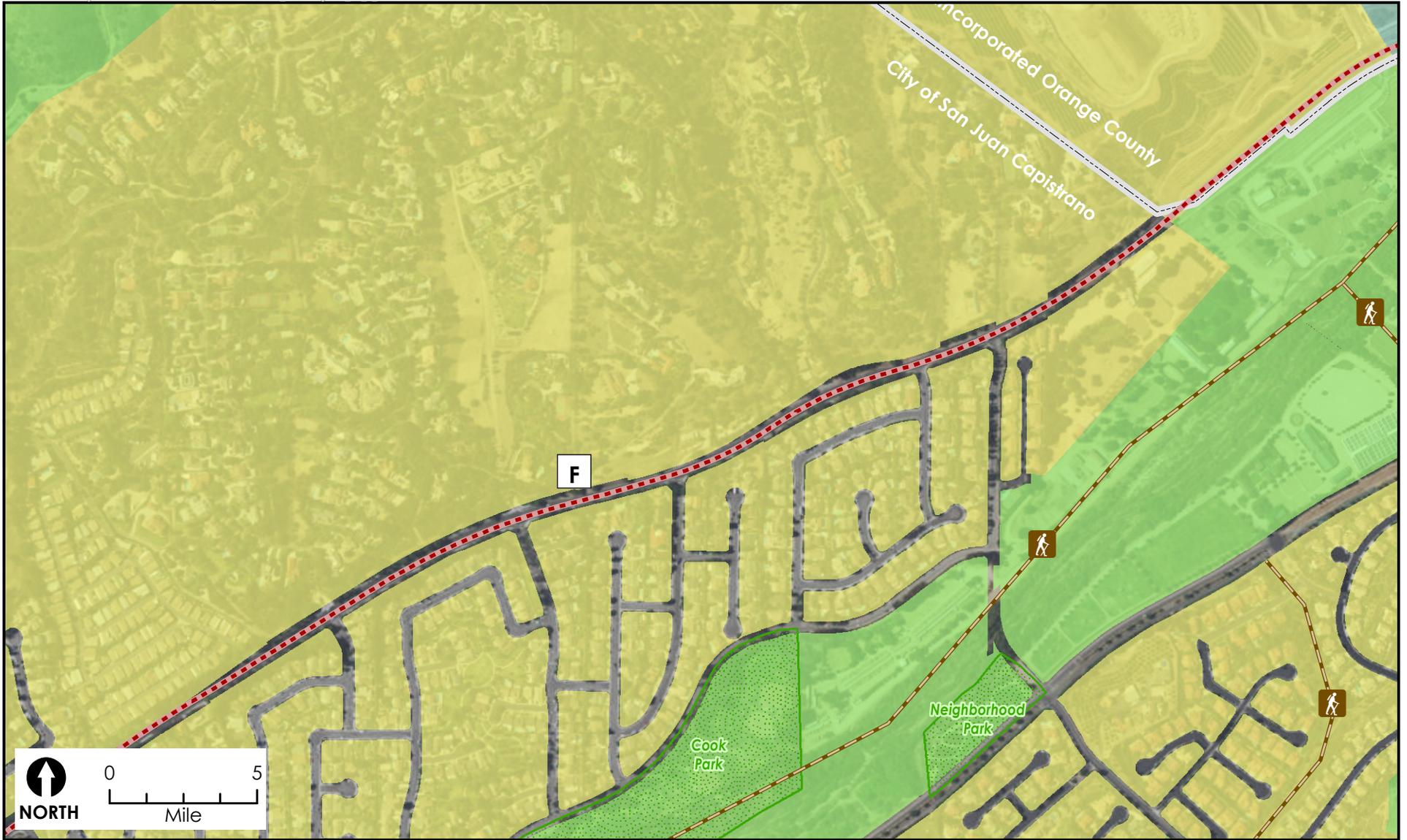
- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - San Juan Capistrano Substation
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Assisted Care Facilities
  - Commercial
  - Industrial
  - Open Space
  - Public
  - Residential
  - Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1B

### General Plan Land Use Designations in the Project Components Areas

South Orange County Reliability Enhancement Project

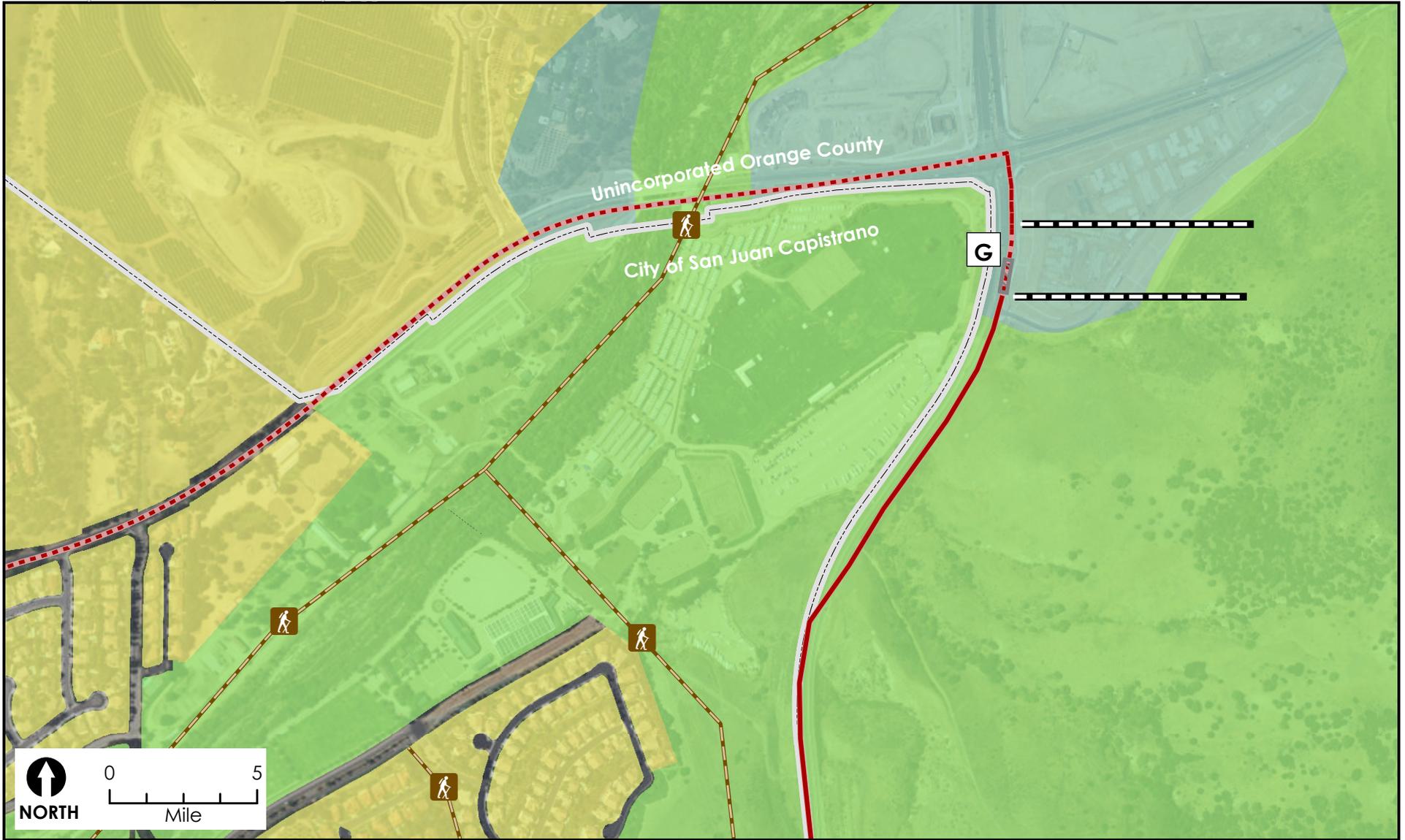


- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Open Space
  - Public
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1C

**General Plan Land Use Designations in the Project Components Areas**  
 South Orange County Reliability Enhancement Project

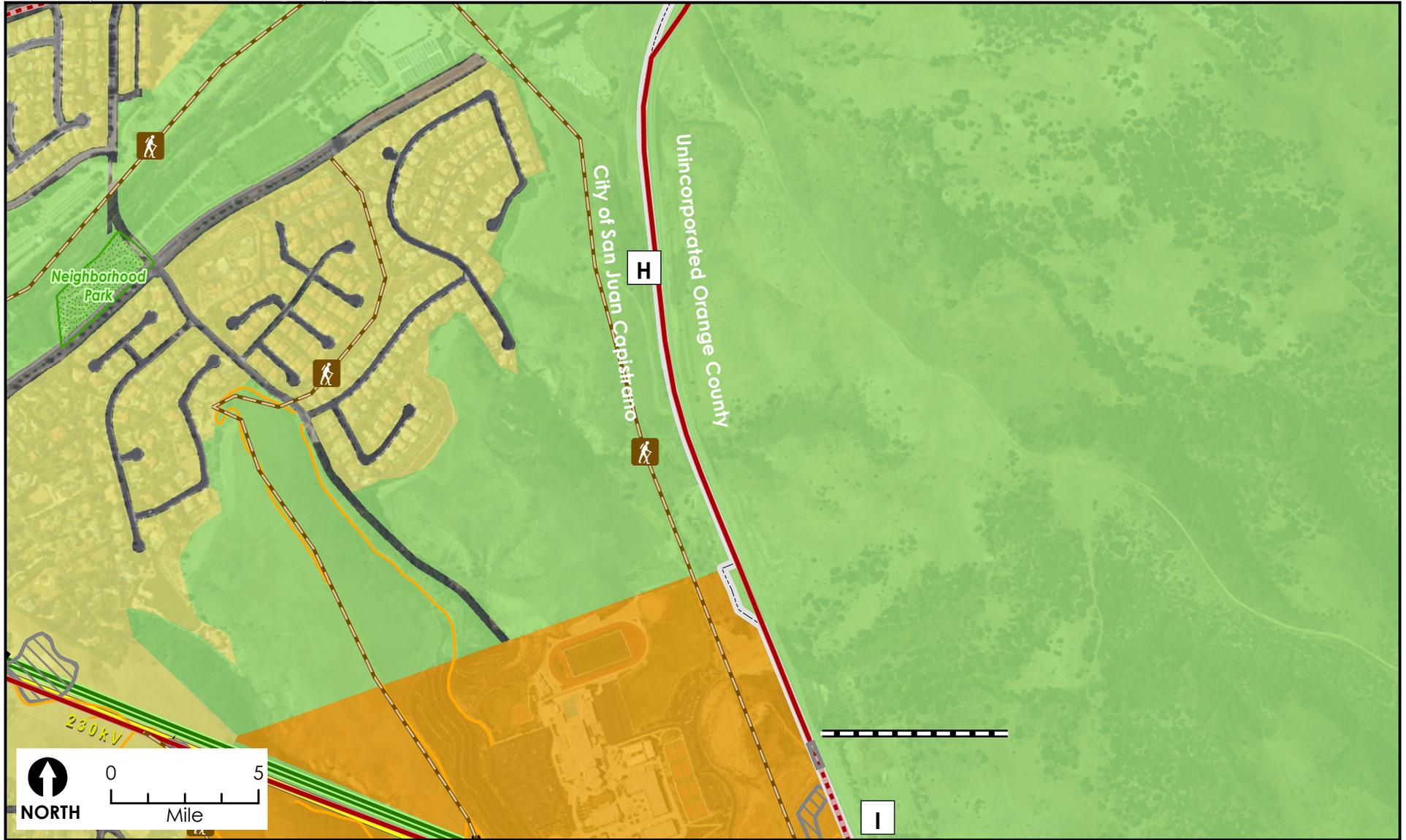


- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Open Space
  - Public
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1D

**General Plan Land Use Designations in the Project Components Areas**  
 South Orange County Reliability Enhancement Project

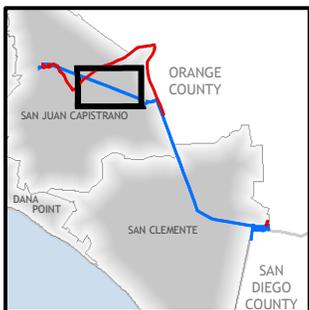
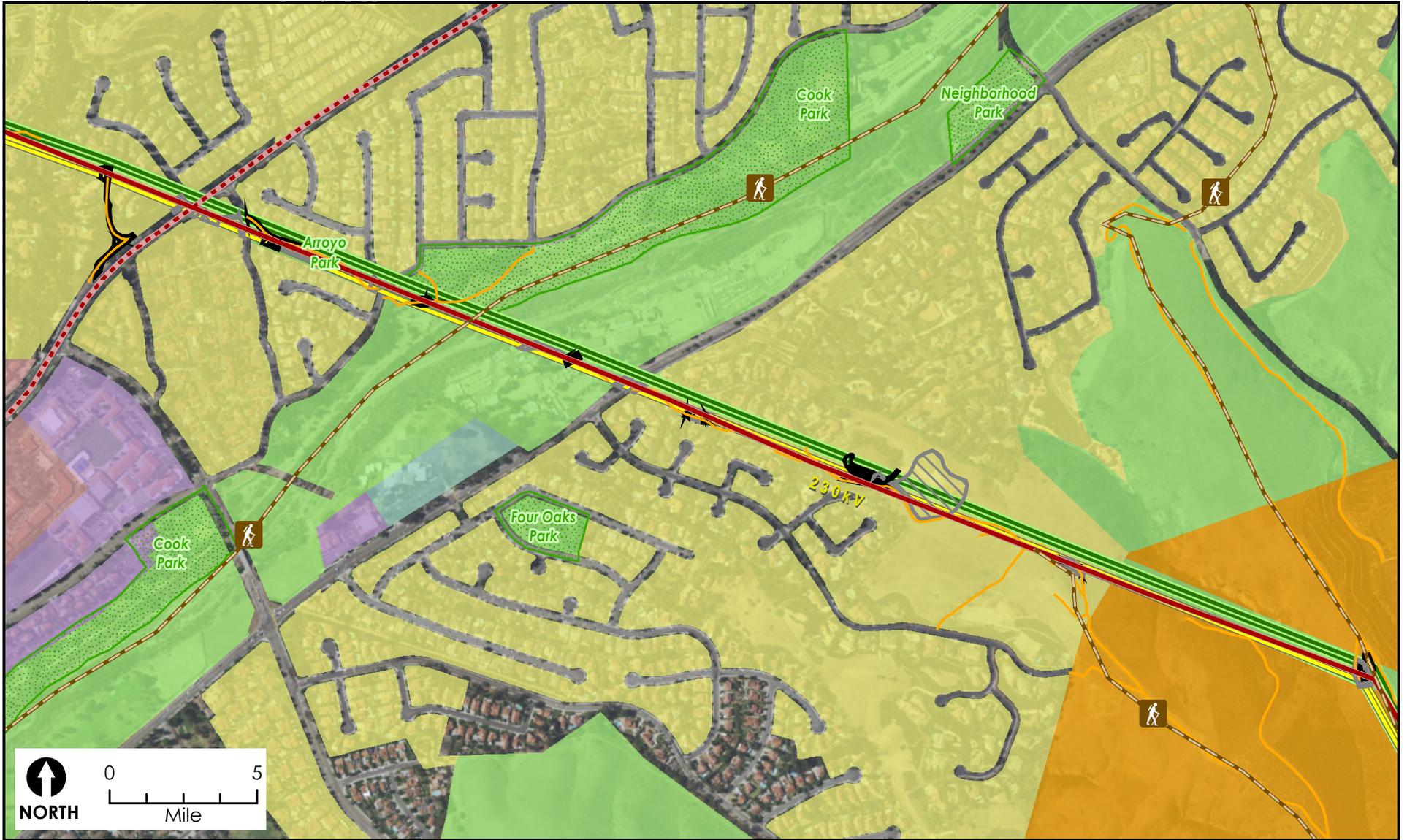


- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Open Space
  - Planned Community
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1E

**General Plan Land Use Designations in the Project Components Areas**  
 South Orange County Reliability Enhancement Project



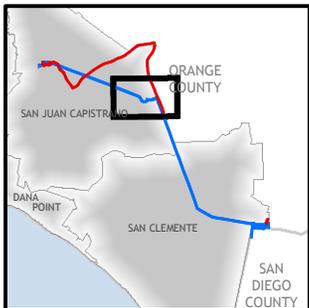
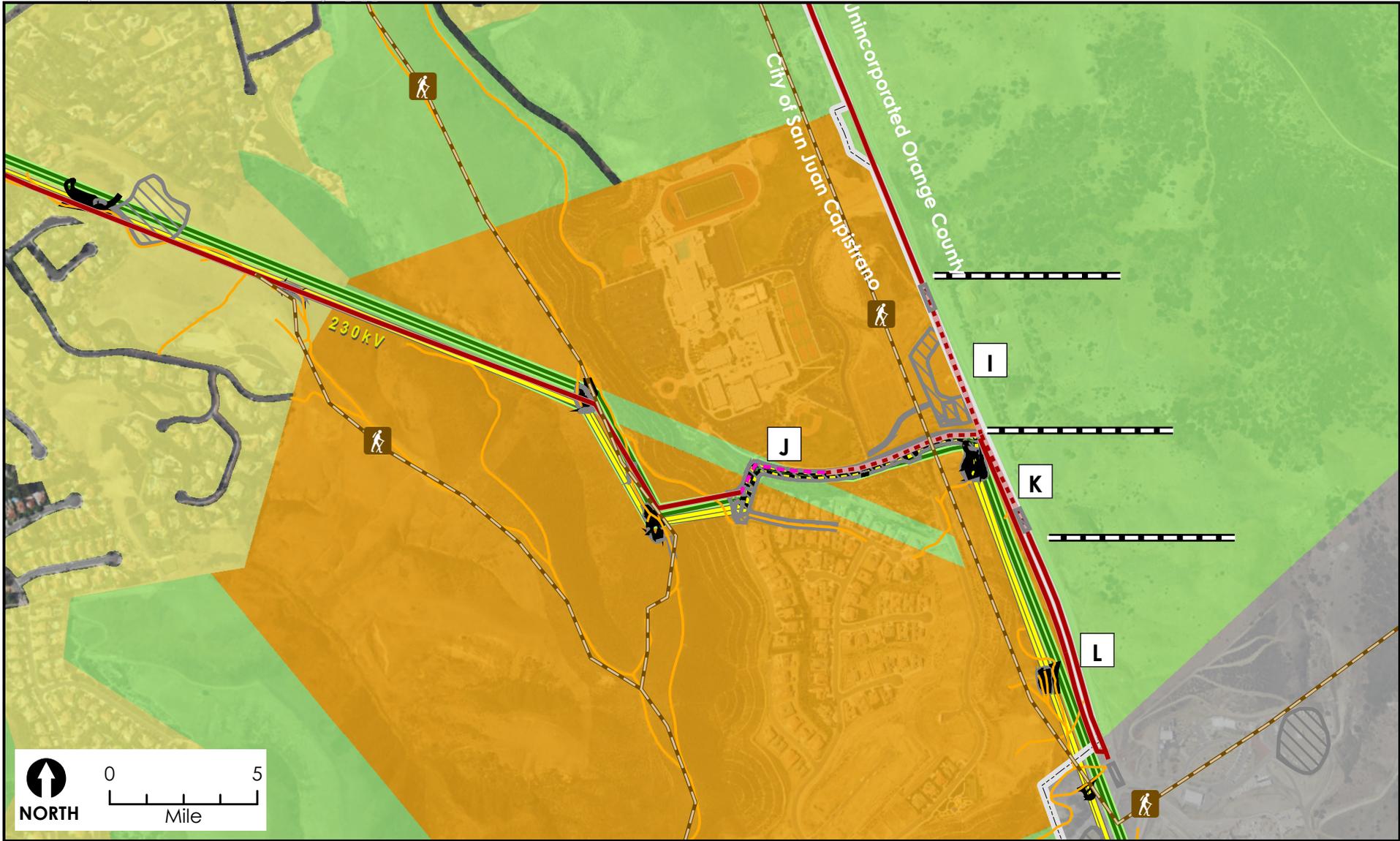
- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Commercial
  - Industrial
  - Open Space
  - Planned Community
  - Public
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1F

### General Plan Land Use Designations in the Project Components Areas

South Orange County Reliability Enhancement Project



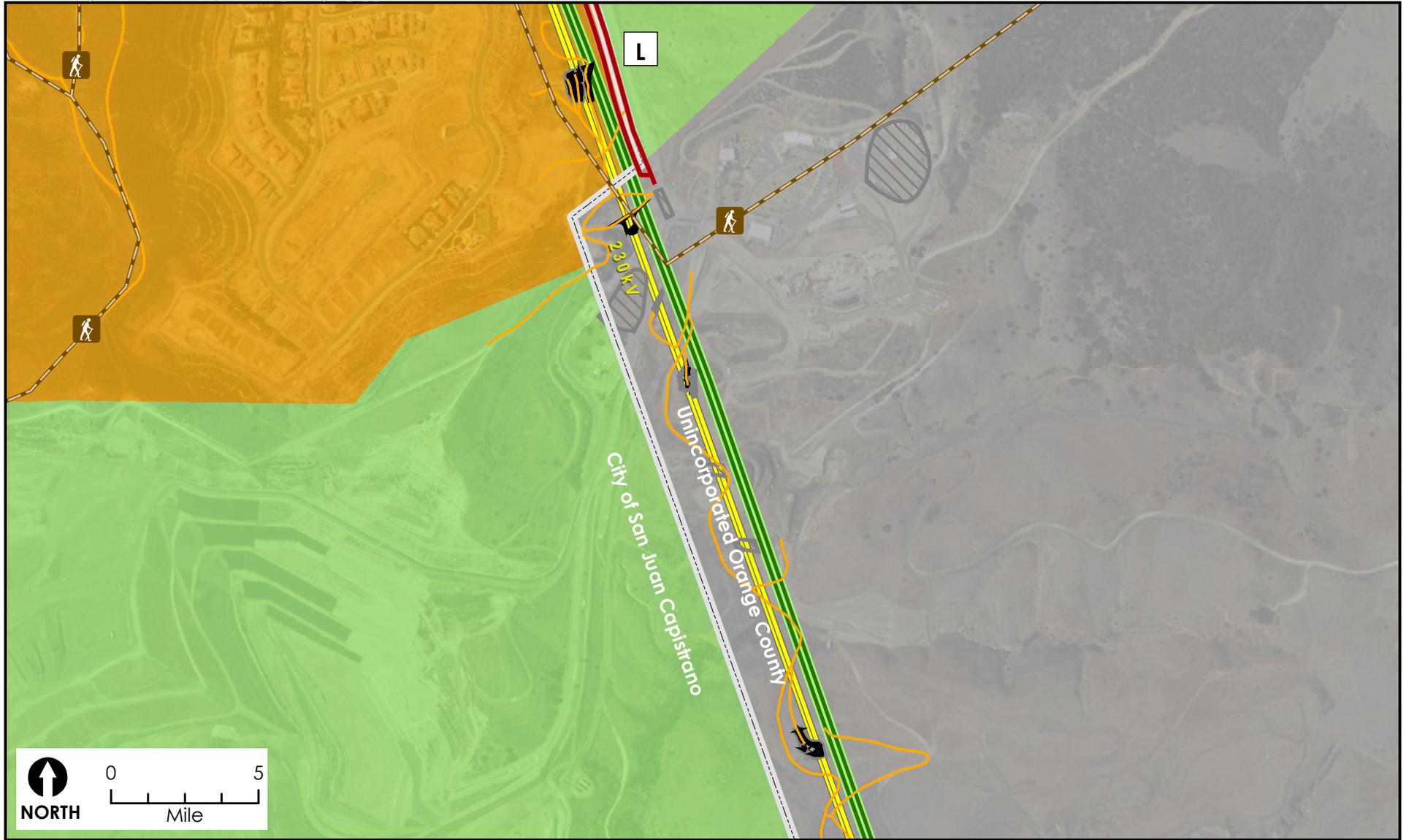
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  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Landfill
  - Open Space
  - Planned Community
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1G

**General Plan Land Use Designations in the Project Components Areas**

South Orange County  
Reliability Enhancement Project

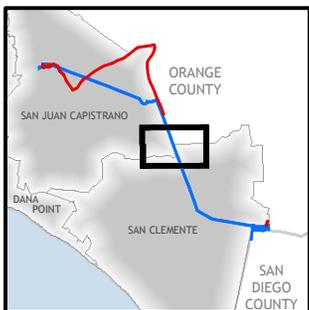
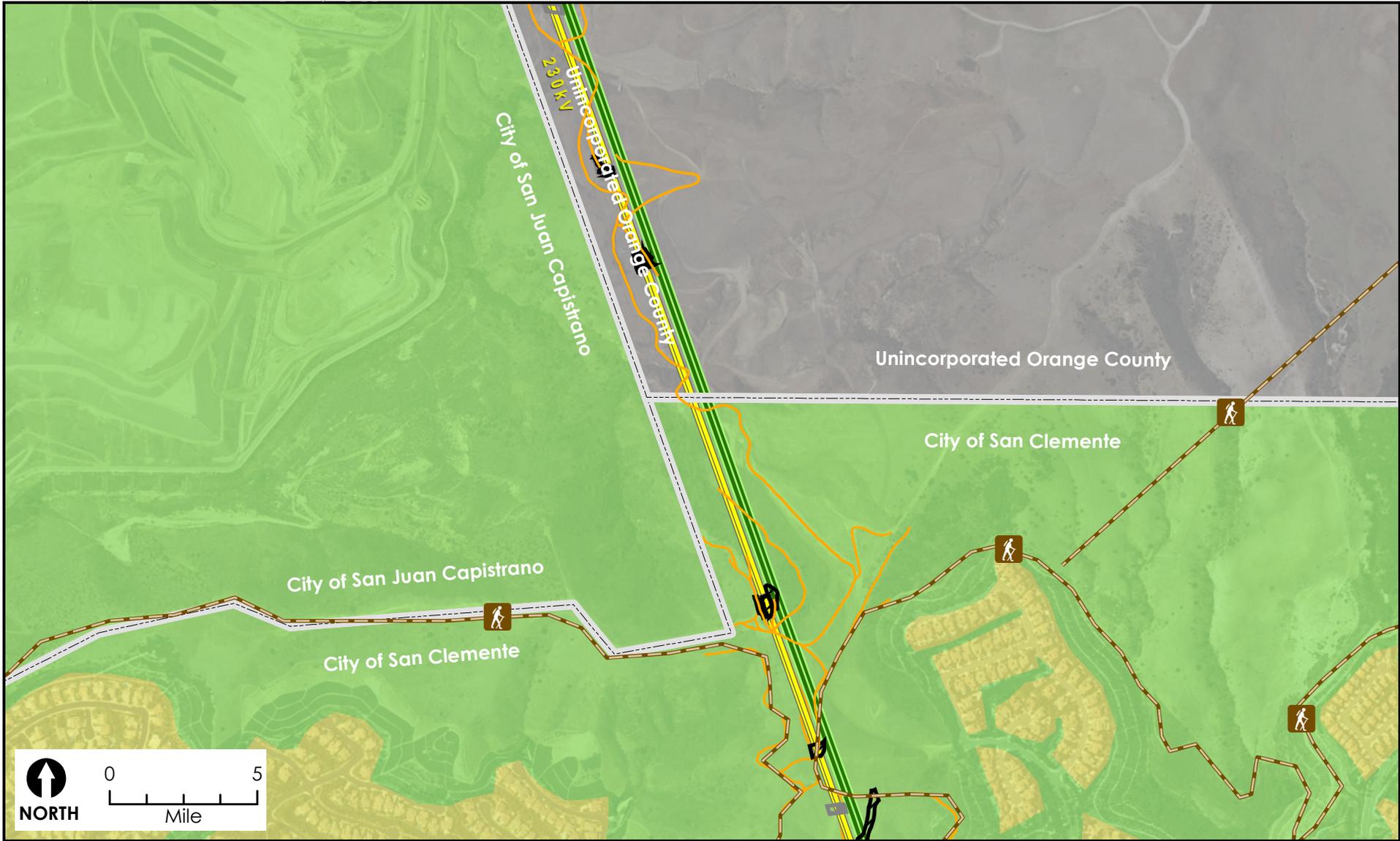


- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Landfill
  - Open Space
  - Planned Community

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1H

**General Plan Land Use Designations in the Project Components Areas**  
 South Orange County Reliability Enhancement Project

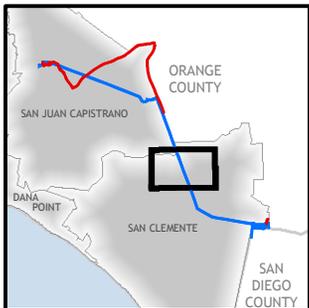


- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Landfill
  - Open Space
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-11

**General Plan Land Use Designations in the Project Components Areas**  
 South Orange County Reliability Enhancement Project



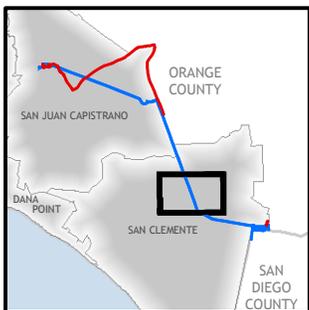
- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Open Space
  - Public
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1J

### General Plan Land Use Designations in the Project Components Areas

South Orange County Reliability Enhancement Project

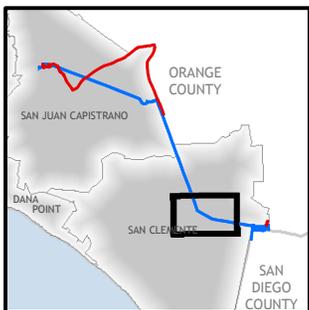
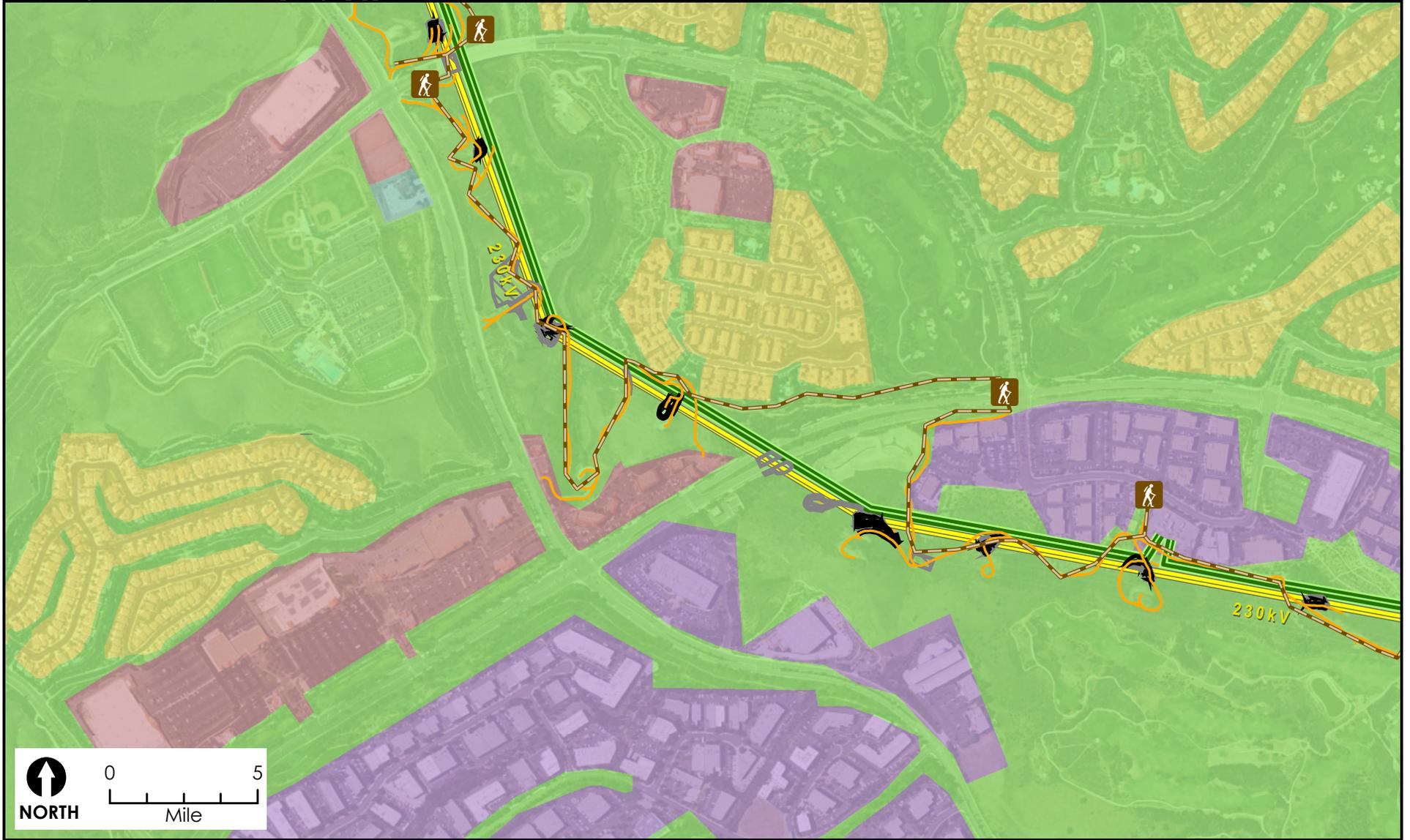


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| Overhead distribution line             | Trail path                       |
| Underground distribution line          | Break line                       |
| Cable will be removed                  | Jurisdiction boundary            |
| Proposed overhead transmission line    | General Plan Land Use Categories |
| Proposed underground transmission line | Commercial                       |
| Existing transmission line             | Open Space                       |
| Access road                            | Public                           |
| Permanent impact area                  | Residential                      |
| Temporary impact area                  | Local Park                       |

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1K

**General Plan Land Use Designations in the Project Components Areas**  
 South Orange County Reliability Enhancement Project

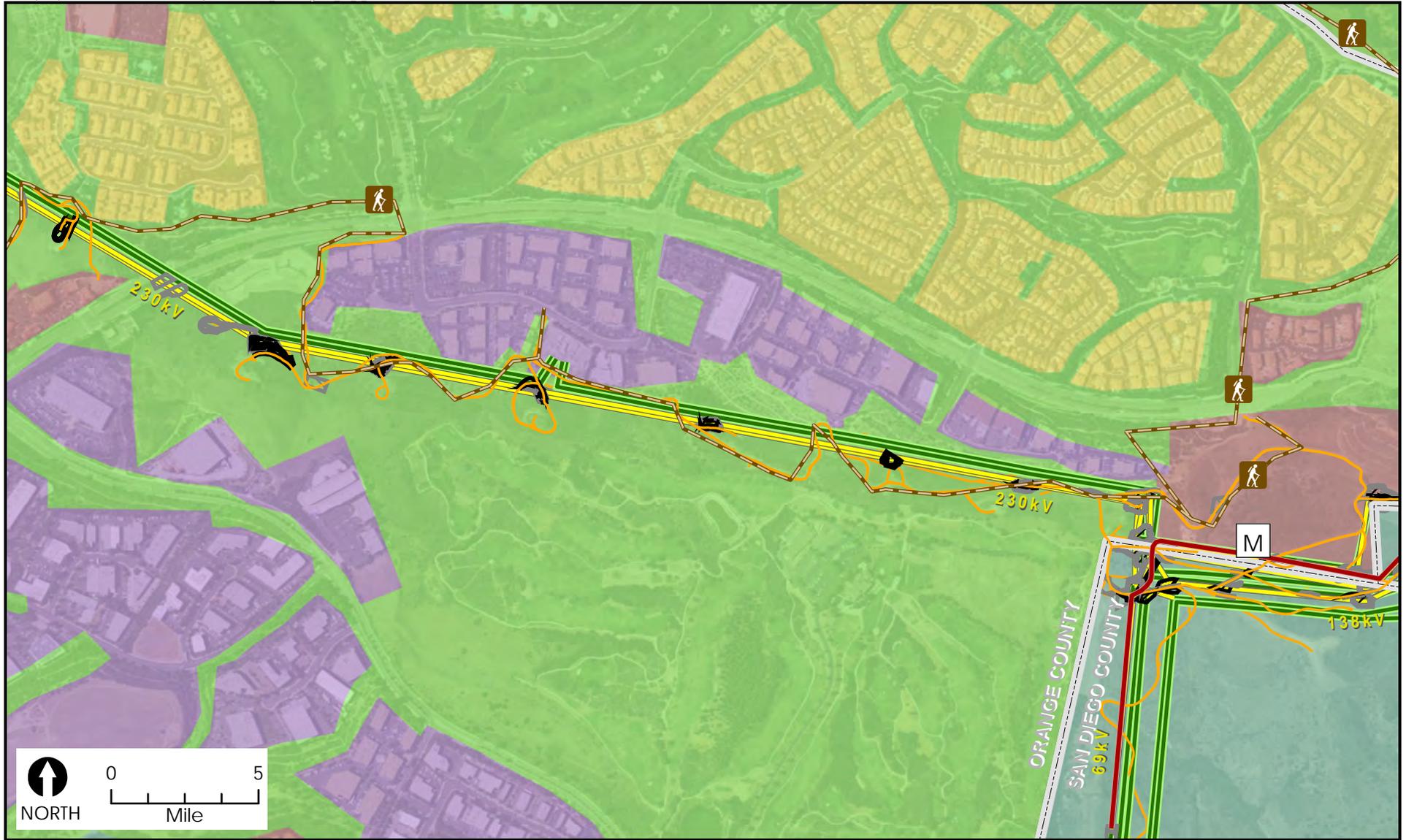


- Overhead distribution line
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  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
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  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- General Plan Land Use Categories
- Commercial
  - Industrial
  - Open Space
  - Public
  - Residential

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1L

**General Plan Land Use Designations in the Project Components Areas**  
 South Orange County Reliability Enhancement Project

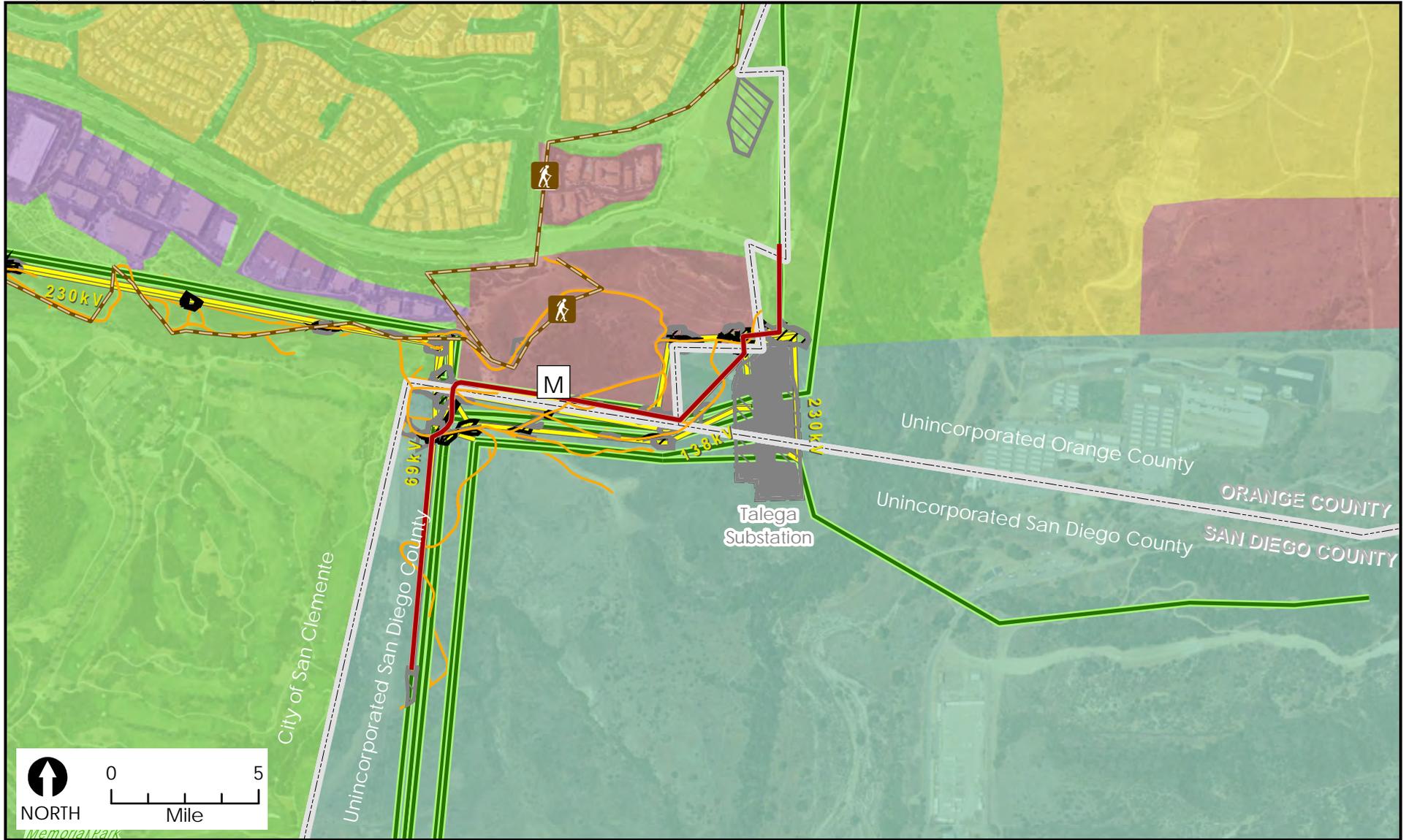


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| Overhead distribution line             | Trail path                              |
| Underground distribution line          | Break line                              |
| Cable will be removed                  | Jurisdiction boundary                   |
| Proposed overhead transmission line    | <b>General Plan Land Use Categories</b> |
| Proposed underground transmission line | Commercial                              |
| Existing transmission line             | Industrial                              |
| Access road                            | Open Space                              |
| Permanent impact area                  | Public                                  |
| Temporary impact area                  | Residential                             |
| Local Park                             |   |

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-1M

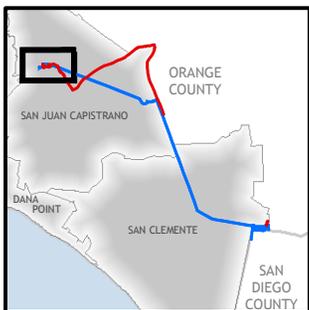
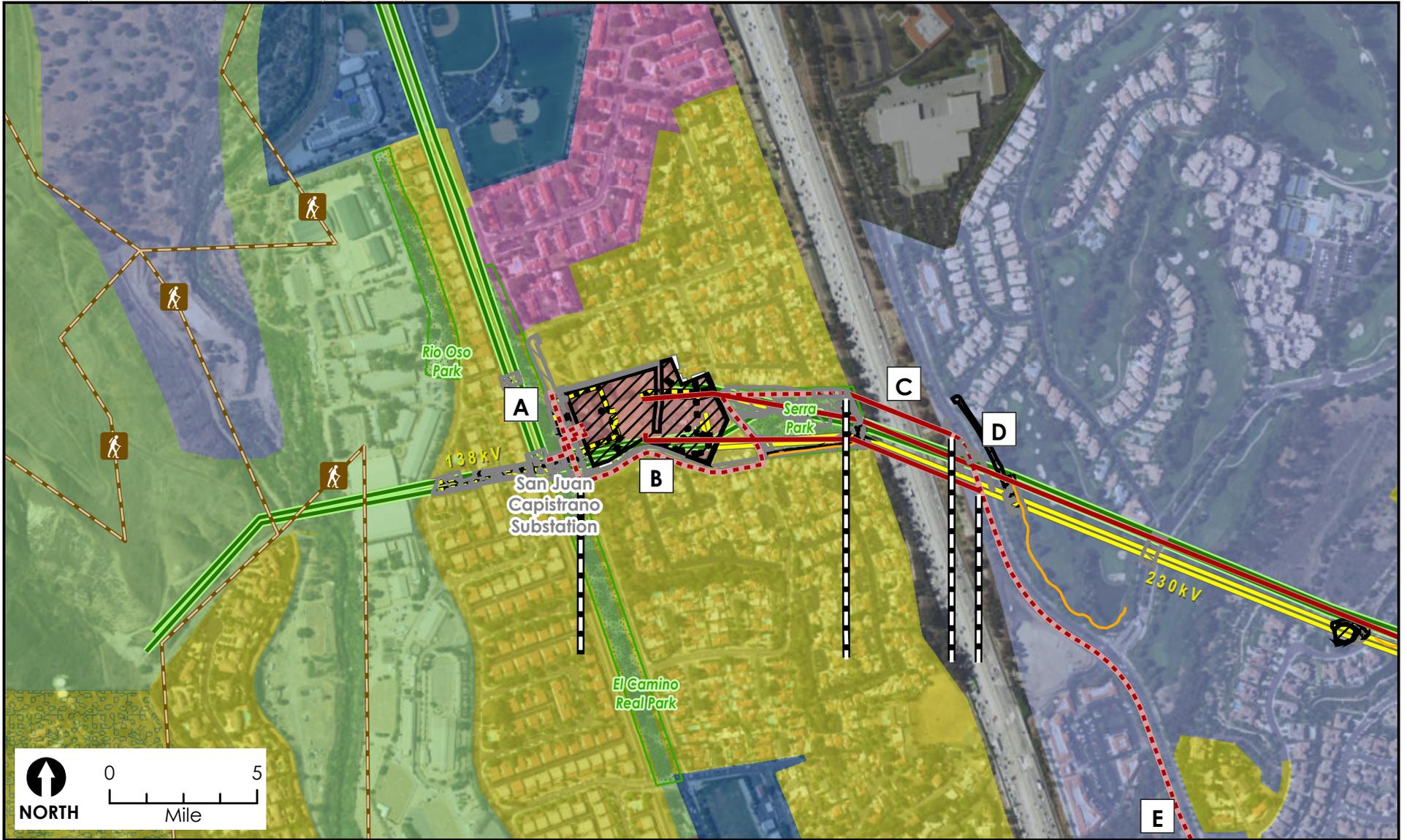
General Plan Land Use Designations in the Project Components Areas  
 South Orange County Reliability Enhancement Project



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|--|---|
| Overhead distribution line             | Trail path                              |
| Underground distribution line          | Break line                              |
| Cable will be removed                  | Jurisdiction boundary                   |
| Proposed overhead transmission line    | <b>General Plan Land Use Categories</b> |
| Proposed underground transmission line | Commercial                              |
| Existing transmission line             | Industrial                              |
| Access road                            | Open Space                              |
| Permanent impact area                  | Public                                  |
| Temporary impact area                  | Residential                             |
| Talega Substation                      |   |
| Local Park                             |   |

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

**Figure 4.10-1N** General Plan Land Use Designations in the Project Components Areas  
South Orange County Reliability Enhancement Project



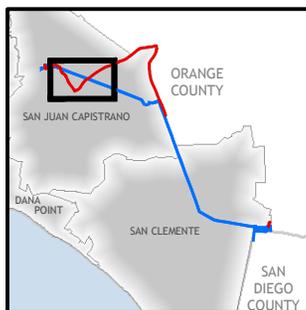
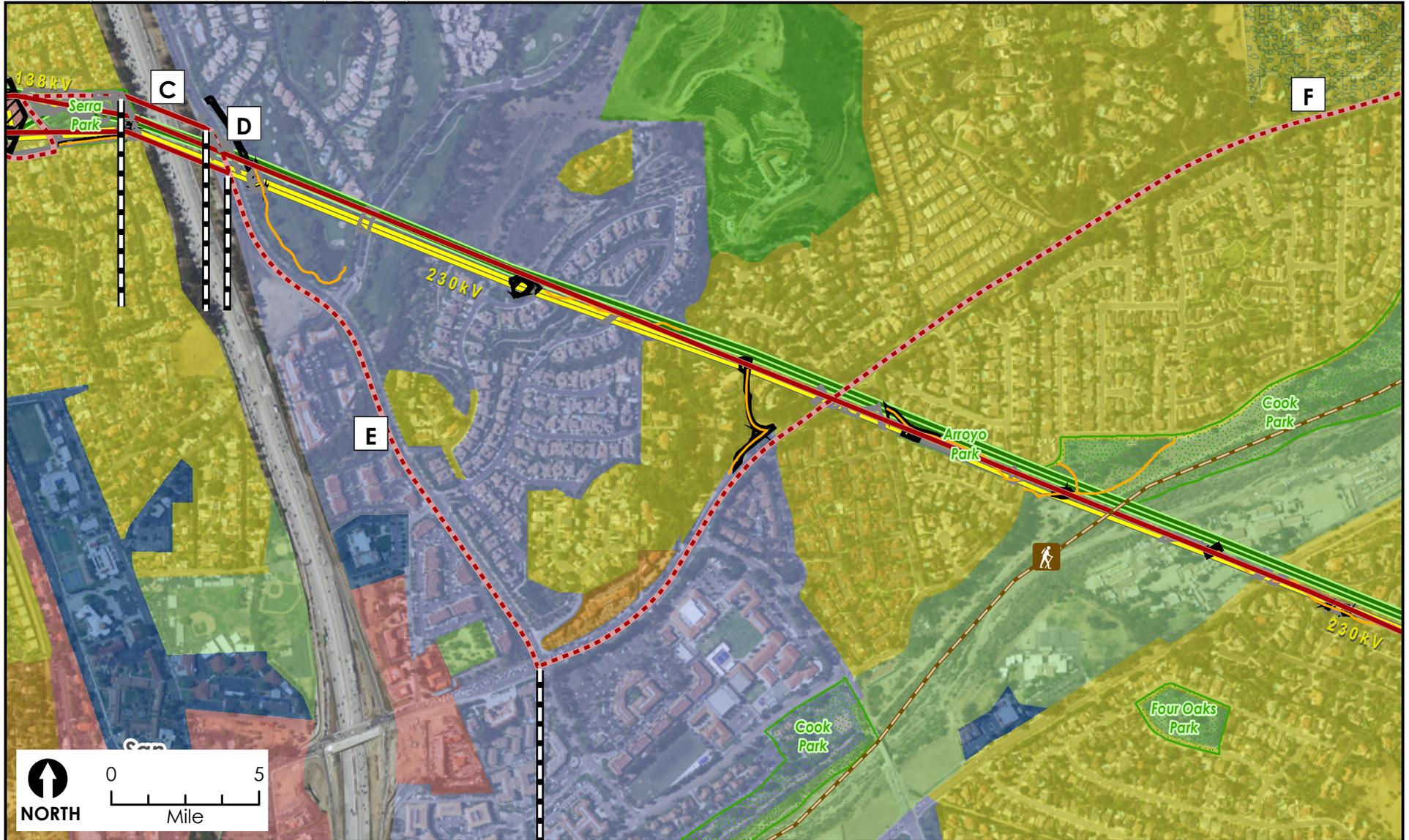
- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- San Juan Capistrano Substation
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Zoning Categories**
- Commercial
- Industrial
- Open Space
- Planned Community
- Planned Residential Development District
- Public and Institutional District
- Residential
- Residential/Agricultural District

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2A

## Zoning Designations in the Project Component Areas

South Orange County  
Reliability Enhancement Project



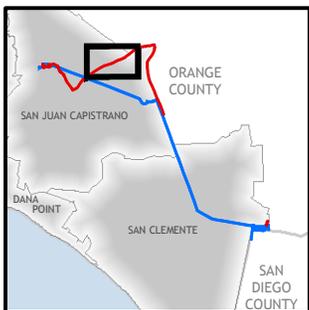
- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- San Juan Capistrano Substation
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Zoning Categories**
- Agri-Business District
- Commercial
- Open Space
- Planned Community
- Public and Institutional District
- Residential
- Residential/Agricultural District
- Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2B

## Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Zoning Categories**
- Agri-Business District
- Open Space
- Planned Community
- Residential
- Residential/Agricultural District

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2C

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- Zoning Categories
- Floodplain Zone 1
  - Open Space
  - Planned Community
  - Residential
  - Residential/Agricultural District

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2D

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Zoning Categories**
- Open Space
- Planned Community
- Residential
- Residential/Agricultural District

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2E

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



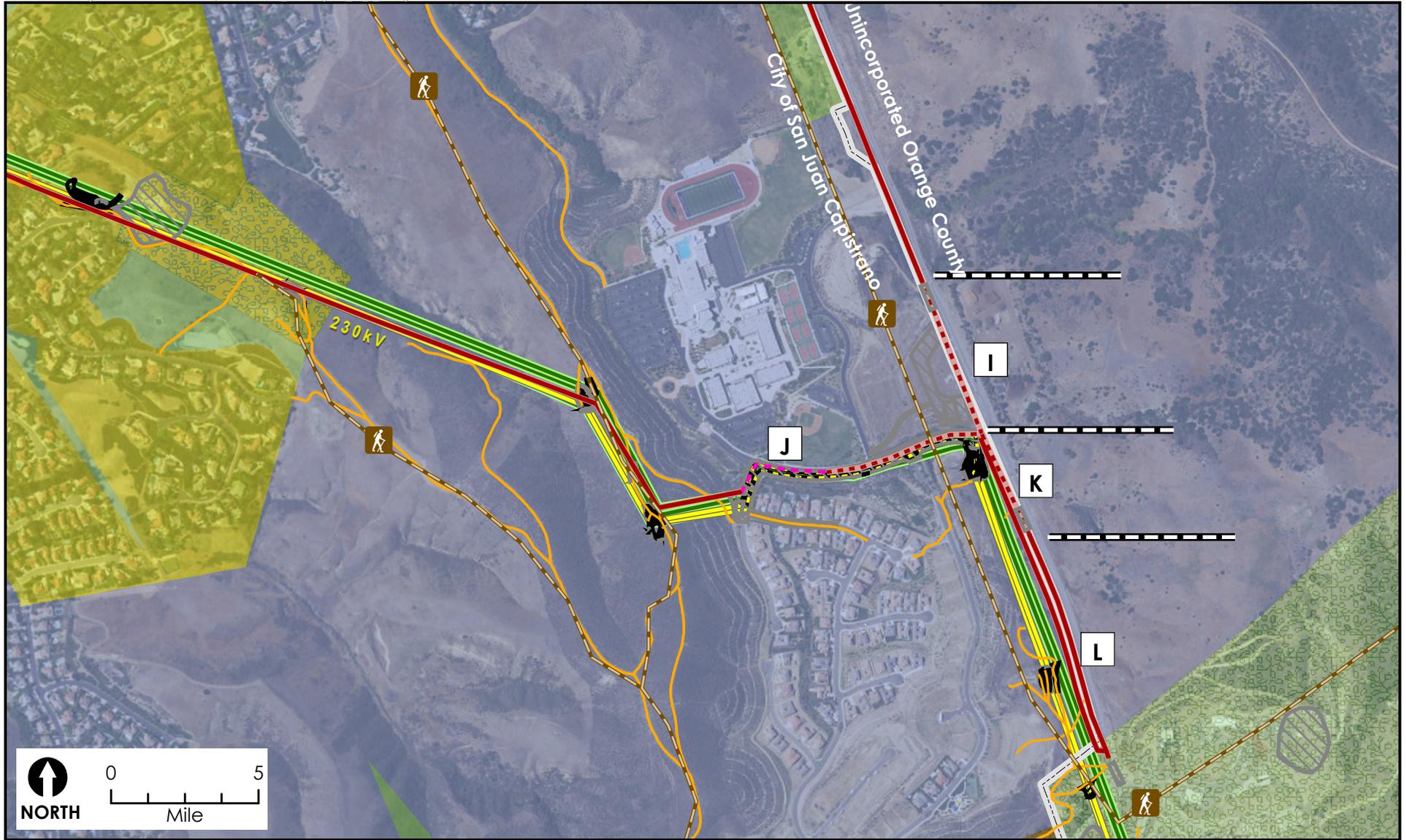
- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- Zoning Categories
- Agri-Business District
  - Open Space
  - Planned Community
  - Public and Institutional District
  - Residential
  - Residential/Agricultural District
  - Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2F

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



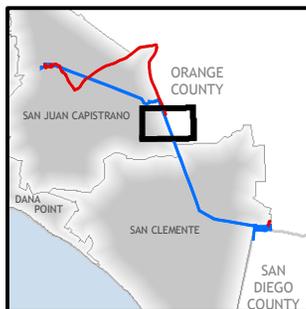
- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- Zoning Categories
- Agriculture
  - Open Space
  - Planned Community
  - Residential
  - Residential/Agricultural District
  - Solid Waste Facility District

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2G

## Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



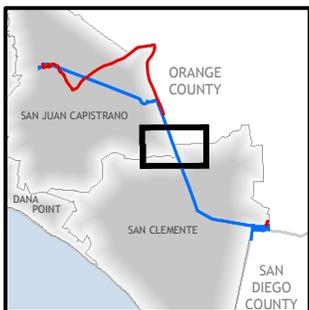
- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Agriculture
- Planned Community
- Solid Waste Facility District

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2H

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



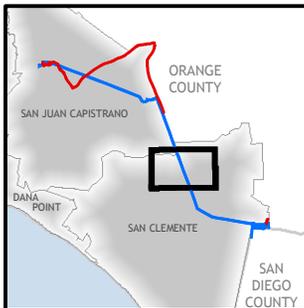
- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Zoning Categories**
- Agriculture
- Solid Waste Facility District
- Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2I

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



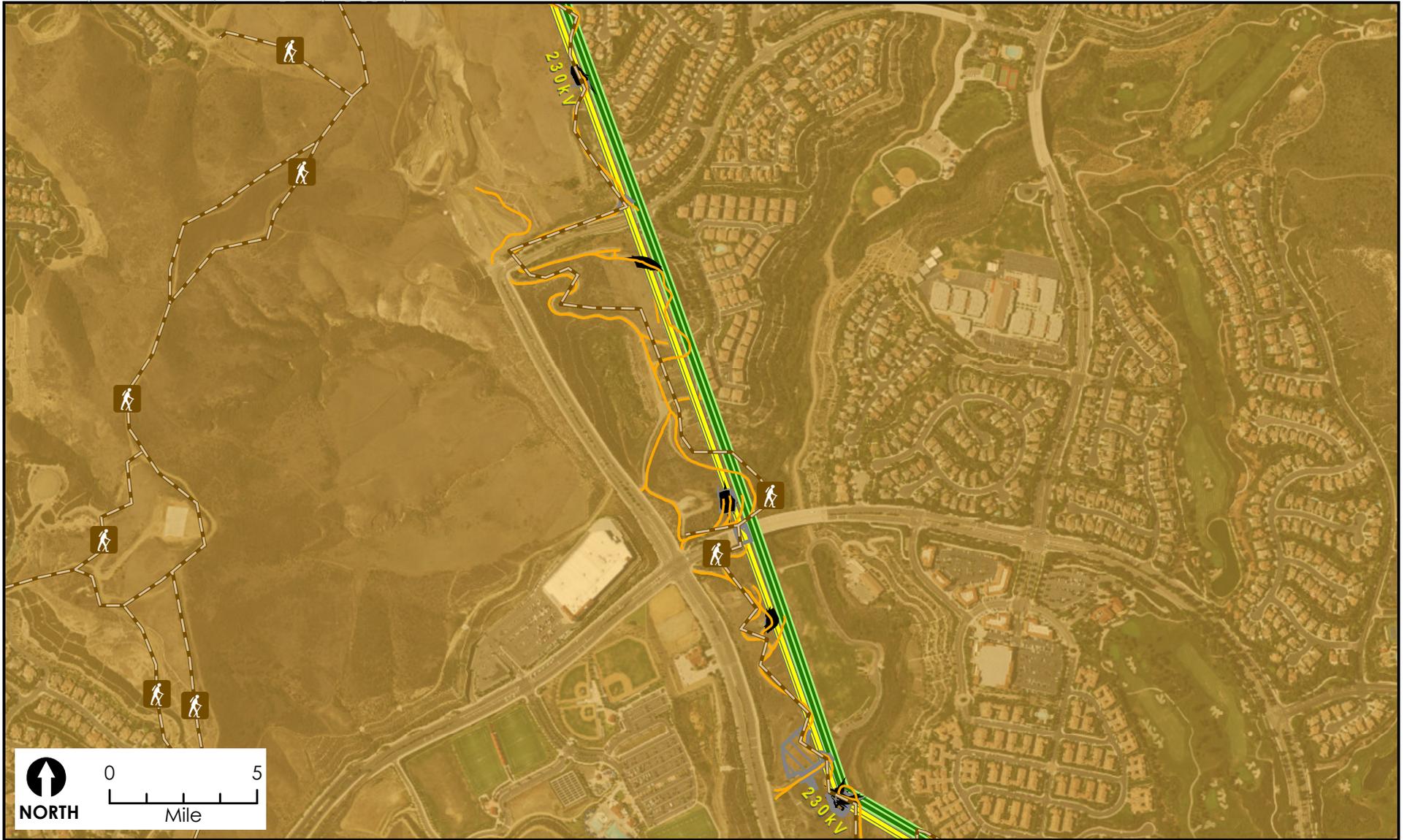
- Overhead distribution line
  - Underground distribution line
  - Cable will be removed
  - Proposed overhead transmission line
  - Proposed underground transmission line
  - Existing transmission line
  - Access road
  - Permanent impact area
  - Temporary impact area
  - Local Park
  - Trail path
  - Break line
  - Jurisdiction boundary
- Zoning Categories
- Solid Waste Facility District
  - Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2J

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project

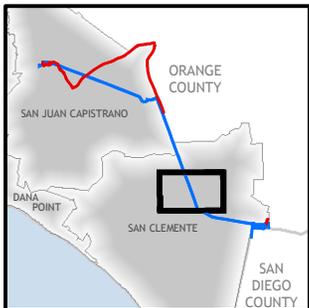


Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

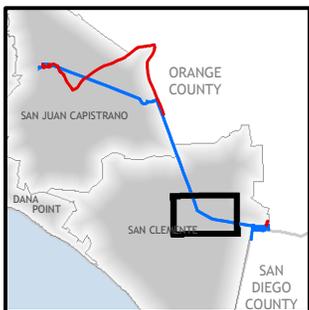
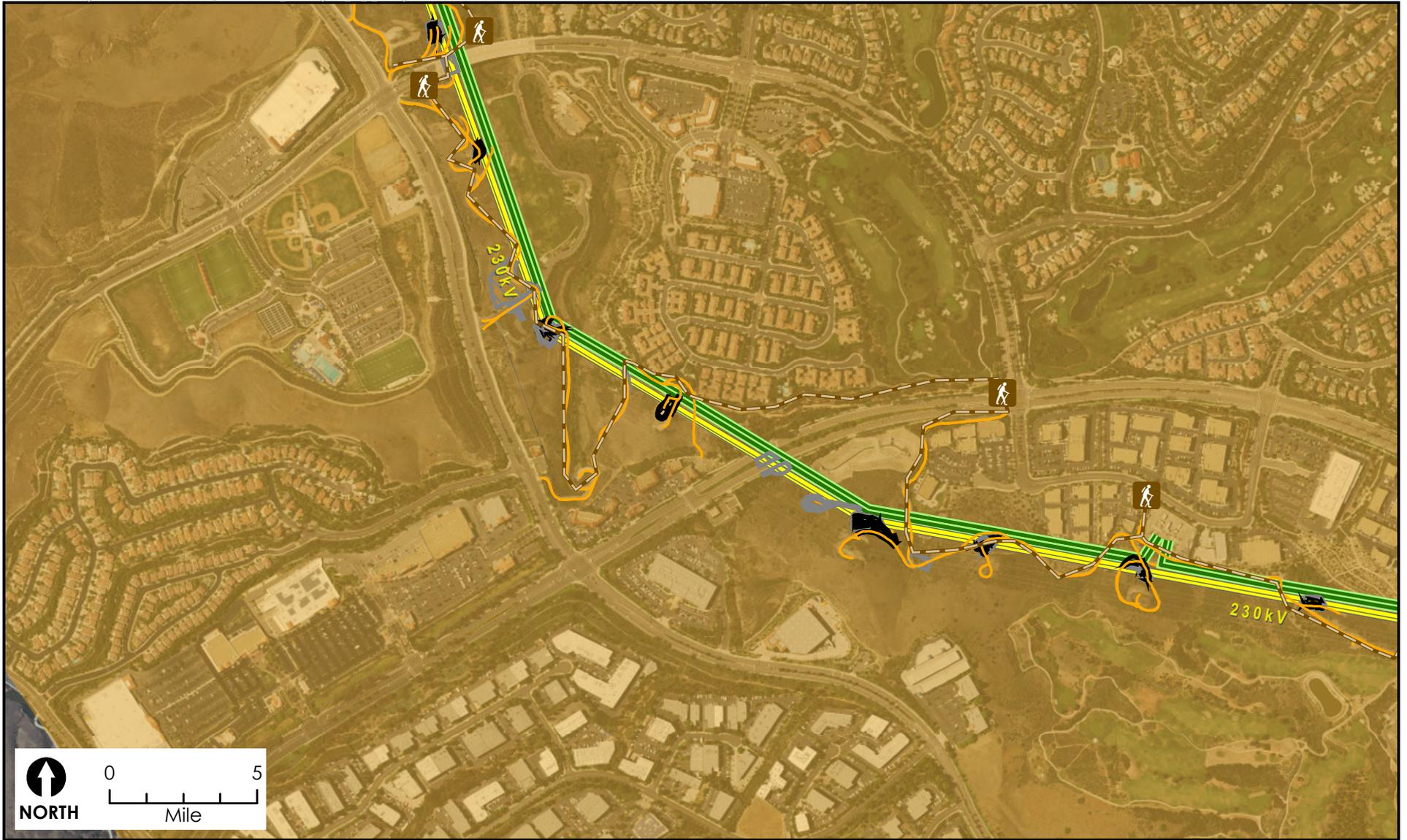
Figure 4.10-2K

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



-  Overhead distribution line
  -  Underground distribution line
  -  Cable will be removed
  -  Proposed overhead transmission line
  -  Proposed underground transmission line
  -  Existing transmission line
  -  Access road
  -  Permanent impact area
  -  Temporary impact area
  -  Local Park
  -  Trail path
  -  Break line
  -  Jurisdiction boundary
- Zoning Categories
-  Specific Plan



-  Overhead distribution line
  -  Underground distribution line
  -  Cable will be removed
  -  Proposed overhead transmission line
  -  Proposed underground transmission line
  -  Existing transmission line
  -  Access road
  -  Permanent impact area
  -  Temporary impact area
  -  Local Park
  -  Trail path
  -  Break line
  -  Jurisdiction boundary
- Zoning Categories
-  Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

Figure 4.10-2L

### Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project

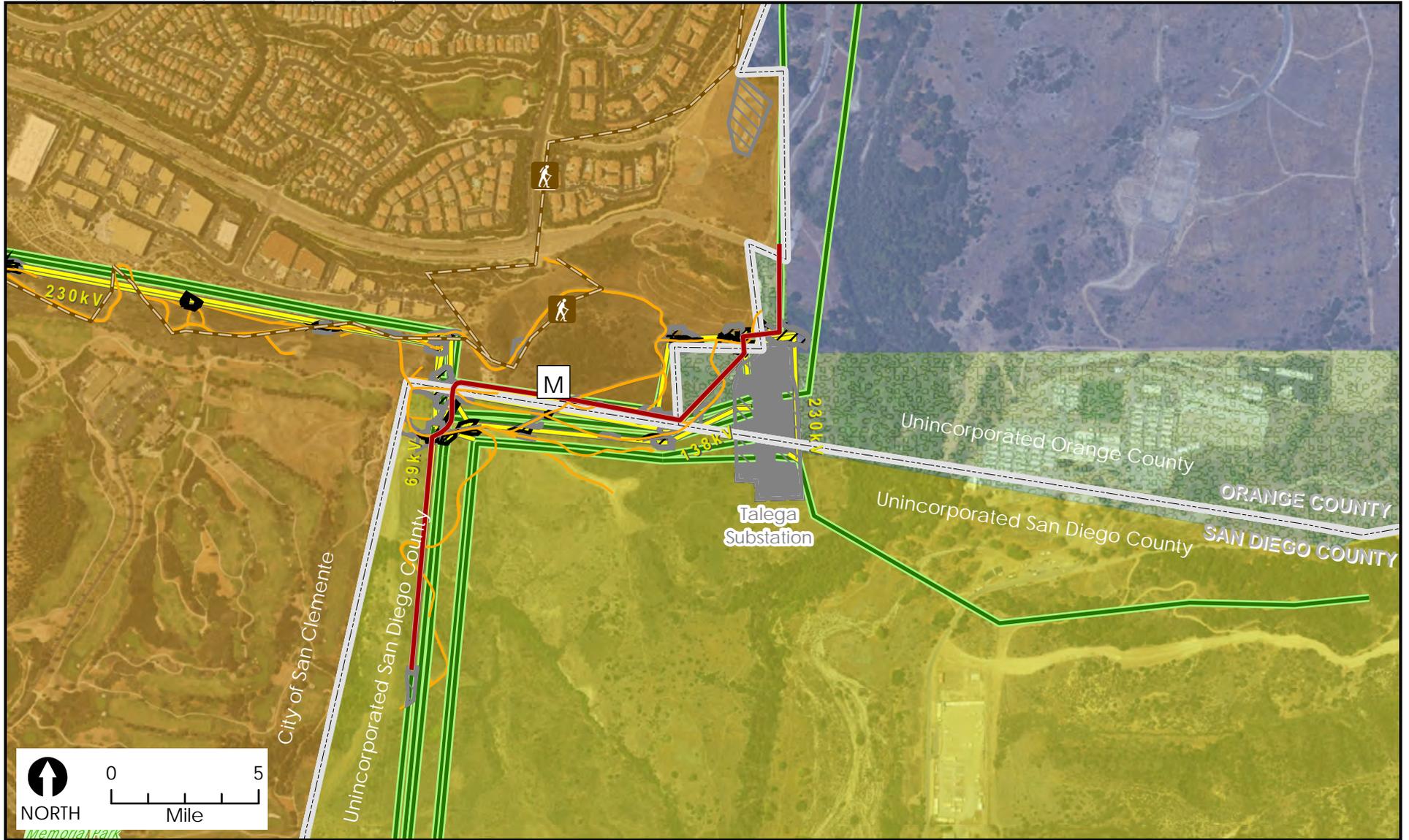


- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Zoning Categories**
- Agriculture
- Planned Community
- Residential
- Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

## Figure 4.10-2M Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project



- Overhead distribution line
- Underground distribution line
- Cable will be removed
- Proposed overhead transmission line
- Proposed underground transmission line
- Existing transmission line
- Access road
- Permanent impact area
- Temporary impact area
- Talega Substation
- Local Park
- Trail path
- Break line
- Jurisdiction boundary
- Zoning Categories**
- Agriculture
- Planned Community
- Residential
- Specific Plan

Sources: ESRI 2010, SanGIS 2014, San Clemente 2013, San Juan Capistrano 2013, Orange County 2014

**Figure 4.10-2N** Zoning Designations in the Project Component Areas

South Orange County Reliability Enhancement Project

1  
2 **4.10.2 Regulatory Setting**

3  
4 **4.10.2.1 Federal**

5  
6 **Marine Corps Base Camp Pendleton Strategic Plan**

7 The Marine Corps Base (MCB) Camp Pendleton Strategic Plan serves a guide to meet the following five  
8 command goals of the base:

- 9  
10 *1. Enhance Installation Support of Warfighting Readiness*  
11 *2. Ensure the Long-Term Viability of All Installations*  
12 *3. Provide High Quality, Sustainable, and Affordable Installation Support*  
13 *4. Optimize Workforce Excellence*  
14 *5. Promote Critical Partnerships*

15  
16 The MCB Camp Pendleton mission is also identified in the Strategic Plan, which focuses on the  
17 command, control, and training of the operating forces as well as providing support to the Marines,  
18 Sailors, and their families.

19  
20 **Marine Corps Base Camp Pendleton Integrated Natural Resources Management Plan**

21 The proposed project would traverse through a portion of MCB Camp Pendleton, which is subject to the  
22 Integrated Natural Resources Management Plan (INRMP). The INRMP is a planning document that  
23 guides the management and conservation of natural resources under the base's control. The Sikes Act  
24 requires that an INRMP be reviewed not less often than every five years, but MCB Camp Pendleton, the  
25 United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife  
26 (CDFW) have agreed to meet annually to review the Camp Pendleton INRMP. The INRMP was last  
27 republished in 2012. Special status species managed under the Camp Pendleton INRMP include a total of  
28 39 sensitive plant species and the presence of more than 50 mammalian, 30 reptilian, 10 amphibian, 300  
29 avian, and 60 fish species, at least 12 of which are federally or state listed species (MCB Camp Pendleton  
30 2007, updated 2012). The proposed project would traverse a portion of MCB Camp Pendleton that is  
31 leased to the California State Parks and is currently managed by the California Department of Parks and  
32 Recreation as San Onofre State Beach. However, SDG&E would be subject to environmental  
33 documentation requirements (i.e., submit the Navy's/Marines' Preliminary Environmental Data sheet for  
34 review) pursuant to Marine Corps Executive Order 5090.2.

35  
36 **Marine Corps Base Camp Pendleton Base Exterior Architecture Plan**

37 The overall land use strategy for MCB Camp Pendleton is outlined in the MCB Camp Pendleton Master  
38 Plan. The related official document providing direction on facility and site development is the Base  
39 Exterior Architecture Plan (BEAP). The following design objectives and guidelines contained within the  
40 BEAP address Land Use and Planning issues and are potentially relevant to the proposed project (MCB  
41 Camp Pendleton 2010):

- 42  
43
  - Site Planning Objectives (Section 3.4 of the BEAP):
    - 44 - *Ensure compatibility with the existing natural features.*
    - 45 - *Ensure compatibility with existing development.*
    - 46 - *Ensure compatibility with future development.*

1  
2 The BEAP also includes more specific design guidelines relating to utilities, e.g., undergrounding of  
3 utilities, screening of substations, and locating utilities within easements.  
4

#### 5 **4.10.2.2 State**

##### 6 **California Public Utilities Commission**

7  
8 The California Public Utilities Commission’s (CPUC’s) review of transmission line applications takes  
9 place under two concurrent and parallel processes:  
10

- 11 1. Environmental review pursuant to the California Environmental Quality Act (CEQA); and
- 12 2. Review of project needs and costs pursuant to Public Utilities Code Sections 1001 et seq. and  
13 General Order 131-D.

14  
15 CPUC General Order 131-D, *Rules relating to the planning and construction of electric generation,*  
16 *transmission/power/distribution line facilities and substations located in California*, states that no  
17 electric public utilities will begin construction in the State of California of any new electric generating  
18 plant, or of the modification, alteration, or addition to an existing electric generating plant, or of electric  
19 transmission/power/distribution line facilities, or of new, upgraded, or modified substations without first  
20 complying with the provisions of the General Order.  
21

22 Pursuant to Article XII of the Constitution of the State of California, the CPUC is charged with the  
23 regulation of investor-owned public utilities. Article XII, Section 8, of the California Constitution states,  
24 “[a] city, county, or other public body may not regulate matters over which the Legislature grants  
25 regulatory power to the [Public Utilities] Commission.” The Public Utilities Code authorizes the CPUC  
26 to “do all things, whether specifically designated in this act or in addition thereto, which are necessary  
27 and convenient in the exercise of such power and jurisdiction” (California Public Utilities Code §701).  
28 Other Public Utilities Code provisions generally authorize the CPUC to modify facilities, to secure  
29 adequate service or facilities, and operate so as to promote health and safety. (See, e.g., California Public  
30 Utilities Code §§ 761, 762 768.) The CPUC’s preemptive power extends to local land use regulations.  
31

32 The CPUC has confirmed its intention to exercise exclusive jurisdiction over all utility-owned electric  
33 facilities in California, stating “[a]ll utility-owned electric transmission lines, power lines, distribution  
34 lines, substations and facilities remain under the Commission’s exclusive jurisdiction and this  
35 jurisdiction may not be pre-empted by any local agency.” (Re Rules, Procedures and Practices Applicable  
36 to Transmission Lines Not Exceeding 200 Kilovolts (1994) 55 Cal. P.U.C. 2d 87.)  
37

38 In the context of electric utility projects, CPUC General Order 131-D, Section XIV.B, states that “local  
39 jurisdictions acting pursuant to local authority are preempted from regulating electric power line projects,  
40 distribution lines, substations, or electric facilities constructed by public utilities subject to the  
41 Commission’s jurisdiction. However in locating such projects, the public utilities shall consult with local  
42 agencies regarding land use matters.” Under this regulation, the applicant would be required to obtain all  
43 applicable ministerial building and encroachment permits from local jurisdictions for the proposed  
44 project (see Table 2-9 in Chapter 2, “Project Description”).  
45

##### 46 **Habitat Conservation Plans / Natural Communities Conservation Plans**

47 The proposed project would be located within areas of Orange County covered by the Orange County  
48 Southern Subregion Habitat Conservation Plan (HCP). However, because the applicant’s activities are  
49 regulated at the statewide level rather than at the local level, the legally applicable equivalent plan is the

1 SDG&E Subregional Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP)  
2 (SDG&E 1995a). Under the SDG&E Subregional NCCP/HCP, certain areas containing habitat for  
3 Covered Species<sup>1</sup> are considered preserve areas. Preserve areas include existing reserve or conservation  
4 areas established by regional planning documents (e.g., Orange County Southern Subregion HCP); state,  
5 federal, and local preserve areas; lands designated as public and private open space, community parks,  
6 and preserve land designated by local general land use plans,<sup>2</sup> and public or private areas set aside for the  
7 long term protection of plants and wildlife (SDG&E 1995a,b). The proposed project would cross existing  
8 preserve areas identified within the Orange County Southern Subregion HCP within the applicant's  
9 existing utility ROW. These areas are portrayed in Figure 4.4-3. Additionally, the project may cross  
10 existing and yet to be recorded conservation easements within the Orange County Southern Subregion  
11 HCP. A detailed discussion of the proposed project implications for listed species and relationship to the  
12 SDG&E Subregional NCCP/HCP can be found in Section 4.4, "Biological Resources."

#### 13 14 **4.10.2.3 Local**

15 As further explained under Section 4.10.2.2, due to the CPUC's preemptive powers with respect to all  
16 utility-owned electric transmission lines and other utility facilities, which arise from Article XII, Section  
17 8 of the California Constitution, local ordinances are not applicable, the proposed project would not  
18 result in a significant impact under CEQA. However, conflicts and inconsistencies with local  
19 jurisdictions are given consideration by the CPUC during its review process.

#### 20 21 **Orange County General Plan**

22 The following major policy goals expressed in the Land Use element of the Orange County General Plan  
23 (Orange County 2005a) are relevant to the proposed project:

- 24  
25 • **Major Land Use Element Policy 2, Phased Development.** *To phase development consistent with*  
26 *the adequacy of public services and facilities within the capacity defined by the General Plan.*
- 27 • **Major Land Use Element Policy 6, New Development Compatibility.** *To require new*  
28 *development to be compatible with adjacent areas.*
- 29 • **Major Land Use Element Policy 8, Enhancement of Environment.** *To guide development so*  
30 *that the quality of the physical environment is enhanced.*

#### 31 32 **Orange County Zoning Ordinance**

33 The proposed project would cross the (A1) General Agricultural and (PC) Planned Community. Sections  
34 7-9-55.3 and 7-9-103 of the Orange County Zoning Ordinance state that public and private utility  
35 buildings and structures are permitted within (A1) General Agricultural and (PC) Planned Community  
36 with discretionary approval, respectively (Orange County 2005b). However, the CPUC has preemptive  
37 jurisdiction over the construction, maintenance, and operation of public utilities in the State of  
38 California; therefore, no local discretionary approval would be required for the proposed project.  
39

---

<sup>1</sup> Covered Species are species protected under local ordinances, including the San Diego Gas & Electric Company (SDG&E, or the applicant) Subregional Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan. See Section 4.4, "Biological Resources" for further information.

<sup>2</sup> General Plan land use designations for the cities of San Clemente and San Juan Capistrano and the counties of Orange and San Diego is described in Section 4.10, Land Use and Planning.

1 **City of San Juan Capistrano General Plan**

2 The following goals and policies expressed in the Land Use element of the San Juan Capistrano General  
3 Plan (San Juan Capistrano 1999a) are relevant to the proposed project:  
4

- 5 • **Land Use Goal 2:** *Control and direct future growth within the City to preserve the rural village-*  
6 *like character of the community.*
- 7 • **Policy 2.2:** *Assure that new development is consistent and compatible with the existing character*  
8 *of the City.*
- 9 • **Policy 2.3:** *Ensure that development corresponds to the provision of public services and*  
10 *facilities.*
- 11 • **Land Use Goal 4:** *Preserve major areas of open space and natural features.*
- 12 • **Policy 4.3:** *Preserve designated ridgelines and the immediate adjacent area to maintain the open*  
13 *space character of the community.*
- 14 • **Land Use Goal 7:** *Enhance and maintain the character of neighborhoods.*
- 15 • **Policy 7.1:** *Preserve and enhance the quality of San Juan Capistrano neighborhoods by avoiding*  
16 *or abating the intrusion of non-conforming buildings and uses.*
- 17 • **Policy 7.2:** *Ensure that new development is compatible with the physical characteristics of its*  
18 *site, surrounding land uses, and available public infrastructure.*
- 19 • **Policy 7.3:** *Utilize programs for rehabilitation of physical development, infrastructure and*  
20 *undergrounding of utilities within the City to improve community neighborhoods.*  
21

22 **City of San Juan Capistrano Municipal Code**

23 Section 7-8 of the City of San Juan Capistrano municipal code identifies requirements to underground  
24 utilities within designated districts. Section 7-8.06. (c) exempts electrical lines with a voltage of 34.5 kV  
25 or higher from the city-wide requirement to underground utility facilities. No underground districts were  
26 identified within the proposed project area.  
27

28 The proposed San Juan Capistrano Substation is on land zoned (CM) Commercial Manufacturing  
29 District. Section 9-3.305 identifies allowed uses and development standards for industrial districts  
30 including the CM District. Within this Section, Table 3-6 identifies public facilities (including public  
31 utilities) as a permitted use within the (CM) Commercial Manufacturing District. Table 3-7 defines  
32 building setback, height, and floor area standards and includes a building height limitation of 35 feet (San  
33 Juan Capistrano 2014).  
34

35 **City of San Clemente Centennial General Plan**

36 The following goals expressed in the Land Use element of the San Clemente Centennial General Plan  
37 (San Clemente 2014a) are relevant to the proposed project:  
38

- 39 • **Land Use Plan Primary Goal 1:** *Retain and enhance established [...] open spaces that improve*  
40 *the community's quality of life [...].*
- 41 • **Land Use Plan Primary Goal 6:** *Protect and maintain significant environmental resources.*  
42

## 1 City of San Clemente Zoning Ordinance

2 Title 17 of the San Clemente Municipal Code is referred to as the Zoning Ordinance. Components of the  
3 proposed project are located within areas zoned for the Talega Specific Plan.

4 Section 17.08.070 of the City of San Clemente municipal code states that “the regulations included in the  
5 specific and master plans supersede regulations in this title. When regulations related to specific  
6 development are not included in the specific plans, the provisions of the Zoning Ordinance apply.” (City  
7 of San Clemente 2014b)

8  
9 Section 17.28.240 of the City of San Clemente’s municipal code states that “public utility distribution  
10 and transmission line towers and poles for distribution of [...] electricity shall be allowed in all zones  
11 without obtaining a Conditional Use Permit. However, all routes and heights of proposed electric  
12 transmission systems of 69 KV and over [...] shall be located in conformance with the General Plan of the  
13 City.” (City of San Clemente 2014b)

## 14 City of San Clemente Talega Specific Plan

15  
16 The Specific Plan for the Talega community in San Clemente deals primarily with the development of a  
17 Master Plan, Design Guidelines, and Development Standards for the area and ~~does not appear to develop~~  
18 ~~policy goals.~~ The Specific Plan refers to its EIR as a source for certain policies, standards and  
19 regulations, and includes the mitigation measures required in the development of the Talega community.  
20 In addition, the Specific Plan Objectives listed in the Talega Specific Plan (T&B Planning Consultants  
21 2002) refers to the City of San Clemente General Plan and a set of City programs with respect to policy  
22 implementation:

- 23 • Page 1-5: “Two utility easements cross the site, one located along the western property boundary  
24 and one located along the southern boundary.”
- 25 • Page 4-23: “Mitigation Measure L.1-1: The Specific Plan shall include provisions for the  
26 continued unobstructed access to and along the SDG&E transmission facilities [...]”
- 27 • Page 6-3: “5. Utilities - The Area Plan shall include [...] existing and proposed utilities. All  
28 Area Plans [...] adjacent to the San Diego Gas and Electric (SDG&E) easement for regional  
29 transmission lines shall be reviewed by SDG&E.” (T&B Planning Consultants 2002)

30 The Talega Specific Plan also includes provisions regulating the development of locally-serving utilities  
31 within the Specific Plan area. However, the Talega Specific Plan does not include any regulations  
32 specifically addressing the development of regionally-serving utilities such as the proposed project.  
33 (T&B Planning Consultants 2002)

## 34 4.10.3 Impact Analysis

### 35 4.10.3.1 Methodology and Significance Criteria

36  
37  
38  
39 General Plans, ordinances, and land use and zoning maps were reviewed to determine whether the  
40 proposed project would be consistent with regional and locally adopted land use plans, goals, and  
41 policies.  
42

Potential impacts on existing and planned land uses were evaluated according to the following significance criteria. The criteria were defined based on the checklist items presented in Appendix G of the CEQA Guidelines. The proposed project would cause a significant impact on land uses if it would:

- a) Physically divide an established community;
- b) Conflict with an applicable environmental plan, policy, or regulation of an agency with jurisdiction over the proposed 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; or
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

#### 4.10.3.2 Applicant Proposed Measures

There are no Applicant Proposed Measures (APMs) directly associated with land use and planning for the proposed project. See Section 2.6, “Applicant Procedures, Plans, Standards, and Proposed Measures,” for a complete description of each project commitment.

#### 4.10.3.3 Environmental Impacts

**Impact LU-1: Physical division of an established community.**  
*LESS THAN SIGNIFICANT*

Construction of the proposed project may cause temporary disturbance to established communities as a result of road closures during work with road rights-of-way (ROWs). As noted in Section 2.4.9, “Roadway and Railway Crossings and Road Closures,” the proposed transmission and distribution lines route would cross a number of roadways, including Interstate 5 (I-5). However only ~~four~~ three roads may be partially or ~~fully~~ closed during construction:

- ~~• Camino Capistrano in San Juan Capistrano would require partial closures and may require full roadway closures for short periods during the 1.5 month construction period.~~
- Calle San Diego in San Juan Capistrano would require partial closures ~~and may require full roadway closures for as long as two weeks.~~
- Vista Montana Road in San Juan Capistrano, is the entrance roadway to San Juan Hills High School and the Rancho San Juan residential development from La Pata Avenue would require partial closures for approximately eight months.
- Via Pomplona in San Juan Capistrano would require partial closures ~~and may require full roadway closures for approximately two months.~~

Traffic control would be used to ensure that there would be no full closure of Camino Capistrano and to maintain three lanes of travel during construction on Camino Capistrano. Roads that may result in temporary full road closures have other nearby roads that would be available as detours for community residents and would not divide an existing community. Construction of the proposed project would occur under or above the MetroLink Railroad track and would have no impact on movement between MetroLink stations. Therefore, impacts under this criterion during construction would be less than significant.

1 **Operations and Maintenance**

2 The proposed San Juan Capistrano Substation would be located on land that extends from the existing  
3 Capistrano Substation and is owned and maintained by SDG&E. Work proposed at Talega Substation  
4 would not change the exterior boundaries of the existing substation facility. Transmission Line Segments  
5 1a, 1b, 2, and 3 and the entire 12-kV Distribution Line, with the exception of 12-kV Segment C, would  
6 be located underground or within existing ROW. Therefore, operation of these proposed project  
7 components would have no impact on the division of an established community.  
8

9 Transmission Line Segment 4 would cross vacant/undeveloped open space land use. Transmission Line  
10 Segment 4 would not create a physical barrier, nor would it create an obstacle that would be considered a  
11 physical barrier to the surrounding community because it would parallel existing electrical facilities and  
12 would not prevent ingress to or egress from any area. 12-kV Segment C would span I-5 overhead and  
13 would not prevent ingress or egress along I-5. Transmission Line Segment 4 and 12-kV Segment C would  
14 have a less than a significant impact on established communities.  
15

16 **Impact LU-2: Conflict with applicable plans, policies, or regulations.**  
17 *LESS THAN SIGNIFICANT*  
18

19 **Marine Corps Base Camp Pendleton**

20 A portion of Transmission Line Segment 4, 12-kV Segment M, and the Talega Substation would be  
21 located on land under the jurisdiction of the Marine Corps. The proposed project would result in an  
22 increase use of land on and in corridors near the Talega Substation. However, this intensification would  
23 take place within existing corridors and ROWs currently used for electrical transmission. Therefore, the  
24 proposed project would not create a conflict with the mission of MCB Camp Pendleton or MCB Camp  
25 Pendleton policies.  
26

27 **Orange County**

28 The proposed project would not conflict with policies of the Land Use Element of the Orange County  
29 General Plan because as a reliability enhancement for the electrical transmission and distribution  
30 networks, the project would serve Policy 2, “Phased Development” of the Orange County General Plan  
31 (see Section 4.10.2.3). Moreover, the proposed project would be located within an existing ROW or  
32 adjacent to existing aboveground utility lines within utility ROW. Therefore, the proposed project would  
33 not conflict with Policy 6, “New Development Compatibility” and Policy 8, “Enhancement of  
34 Environment” of the Orange County General Plan.  
35

36 The proposed project would not conflict with the Orange County Zoning Ordinance because public  
37 utilities area permitted in all zones crossed by the proposed project.  
38

39 **City of San Juan Capistrano**

40 The project would be consistent with certain Land Use Goals and Policies in the General Plan of the City  
41 of San Juan Capistrano. As a reliability enhancement for the electrical transmission and distribution  
42 networks, the project would serve Policy 2.3 (“Ensure that development corresponds to the provision of  
43 public services and facilities”), Policy 7.2 (“Ensure that new development is compatible with [...] available public infrastructure”), and Policy 7.3 (“Utilize programs for rehabilitation of [...] infrastructure and undergrounding of utilities [...] to improve community neighborhoods”).  
44  
45

46  
47 Although a portion of Transmission Line Segment 1b would be located on ridgelines within the City of  
48 San Juan Capistrano, the proposed project would not conflict with Policy 4.3 (“Preserve designated

1 ridgelines and the immediate adjacent area to maintain the open space character of the community”)  
2 because Transmission Line Segment 1b would follow an existing ROW with existing above-ground  
3 electrical infrastructure. As a result, the proposed project would have no new impact on designated  
4 ridgelines. (San Juan Capistrano 1999a)

5  
6 However, the proposed project would cause certain impacts requiring mitigation with respect to the  
7 applicable Land Use Goals and Policies in the General Plan of the City of San Juan Capistrano. In certain  
8 areas, proposed project components would alter the existing character and quality of surrounding areas  
9 and would be inconsistent with Policy 2.2 (“Assure that new development is consistent and compatible  
10 with the existing character of the City), Policy 7.1 (Preserve and enhance the quality of [...] neighborhoods by avoiding [...] the intrusion of non-conforming buildings”), and Policy 7.2 (Ensure that  
11 new development is compatible with the physical characteristics of its site [and] surrounding land uses”).  
12 Construction of the transmission line would physically impact the private park/Community Area, near  
13 Transmission Line Segment 1A, El Camino Real Park, and Junipero Serra Park by demolishing portions  
14 of the parks during construction. However, as described in Section 4.13, “Public Services and Utilities,”  
15 the applicant would implement APM PS-2, in which the applicant would return recreational facilities that  
16 are physically impacted during construction to an approximate pre-construction state and would replace  
17 any public damaged or removed equipment, facilities, and infrastructure.

18  
19  
20 Additionally, the proposed San Juan Capistrano Substation could result in a conflict with significant  
21 impact from the compatibility of the substation with the surrounding community. As described in Section  
22 4.1, “Aesthetics,” the applicant would be required to implement Mitigation Measure (MM) AES-1 and  
23 MM AES-2, which require the applicant to obtain approval City Architectural Review Board’s approval  
24 of the design of the proposed San Juan Capistrano Substation facilities and landscaping prior to building  
25 and restore disturbed areas to pre-project conditions. Implementation of MM AES-1 and MM AES-2,  
26 would reduce potential conflicts with the City of San Juan Capistrano General Plan policies 2.2, 7.1, and  
27 7.2.

28  
29 Section 7-8 of the City of San Juan Capistrano municipal code identifies requirements to underground  
30 utilities within designated districts. Section 7-8.06. (c) exempts electrical lines with a voltage of 34.5 kV  
31 or higher from the city-wide requirement to underground utility facilities. No underground districts were  
32 identified within the proposed project area. No designated underground districts were identified within  
33 the proposed project area. The proposed San Juan Capistrano Substation would be located in an area  
34 zoned (CM) Commercial Manufacturing District. Section 9-3.305 of the San Juan Capistrano Municipal  
35 Code identifies electrical use as a permitted use within the (CM) Commercial Manufacturing District.  
36 Therefore the Transmission Line segments within the City of San Juan Capistrano and the proposed San  
37 Juan Capistrano Substation would not conflict with the San Juan Capistrano Municipal Code.

38  
39 The proposed San Juan Capistrano Substation would be located in an area zoned (CM) Commercial  
40 Manufacturing District. Section 9-3.305 of the San Juan Capistrano Municipal Code identifies public  
41 facilities (including public utilities) as a permitted use within the (CM) Commercial Manufacturing  
42 District. This section also limits the height of buildings in this district to 35 feet. Therefore, the proposed  
43 San Juan Capistrano Substation, which includes the construction of 50-foot-tall buildings, would conflict  
44 with applicable building height limits under the San Juan Capistrano Municipal Code. Distribution and  
45 Transmission line segments within the City of San Juan Capistrano would not conflict with the San Juan  
46 Capistrano Municipal Code.

#### 47 48 **City of San Clemente**

49 The proposed project would be compatible with the land use policies in the Land Use element of the San  
50 Clemente Centennial General Plan. In addition, the Land Use Element contains no specific exclusions

1 regarding the location of utility easements for electrical transmission corridors. The proposed project  
2 would be located within an existing ROW and therefore would not conflict with goals of retaining open  
3 spaces and protecting environmental resources.

4  
5 In addition, the Land Use Element contains no specific exclusions regarding the location of utility  
6 easements for electrical transmission corridors. ~~The proposed project would not conflict with the City of~~  
7 ~~San Clemente Zoning Ordinance because p~~Public utilities are permitted in all zones and, as noted above,  
8 the proposed project would not conflict with the City of San Clemente Centennial General Plan. ~~The~~  
9 ~~proposed project would therefore not conflict with the Talega Specific Plan or the City of San Clemente~~  
10 ~~Zoning Ordinance.~~

## 11 **Conclusion**

12  
13 In summary, the proposed project would ~~have a less than significant impact on~~ not conflict with MCB  
14 Camp Pendleton, Orange County, and San Clemente plans, policies, and regulations. However, the  
15 proposed project would conflict with certain policies of the San Juan Capistrano General Plan, ~~that~~  
16 ~~would require the implementation of MM AES-1 and MM AES-2~~ would be implemented to reduce  
17 significant impacts on aesthetics, as described in Section 4.1 “Aesthetics”. Implementation of these  
18 mitigation measures would reduce the conflict with the San Juan Capistrano General Plan ~~to less than~~  
19 ~~significant.~~ However, the proposed project would directly conflict with applicable building height  
20 regulations defined within the San Juan Capistrano Municipal Code. This conflict is deemed to be  
21 unavoidable based on the proposed design of the San Juan Capistrano Substation. The CPUC has  
22 responsibility for and jurisdiction over substation and transmission line siting and approval, superseding  
23 local jurisdictions, which do not have jurisdiction. Therefore, impacts under this criterion would be  
24 ~~significant~~ less than significant. However, conflicts or inconsistencies with local jurisdictions are given  
25 consideration by the CPUC during its review process.

## 26 **Operations and Maintenance**

27  
28 The proposed San Juan Capistrano Substation would be located on land that extends from the existing  
29 Capistrano Substation and is owned and maintained by SDG&E. Work proposed at Talega Substation  
30 would not change the exterior boundaries of the existing substation facility. Transmission Line Segments  
31 1a, 1b, 2, and 3 and the entire 12-kV Distribution Line, with the exception of 12-kV Segment C, would  
32 be located underground or within existing ROW. Therefore, operation of these proposed project  
33 components would have no impact on the existing land use within the project area. Installation of a  
34 higher voltage transmission line within the existing ROW would not change the existing compatible land  
35 uses allowed within the ROW (e.g., recreational trails).

36  
37 Although 12-kV Segment C and portions of Transmission Line Segment 4 would occur within new ROW,  
38 the segments would span I-5 and vacant/undeveloped open space land uses, respectively. Therefore,  
39 operation of these proposed project components would have no impact on the existing land use within the  
40 project area.

41  
42 **Impact LU-3: Conflict with any applicable habitat conservation plan or natural**  
43 **community conservation plan.**  
44 LESS THAN SIGNIFICANT WITH MITIGATION  
45

46 As further discussed in Section 4.4, “Biological Resources,” all proposed project components would be  
47 located within the plan area of the SDG&E Subregional NCCP/HCP, as well as the Orange County  
48 Southern Subregion HCP (Figure 4.4-3). The SDG&E Subregional NCCP/HCP states that it is  
49 independent of other NCCPs and HCPs; therefore, it is neither dependent upon the implementation of  
50 other NCCPs or HCPs, nor is it superseded by others. However, the SDG&E Subregional NCCP/HCP

1 also states that it takes the objectives of other HCPs and NCCPs in the area “into consideration,” and  
2 implementation of the SDG&E Subregional NCCP/HCP would include coordination with other HCPs  
3 and NCCPs (SDG&E 1995a).

4  
5 Under the SDG&E Subregional NCCP/HCP, certain areas containing habitat for Covered Species are  
6 considered preserve areas; specified mitigation activities and ratios are required for impacts on a preserve  
7 area. Preserve areas include existing reserve or conservation areas established by regional planning  
8 documents (e.g., HCPs); state, federal, and local preserve areas; and public or private areas set aside for  
9 the long-term protection of plants and wildlife (SDG&E 1995a, b). Section 6.2.1 of the SDG&E  
10 Subregional NCCP/HCP provides a consultation process with the USFWS and CDFW that SDG&E  
11 would follow when the proposed project would traverse a preserve area. ~~However, the SDG&E~~  
12 ~~Subregional NCCP/HCP does not specify a process for coordination with all landowners, conservation~~  
13 ~~easement holders, and regional plans in the proposed project area to determine the locations of preserve~~  
14 ~~areas (SDG&E 1995a,b). In addition, †The SDG&E Subregional NCCP/HCP was written in 1995, and~~  
15 ~~land ownership and conservation easements and plans, as well as staffing levels and responsibilities of~~  
16 ~~USFWS and CDFW staff, have changed since then.~~

17  
18 Coordination with USFWS and CDFW is necessary to ensure that the proposed project is consistent with  
19 provisions of SDG&E Subregional NCCP/HCP that require these preserve areas to be mitigated  
20 appropriately, the lack of which could result in a significant conflict. MM BR-10 requires the applicant to  
21 obtain written verification from USFWS and CDFW that requirements under the SDG&E Subregional  
22 NCCP/HCP have been completed prior to the start of construction. Implementation of MM BR-10 would  
23 reduce potential conflicts with SDG&E Subregional NCCP/HCP to less than significant.

24  
25 ~~The proposed project may also conflict with two conservation easements established under the Orange~~  
26 ~~County Southern Subregion HCP. The two conservation easements in question are the Talega~~  
27 ~~Conservation Easement (unrecorded) and a conservation easement at the Prima Deshecha Landfill~~  
28 ~~(recorded). Potential conflicts with the Talega Conservation Easement cannot be determined until the~~  
29 ~~easement is recorded and the applicant conducts further consultation with the wildlife agencies (USFWS~~  
30 ~~and CDFW) regarding the establishment of new ROW and use of ground disturbing construction~~  
31 ~~techniques in these areas. Potential conflicts with the conservation easement near the Prima Deshecha~~  
32 ~~Landfill cannot be determined until the construction disturbance limits of the proposed project have been~~  
33 ~~delineated in relation to the conservation easement boundary and the applicant’s existing ROW. The~~  
34 ~~CPUC is in the process of gathering additional information pertaining to the boundaries and allowable~~  
35 ~~uses in each easement. Based on recent discussions with the USFWS, establishing new ROW or~~  
36 ~~impacting areas outside of the applicant’s existing ROW and within the boundaries of the conservation~~  
37 ~~easement(s) would conflict with the both conservation easements, resulting in a significant impact.~~

38  
39 ~~The USFWS has indicated that establishing new ROW within the Talega Conservation Easement or~~  
40 ~~impacting areas of the Prima Deshecha Landfill Conservation Easement that are outside of the~~  
41 ~~applicant’s existing ROW would directly conflict with the provisions of the aforementioned conservation~~  
42 ~~easement(s), and thereby the provisions of the Orange County Southern Subregion HCP. Implementation~~  
43 ~~of MM BR 10, as detailed in Section 4.4, “Biological Resources,” would require the applicant to~~  
44 ~~participate in further coordination with the implementing agencies. While consultation with the USFWS~~  
45 ~~may identify mechanisms for reducing potentially significant impact to less than significant levels, MM~~  
46 ~~BR 10 on its own does not adequately ensure consistency with an adopted HCP at this time. Measures to~~  
47 ~~avoid, minimize, and mitigate potentially significant impacts to less than significant levels cannot be~~  
48 ~~evaluated until the Talega Easement is recorded and additional consultation between the applicant and~~  
49 ~~the wildlife agencies occurs. Therefore, impacts under this criterion are being treated as significant until~~  
50 ~~additional information is gathered.~~

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6

#### **4.10.4 Mitigation Measures**

~~MM AES 1 and MM AES 2 are described in Section 4.1 “Aesthetics.”~~ MM BR-10 is described in Section 4.4, “Biological Resources.” There are no other mitigation measures associated with land use and planning for the proposed project.

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