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4.9 LAND USE AND PLANNING

Would the project:		Potentially Significant Impact	Potentially Significant Unless APMs Incorporated	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"/>

4.9.1 Introduction

This section of the PEA describes the existing land use and land use and zoning designations within the Proposed Project vicinity and the potential impacts to land use from construction, operation, and maintenance of the Proposed Project.

While the Proposed Project is not subject to local zoning regulations or discretionary land use approval, the Proposed Project is consistent with existing land uses (which include electric power and distribution facilities and substations), designated land uses, general plan and zoning designations. The Proposed Project would be constructed within existing SDG&E ROW and existing substation property boundaries. The Proposed Project would not physically alter or divide an established community. No impacts to land use and planning were identified.

4.9.2 Methodology

The land use analysis included a review of various land use plans, policies, and regulations for the community of Ramona including the *Ramona Community Plan*, the *North Mountain Subregional Plan*, the *Central Mountain Subregional Plan*, the *County of San Diego General Plan*, the *Simon Preserve Resource Management Plan*, the *North County MSCP*, the *East County MSCP*, and other relevant planning documents such as zoning ordinances and aerial photographs. The review also included the use of GPS data and interactive mapping software including Google Earth. Site visits to the Proposed Project area were also utilized to confirm existing land uses within and adjacent to the Proposed Project area. Agency documents and maps were utilized to verify jurisdictional boundaries and designated land uses.

4.9.3 Existing Conditions

4.9.3.1 Regulatory Setting

State

California Public Utilities Commission

Pursuant to Article XII, Section 8, of the California Constitution and the California Public Utilities Code, the CPUC has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance, and repair of electric facilities. Other state agencies have concurrent jurisdiction with the CPUC, as further described in the subsections that follow. Although local governments do not have the power to regulate activities related to electric power line and substation facilities, 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 land use plans, policies, and issues, and has prepared this evaluation of the Proposed Project’s potential impacts to land use and planning. Further, SDG&E is obligated to obtain ministerial permits from local agencies as applicable to the Proposed Project.

Local

Communities of Ramona and Santa Ysabel

The *Ramona Community Plan* (2010) provides guidance for the community of Ramona and the surrounding area. The *Ramona Community Plan* is a portion of the *San Diego County General Plan* that provides goals and policies for the community. The goals and policies were decided based on analysis by the Ramona Community Planning Group.

The *Ramona Community Plan* contains the following relevant policies and goals:

Conservation and Open Space Policy – COS 1.1.10: Encourage a brush management program in conjunction with other public agencies to reduce wildfire hazards.

Safety Goal – S 1.1: Maximum protection to residents of the planning area from natural hazards such as earthquakes, flood, and fire, and provide adequate police protection and other emergency services.

Safety Policy – S 1.1.1: Promote the establishment of a fuel management program in conjunction with appropriate agencies for the protection of livestock and property in wildland areas.

Central Mountain Subregional Plan

The *Central Mountain Subregional Plan* (2011) provides guidance to the communities of Cuyamaca, Descanso, Guatay, Mount Laguna, and Pine Valley, and covers an area of approximately 203,000 acres. The *Central Mountain Subregional Plan* is a portion of the *San Diego County General Plan* that provides goals and policies for that area of the county.

The *Central Mountain Subregional Plan* contains the following relevant goals and policies:

Land Use Policy 7: All new and existing electrical utilities, telephone, and cable shall be put underground for safety and a more reliable systems operation, whenever feasible, and not damaging to the environment.

Fire Protection Policy 6: Encourage SDG&E to make a diligent effort to reduce the fire hazard potential of downed powerlines.

North Mountain Subregional Plan

The *North Mountain Subregional Plan* (2011) provides guidance to the communities of Santa Ysabel, Warner Springs, Palomar Mountain, Mesa Grande, Sunshine Summit, Ranchita, and Oak Grove. As noted in the community plan, a majority of the area is characterized by large areas of open space with some scattered rural residential development. The *North Mountain Subregional Plan* is a portion of the *San Diego County General Plan* that provides goals and policies for the specific communities within the planning area.

The *North Mountain Subregional Plan* contains the following relevant goals and policies:

Public Safety and Seismic Safety Policy 1: Encourage controlled burning or mechanical brush thinning to reduce the fire hazard.

Public Safety and Seismic Safety Policy 6: Design and maintain trails and staging areas to address fire safety.

Public Safety and Seismic Safety Policy 8: Encourage shaded fuel breaks and other forms of vegetation management to reduce fire damage.

County of San Diego

The *County of San Diego General Plan* provides direction for future growth in the unincorporated areas of San Diego County, and provides policies related to land use, mobility, conservation, housing, safety, and noise. The *County of San Diego General Plan* Land Use Element provides a framework for managing future development in the County so that it is thoughtful of the existing character of the current communities and the sensitive natural resources within the County. In order to maximize the effectiveness of the existing infrastructure, the Land Use Element encourages development in the existing unincorporated communities.

The *County of San Diego General Plan* contains the following relevant policies:

LU 4.6: Planning for Adequate Energy Facilities. Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County’s General Plan and Community Plans and minimize adverse impacts to the unincorporated County.

LU 12.4: Planning for Compatibility: Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas.

Habitat Conservation Plans

SDG&E NCCP

The Proposed Project falls within the area in which SDG&E’s utility operations are governed by *SDG&E’s Subregional NCCP*. As a part of the *SDG&E Subregional NCCP*, SDG&E has been issued incidental take permits (Permit PRT-809637) by the USFWS and the CDFW for 100 Covered Species. The *SDG&E Subregional NCCP* includes measures and operational protocols designed to minimize and avoid potential impacts to sensitive species. Refer to Section 4.4, Biological Resources for more information about the *SDG&E Subregional NCCP*.

The *SDG&E’s Subregional NCCP* expressly supersedes any other MCSPs or HCPs. The purpose of this provision in the *SDG&E’s Subregional NCCP* is to harmonize areas of overlap such that there is no conflict with other plans.

North County MSCP

The North County MSCP is located in the northwest portion of San Diego County, encompassing the unincorporated communities of Bonsall, De Luz, Fallbrook, Harmony Grove, Rancho Santa Fe, Lilac, Pala, Pauma Valley, Ramona, Rincon Springs, and Valley Center, among others. The North County MSCP area is governed by the County of San Diego’s *North County Plan* document, a planning document that aims to protect biodiversity and quality of life in the region by “reducing constraints on future development outside of proposed preserve areas and decreasing the costs of compliance with federal and state laws protecting biological resources”. In order to maintain biodiversity and ecosystem health, the *North County Plan* incorporates goals including biological goals, economic goals, and social goals.

East County MSCP

A Plan for the East County MSCP is currently being developed but has not been finalized. This document will eventually provide guidelines for the East County MSCP.

The East County MSCP area is located on approximately 1.6 million acres covering the eastern half of the County of San Diego. The East County MSCP area includes the communities of Central Mountain, Cuyamaca, Descanso, Pine Valley, Borrego Springs, Julian, Mountain Empire, Jacumba, Campo, Potrero, and Tecate, among others.

Simon Preserve Resource Management Plan

The Simon Preserve is owned and managed by the County of San Diego. The Preserve is approximately 617 acres in size and is located in the community of Ramona. The *Simon Preserve Resource Management Plan* is a document that guides activities within the Simon Preserve in order to protect the biological and cultural resources present in the preserve. The *Simon Preserve Resource Management Plan* not only catalogues the existing habitats, species, and resources within the preserve, it also guides future management of these resources and outlines operations and maintenance requirements for meeting management goals.

South Coast Resource Management Plan

The Mt. Gower Preserve is located in the community of Ramona and contains approximately eight miles of multi-use trails. The BLM *South Coast Resource Management Plan (1994)* is a document that guides the activities on BLM-owned lands for San Diego, Riverside, San Bernardino, Orange, and Los Angeles Counties. The BLM is in the process of revising the *South Coast Draft Resource Management Plan*. This area covers nearly nine million acres, with approximately 300,820 acres of that land being BLM-administered public land. The Mt. Gower Preserve is located within this BLM planning area, and is thus subject to the *South Coast Resource Management Plan*. This plan outlines measures that will maintain the recreational opportunities within the area, ensure compliance with habitat conservation plans, and continue the conservation and stewardship of these lands through collaboration with federal, state, and local agencies.

Mount Gower Open Space Preserve Rules and Regulations

The BLM-administered public lands within the Mt. Gower Preserve are under a lease to the San Diego County Parks and Recreation Department. The San Diego County Parks and Recreation Department provides Rules and Regulations for public use of the Preserve in *Mount Gower Open Space Preserve Rules and Regulations for Open Space Preserves (2000)*.

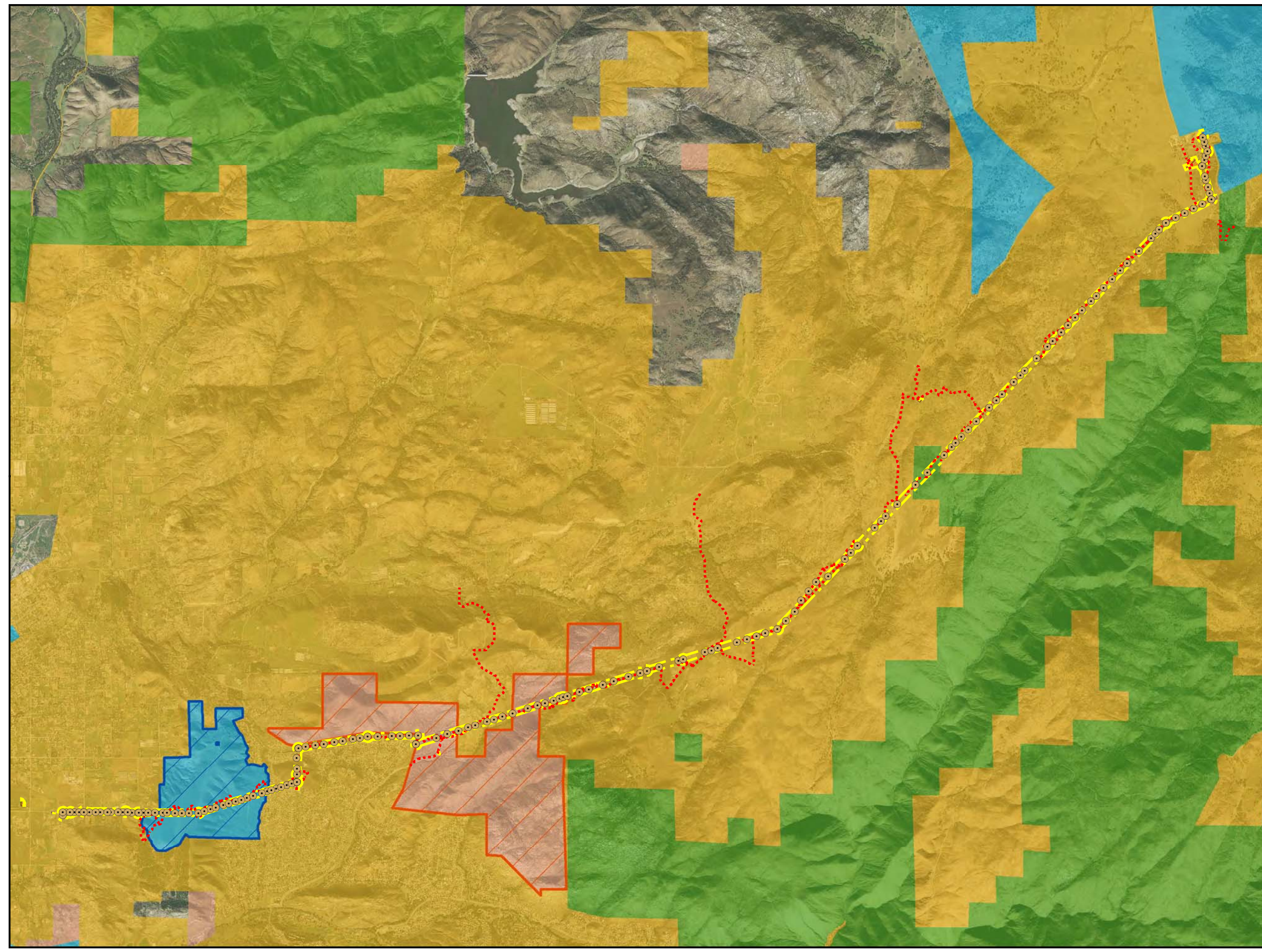
4.9.3.2 Land Use Setting

The Proposed Project is located entirely within unincorporated San Diego County, and runs through the communities of Ramona and Santa Ysabel (see Figure 4.9-1, Land Ownership in Proposed Project Vicinity). The Proposed Project area has County of San Diego General Plan land use designations of Semi-Rural Residential, Rural Lands, and Public Agency Lands (see Table 4.9-1, Designated and Existing Land Uses in the Proposed Project Area). The Proposed Project would be installed within existing SDG&E ROW and existing substation property boundaries.

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Figure 4.9-1
TL-637
Land Ownership Map

Version Date: 1/15/2013

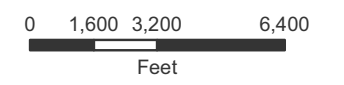


- Poles
- Access
- Survey Area
- Staging Yards
- String Sites
- Preserve Areas**
- Mt. Gower Preserve
- Simon Preserve
- Land Ownership Agency**
- County of San Diego
- Bureau of Land Management
- United States Forest Service
- Private

SDG&E is Providing this map with the understanding that it is not survey grade.



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Table 4.9-1: Designated and Existing Land Uses in the Proposed Project Area

Pole(s) and other Components	Community	General Plan Land Use Designation	Zoning Designation	Existing Land Use
Land Use Unit 1	Ramona	Public/Semi-Public Facilities & Semi-Rural Residential	Agriculture (A72, A70)	Existing electric power lines, existing substation, semi-rural residences
Land Use Unit 2	Ramona	Open Space – Conservation	Specific Plan (S88)	Existing electric power lines, Simon Preserve
Land Use Unit 3	Ramona	Specific Plan, Open Space – Conservation, and Semi-Rural Residential	Rural Residential (RR)	Existing electric power lines, residences
Land Use Unit 4	Ramona to Santa Ysabel	Public Agency Lands & Rural Lands	Agriculture (A70, A72)	Existing electric power lines, rural residences, grazing and ranching land, Mt. Gower Preserve, Cleveland National Forest
Land Use Unit 5	Santa Ysabel	Rural Lands, Semi-Rural Residential, and Rural Commercial	Agriculture, Rural Residential, and Commercial & Office, Open Space (A72, A70, RR, C36, C40, S80)	Existing electric power lines, existing substation, grazing lands, semi-rural residences, small commercial facilities
Staging Yards/Helicopter Landing Zones				
Creelman Staging Yard	Ramona	Semi-Rural Residential	Agriculture (A70)	Existing nursery, undeveloped land
Warnock Staging Yard	Ramona	Semi-Rural Residential	Agriculture (A72)	Grazing land
Wood Lot Staging Yard	Santa Ysabel	Rural Lands	Agriculture (A70)	Private property owner's storage area
Santa Ysabel Staging Yard	Santa Ysabel	Rural Lands	Agriculture (A72)	Grazing land
Mount Gower HLZ	Ramona	Open Space-Conservation	Specific Plan (S88)	Unpaved parking lot
Littlepage Road HLZ	Ramona/Santa Ysabel	Rural Lands	Agriculture (A72)	Open grazing land

Source: County of San Diego GIS Zoning and Property Tool (2012)

Land Use Unit 1 is located in the unincorporated community of Ramona within an area with General Plan land use designations of public/semi-public facilities and semi-rural residential and

is zoned as Agricultural (A70, A72) with some agricultural uses such as crop cultivation and pasture for cattle and horses. This segment of the Proposed Project alignment follows Creelman Lane and is bordered by semi-rural residential uses and undeveloped land and ends at the western boundary of Simon Preserve, a County open-space park.

Land Use Unit 2 is located within the Simon Preserve on lands with General Plan land use designation of open space – conservation and is zoned as Specific Plan (S88). Uses of the preserve include hiking, equestrian riding, and mountain biking. This segment of the Proposed Project alignment is surrounded by the preserve as it crosses the southern portion of the preserve in a west/east alignment and ends at its eastern boundary.

Land Use Unit 3 is located in the San Diego Country Estates subdivision consisting of tract residential development, on lands with General Plan land use designations of semi-rural residential, as well as specific plan and open space – conservation and is zoned as Rural Residential (RR). This segment of the Proposed Project alignment traverses between houses, starting in the west and continuing across Homeowners Association property heading north before turning east on the boundary of the subdivision between houses and the Mt. Gower Preserve.

Land Use Unit 4 is located in the Mt. Gower Preserve in the western portion of the unit, private property for most of the remainder of the unit, and two sites on Cleveland National Forest land. The Mt. Gower Preserve consists of 1,574 acres owned by the BLM and managed by the County of San Diego. Activities include hiking, equestrian riding, and mountain biking. The unit covers a large area of undeveloped ranchland and pastures in a northeasterly direction for approximately 9.7 miles. The area has General Plan land use designations of rural lands and public agency lands and is zoned as Agricultural (A70, A72). The main land uses are the preserve and agricultural uses of crop cultivation and ranchland for cattle and horses. Hiking, as well as deer and turkey hunting by owners and their guests, are incidental activities on these ranchlands. From Pole No. R66, this segment runs northeast across the preserve and ranchland to Pole No. P114. The segment then briefly crosses Cleveland National Forest land with Pole Nos. P115 and P116. The segment continues northeast across ranchland from Pole No. P117 to Pole No. P158.

Land Use Unit 5 is the eastern terminus of TL 637 and is comprised of a small amount of commercial uses, residential development, and the Santa Ysabel Substation in the rural community of Santa Ysabel. This segment has General Plan land use designations of rural lands, semi-rural residential, and rural commercial and is zoned as Agricultural, Rural Residential, Commercial & Office, and Open Space (A70, A72, RR, C36, C40, S80).

Staging Yards/Helicopter Landing Zones

The Creelman Staging Yard is located near the western terminus of the Proposed Project alignment, and is situated on SDG&E-owned land at the corner of Creelman Lane and Ashley Road in the unincorporated community of Ramona and can be accessed via Ashley Road. The staging yard has a General Plan land use designation of semi-rural residential, and is zoned as agricultural (A70).

The Warnock Staging Yard is located at the corner of Keyser Road and Warnock Road in the unincorporated community of Ramona and can be accessed via either road. The staging yard has a General Plan land use designation of semi-rural residential and is zoned as Agricultural (A72).

The Woodlot Staging Yard is located in a cleared storage area off an access road. It can be accessed by either of two existing private roads from Hwy 78 in the unincorporated community of Santa Ysabel. The staging yard has a General Plan land use designations of rural lands and is zoned as Agricultural (A70).

The Santa Ysabel Staging Yard is divided into two areas by an unpaved private road. The total area is approximately 6.5 acres. The largest area is located east of the private unpaved road leading off Grutly Street and is approximately 5.2 acres. The smaller area is west of the private unpaved road and is approximately 1.3 acres. The site is located on Grutly Street in the unincorporated community of Santa Ysabel and can be accessed via Washington Street from Hwy 78. This staging yard has a General Plan land use designation of rural lands and is zoned as Agricultural (A72).

All staging yards may also be used as helicopter landing zones, if necessary.

Helicopter Landing Zones

The Mt. Gower HLZ is located in the unpaved parking area for the Mt. Gower Preserve and is accessible from Gunn Stage Road. The site has a General Plan land use designation of open space – conservation and is zoned as Specific Plan (S88).

The Littlepage Road HLZ is located northeast of Pole No. P98. The site has a General Plan land use designation of rural lands and is zoned as Agricultural (A72).

In addition to these helicopter landing zones, the staging yards may also be used as potential helicopter landing zones.

4.9.4 Potential Impacts

4.9.4.1 Significance Criteria

Thresholds of impact significance were derived from Appendix G of the *CEQA Guidelines*. Under these guidelines, the Proposed Project could have a potentially significant impact to land use and planning if it would:

- a) Physically divide an established community;
- 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; or
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.9.4.2 Question 9a – Physically divide an established community?**Construction and Operation & Maintenance – No Impact**

The Proposed Project would replace existing electric power poles within SDG&E ROW and substation property boundaries. Temporary use of some areas outside of the existing ROW during construction would not divide an established community.

The Proposed Project would not interfere with existing surrounding uses and access would not be impacted by Proposed Project-related activities. Although the Proposed Project would not result in any road closures, some roads may be limited to one-way traffic at times to allow for the transport of materials to and from the Proposed Project site. However, one-way traffic control would be temporary and short-term and is not anticipated to create any new barriers or other divisions between uses or the greater community. The proposed pole replacement activities along the Proposed Project alignment between the Creelman and Santa Ysabel Substations would be limited to the removal, replacement, and installation of poles. All areas of temporary disturbance, including staging areas, would be restored to pre-construction conditions following the completion of the Proposed Project. Therefore, such construction activities would not divide an established community, and no impacts would occur.

Further, the Proposed Project would not divide established communities with respect to access. Impacts relating to access to recreational facilities are discussed in Section 4.12, Public Services and Section 4.13, Recreation. Impacts associated with construction within public roadways (and associated lane closures) are discussed in Section 4.14, Transportation and Traffic.

In addition, SDG&E currently maintains and operates existing electric power, distribution and substation facilities throughout the Proposed Project site. SDG&E’s existing facilities and operations and maintenance activities are included in the baseline for evaluating the impacts of the Proposed Project. Operations and maintenance activities for the Proposed Project would decrease slightly compared to baseline conditions due to the increased reliability of the new power line components included in a typical wood to steel replacement project, the installation of fewer poles along the alignment, and the relocation of poles outside of jurisdictional features. Any future potential maintenance-related construction projects would be evaluated under G.O. 131-D and CEQA for purposes of assessing whether further CPUC approval is required. Therefore, the operations and maintenance of the Proposed Project would not result in any potential impacts relating to the physical division of an established community.

4.9.4.3 Question 9b – 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?**Construction and Operation & Maintenance – No Impact**

As noted above, local land use plans, policies and regulations do not apply to the Proposed Project as a matter of law. As such, the underlying general plans and zoning ordinances are not “applicable” and the Proposed Project does not conflict with any applicable land use plan, policy,

or regulation of an agency with jurisdiction over the Proposed Project. SDG&E is obligated to obtain ministerial permits from local agencies as applicable to the Proposed Project.

Even assuming that the local land use plans, policies and regulations applied to the Proposed Project, due to the temporary nature of construction activities; the Proposed Project's compliance and consistency with existing land use plans, policies and regulations; and the existing electrical power infrastructure located within and adjacent to the Proposed Project area; there would be no impacts to existing land use plans, policies, or regulations as a result of the Proposed Project.

No changes in land use or zoning are required with the Proposed Project activities. The proposed pole replacement activities along the Proposed Project alignment between the Creelman and Santa Ysabel Substations would be limited to the removal, replacement, and installation of poles. The structures will be replaced within SDG&E ROW, and construction activities will take place mostly within SDG&E property and ROW. As stated within the County of San Diego zoning ordinance, utility corridors including power poles and lines are allowed uses within every land use designation as a "consistent use." Temporary staging areas and stringing sites located outside SDG&E ROW and/or easements will be used to construct the Proposed Project. The Creelman Staging Yard is located on land zoned as Agricultural (A70) at the intersection of Creelman Lane and Ashley Road, surrounded by land zoned as Agricultural (A70). Surrounding land uses include semi-rural residential development with grazing and horse pastures. The Warnock Staging Yard is located on land zoned as Agricultural (A72), and is surrounded by land zoned as Agricultural (A72). Surrounding land uses include semi-rural residential and grazing land. The Woodlot Staging Yard is located off a private access road and is zoned and surrounded by land zoned as Agricultural (A70). Surrounding land uses are ranchland. The Santa Ysabel Staging Yard is located on land zoned as Agricultural (A72), surrounded by land zoned for Agriculture (A72) and Rural Residential (RR). Surrounding land uses include ranchland and a small mix of commercial and residences in the rural community of Santa Ysabel. SDG&E communicates with local agencies (i.e., the County of San Diego) about the use of these temporary staging areas to ensure the avoidance of any temporary land use impacts. The use of these staging areas and stringing sites would be temporary and compatible with existing land uses or designation. Therefore, Proposed Project activities would not conflict with any applicable land use plan, policy, or regulation; and no impacts would occur.

Substitute or additional staging yards may be considered if necessary during construction. Any potential necessary staging yards would be located within previously disturbed areas, or paved areas, and would go through environmental review pursuant to the *SDG&E Subregional NCCP* and other SDG&E environmental review procedures prior to use.

The Proposed Project involves the replacement of existing electric facilities within SDG&E ROW and substation property and does not include the construction of any new electric power facilities in areas where similar facilities do not already exist. The Proposed Project is consistent with the plans, policies, and goals of the *Ramona Community Plan*, *Central Mountain Subregional Plan*, *North Mountain Subregional Plan*, and the *San Diego County General Plan*, as well as the zoning designations. In addition, there would be no change in the land use or land use designation of the existing SDG&E ROW and/or easement area. As the Proposed Project is part of SDG&E's long-term plan to improve reliability and reduce fire risks in fire-prone areas through fire hardening or other enhancements, it will advance local goals and policies regarding

minimization of fire risks. Therefore, Proposed Project activities would not conflict with any applicable land use plan, policy, or regulation; and no impacts would occur.

SDG&E currently maintains and operates existing electric power, distribution and substation facilities throughout the Proposed Project site, and the Proposed Project is the reconstruction of existing electric facilities within existing SDG&E ROW and substation property. SDG&E's existing facilities and operations and maintenance activities are included in the baseline for evaluating the impacts of the Proposed Project. Operations and maintenance activities for the Proposed Project would decrease slightly compared to baseline conditions due to the increased reliability of the new power line components included in a typical wood to steel replacement project, the installation of fewer poles along the alignment, and the relocation of poles outside of jurisdictional features. Any future potential maintenance-related construction projects would be evaluated under G.O. 131-D and CEQA for purposes of assessing whether further CPUC approval is required." Therefore, no impacts to applicable land use plan, policy, or regulation are anticipated.

4.9.4.4 Question 9c – Conflict with any applicable habitat conservation plan or natural community conservation plan?

Construction and Operation & Maintenance – No Impact

The Proposed Project traverses Simon Preserve, which is managed under the *Simon Preserve Resource Management Plan*. In 1995 the preserve was acquired by the County of San Diego for incorporation into the *North County Multiple Species Conservation Program*. The Proposed Project also traverses the Mt. Gower Preserve, a BLM owned and County of San Diego administered preserve. The Mt. Gower Preserve is located within the draft North County MSCP Plan and the BLM South Coast Resource Management Plan. The eastern portion of the Proposed Project is also located within the East County MSCP, which has not yet been adopted. See Section 4.4, Biological Resources, for additional details regarding the *SDG&E Subregional NCCP*. *SDG&E's Subregional NCCP* supersedes other local HCP plans and does not conflict with the draft North County and East County MSCP Plans.

Moreover, the Proposed Project involves the reconstruction of existing power line and distribution facilities. SDG&E currently operates and maintains these facilities in compliance with the *SDG&E Subregional NCCP*. SDG&E's existing facilities and operations and maintenance activities constitute the baseline against which the impacts of the Proposed Project are evaluated. Operations and maintenance activities for the Proposed Project would decrease slightly compared to baseline conditions due to the increased reliability of the new power line components included in a typical wood to steel replacement project, the installation of fewer poles along the alignment, and the relocation of poles outside of jurisdictional features. Any future potential maintenance-related construction projects would be evaluated under G.O. 131-D and CEQA for purposes of assessing whether further CPUC approval is required.

Therefore, there would be no impact.

4.9.5 Project Design Features and Ordinary Construction/Operating Restrictions

SDG&E will construct, operate, and maintain the Proposed Project pursuant to the project design features and ordinary construction and operating restrictions (refer to Section 3.8), including the *SDG&E Subregional NCCP*.

4.9.6 Applicant Proposed Measures

The Proposed Project has no potentially significant impacts relating to land use and planning; therefore, no APMs are proposed.

4.9.7 Detailed Discussion of Significant Impacts

Based upon the preceding analysis, no significant impacts relating to land use and planning are anticipated from the Proposed Project.

4.9.8 References

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