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**5.10 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"/>

**5.10.1 Introduction**

This section of the PEA describes the existing 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 nonetheless anticipated to align with existing land uses (which include electric power, transmission, and distribution facilities and substations) and general plan and zoning designations. The Proposed Project will be constructed and operated within existing SDG&E ROW, franchise position, and within existing SDG&E-owned property. The Proposed Project will not physically alter or divide an established community. No impacts to land use and planning were identified.

**5.10.2 Methodology**

The land use analysis included a review of various land use plans, policies, and regulations for the City and County of San Diego. The planning and natural resources management documents that were reviewed include the following: *City of San Diego General Plan*, *San Dieguito Community Plan*, *Black Mountain Ranch Subarea Plan*, *Rancho Bernardo Community Plan*, *4 S Specific Plan*, *Santa Fe Valley Specific Plan*, *SDG&E Subregional Natural Community Conservation Plan (NCCP)*, and *City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan*. Also, the analysis included a review of other relevant planning documents such as the City and County of San Diego Zoning maps and ordinances, aerial imagery (including the use of Google Earth), and review of other related information that was available on the internet.

### 5.10.3 Existing Conditions

#### 5.10.3.1 Regulatory Background

##### **Federal**

There are no federal regulations regarding land use and planning relevant to the Proposed Project.

##### **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.

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 relevant local governments to address their concerns where feasible. As part of the environmental review process, SDG&E has considered relevant city and county land use plans and policies, community/subarea plans, NCCPs, and HCPs adopted by local jurisdictions crossed by the Proposed Project, and prepared this evaluation of the Proposed Project's potential impacts to land use and planning. Further, SDG&E will obtain any necessary ministerial permits from local agencies, as applicable, for the Proposed Project.

##### **Local**

As discussed above, the CPUC has exclusive jurisdiction over the siting, design, and construction of the Proposed Project. The Proposed Project is not subject to local land use and zoning regulations or local discretionary permits. This section identifies local land use plans and regulations for informational purposes and to assist with CEQA review.

###### *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.

### *City of San Diego*

The *City of San Diego General Plan* provides guidance for development within the City of San Diego. It is comprised of ten elements and was comprehensively updated by the City Council in 2008. The City Council also certified the General Plan Program Environmental Impact Report and adopted associated amendments to the Land Development Code. The General Plan update did not include land use designation or zoning changes, which is the purview of the City's community plans (as discussed in detail below).

The *City of San Diego General Plan* contains the following potentially applicable goals and policies:

PF-M.4 Cooperatively plan for and design new or expanded public utilities and associated facilities (e.g., telecommunications infrastructure, planned energy generation facilities, gas compressor stations, gas transmission lines, electrical substations and other large scale gas and electrical facilities) to maximize environmental and community benefits.

Use transmission corridors to enhance and complement wildlife movement areas and preserved open space habitat as identified in the City's MSCP.

- a. Provide adequate buffering and maintained landscaping between utility facilities and residential and non-residential uses, including the use of non-building areas and/or rear setbacks.
- b. Maximize land use and community benefit by locating compatible/appropriate uses within utility easements/right-of-ways (e.g., passive parkland, natural open space, wildlife movement, urban gardens, plant nurseries, parking, access roads, and trails). Trails can be allowed in the easement/right-of-ways, provided proper indemnification, funding and maintenance is set forth in a written agreement between the public utility, the City, and project developer (Public Facilities, Services, and Safety Element, page PF-50).

The *San Diego Municipal Code* contains administrative, criminal, and regulatory ordinances pertaining to the City of San Diego. Chapter 13 of the *San Diego Municipal Code* contains information and ordinances related to City base zones. Base zones are intended to regulate uses and their adverse impacts, zone density and intensity, building size, and the relationships of uses of land and buildings.

### *City and County Communities*

Community plans work together with the City and County General Plans to provide location-based policies and recommendations. Community plans are written to refine the General Plans' county- and citywide policies, designate land uses and housing densities, and include additional site-

specific recommendations. Community planning areas within the vicinity of the Proposed Project are shown in Figure 5.10-1, Proposed Project Land Use Map.

#### San Dieguito Community Plan

The *San Dieguito Community Plan* provides guidance for the low-density estate residential area of San Dieguito, surrounded by the rapidly urbanizing areas of North San Diego County. The *San Dieguito Community Plan* contains the following relevant goals and policies:

- Upgrade existing commercial areas through clean-up, landscaping, beautification, utility undergrounding, and by providing additional parking in areas that have a proliferation of substandard parking lots.
- Locate industrial development only where it will be compatible with surrounding land uses, accessible to major transportation facilities, and capable of being served with all necessary utilities.
- Locate specific public utility sites and networks and indicate the level and quality of services that should be provided within San Dieguito.
- Consider the undergrounding of existing utility lines, especially in conjunction with street improvement programs.
- Provide a network of trails for horseback riding and hiking; and minimize the cost of the trail system by utilizing floodplains, existing trails, public lands and major utility rights-of-way.
- New and existing residential development should provide street landscaping and underground utilities.

#### 4S Ranch Specific Plan

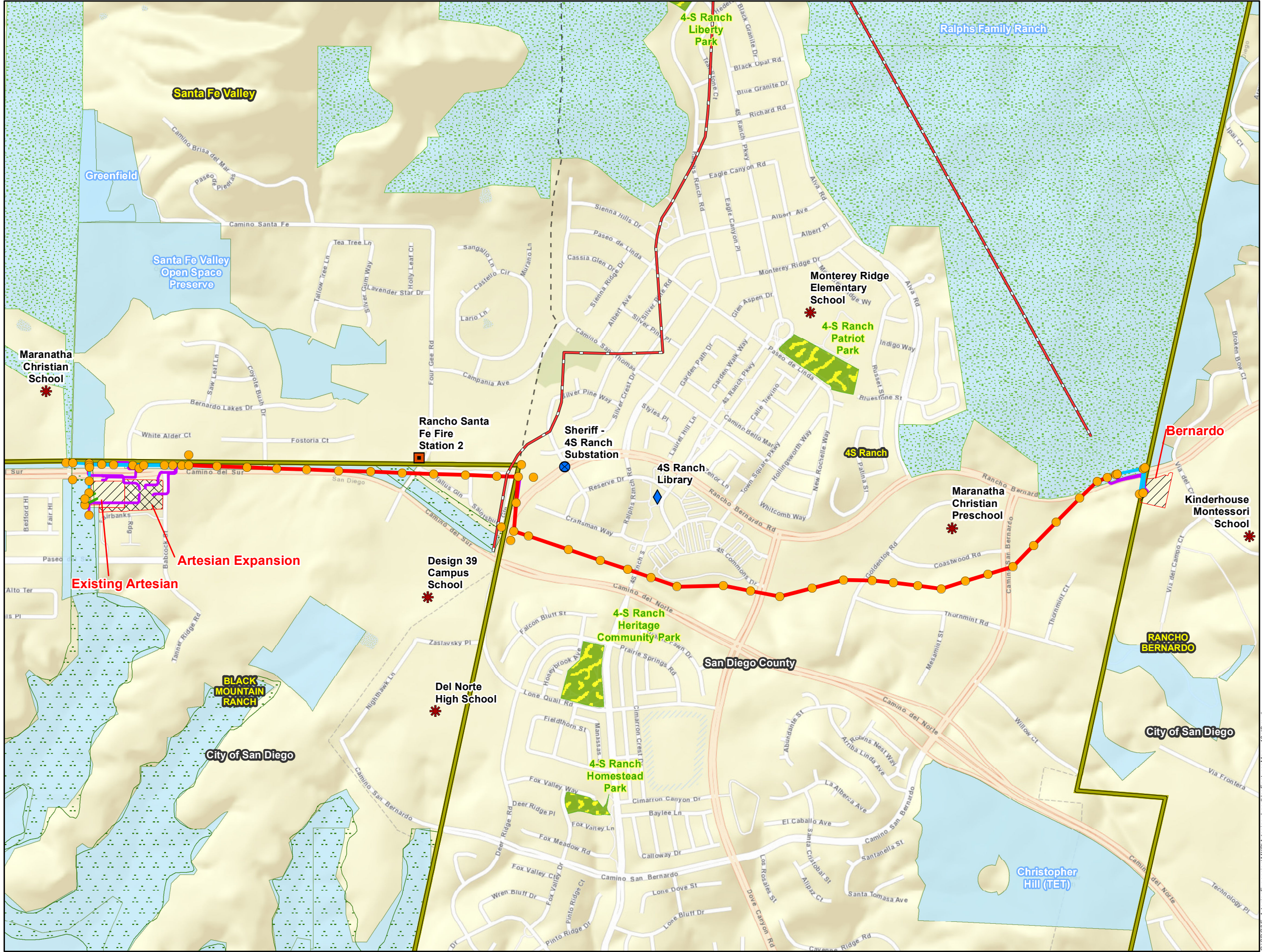
Two areas comprise the 4S Ranch Specific Plan Area – a 634-acre and a 2,891-acre portion. The 634-acre portion includes a mixture of residential, commercial, industrial, and open space and includes ten guidelines to govern development. The 2,891-acre portion maintains a mixture of residential, commercial, civic, park, and open space uses. The Land Use element is designed to conform to the *San Diego County General Plan* and *San Dieguito Community Plan*; thus, it does not contain any specific guidelines.

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# Artesian 230kV Substation Expansion Project

## Land Use Features Map

### Figure 5.10-1



- Project Features**
- Project Structure
  - 69kV Reconductor
  - New 230kV Loop-in
  - Remove from Service
  - New 69kV Underground Getaway
  - Other Project Areas
  - Artesian Expansion Area
- Land Use Features**
- ◆ Rancho Peñasquitos Library
  - ★ School
  - Police Station
  - Fire Station
  - Proposed Community Trails
  - Multiple Habitat Planning Areas (MHPA)
  - MSCP Preserve Land
  - Park
  - Park, Open Space, & Recreation
  - Municipal Boundary

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0 500 1,000 1,500 Feet



Sources: SDG&E, 2015; SanGIS/SANDAG Data Warehouse ([http://www.sangis.org/Download\\_GIS\\_Data.htm](http://www.sangis.org/Download_GIS_Data.htm)); USDA 2002; City of San Diego, School Sites, Libraries, Recreation Centers (<http://www.arcgis.com/features/>); ArcGIS, SD Police and Fire Stations (<http://www.arcgis.com/home/item.html?id=490864c737ab44fc9f40bad8f86be986>); 2013 Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community; NatGeo DeLorme, NAVTEQ, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA

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BACK OF FIGURE 5.10-1 (SHEET 1 OF 3)





**Artesian 230kV Substation Expansion Project**  
**Land Use Features Map**  
**Figure 5.10-1**

Sheet 2 of 3

**Project Features**

-  Project Structure
-  New Cable in Existing Conduit
-  Other Project Areas

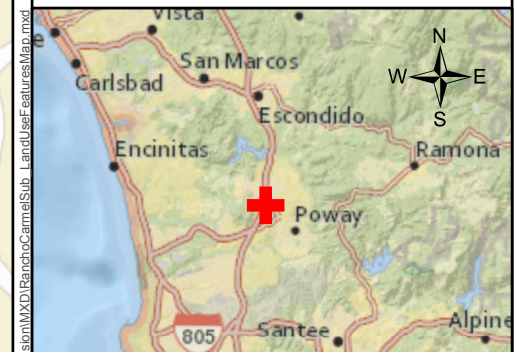
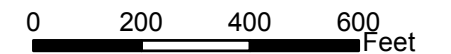
**Land Use Features**

-  City of San Diego Community Plan Area
-  Park, Open Space, & Recreation

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City of San Diego


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
**Artesian 230kV Substation Expansion Project**  
**Land Use Features Map**  
**Figure 5.10-1**



**Project Features**

-  Staging / Storage Yard

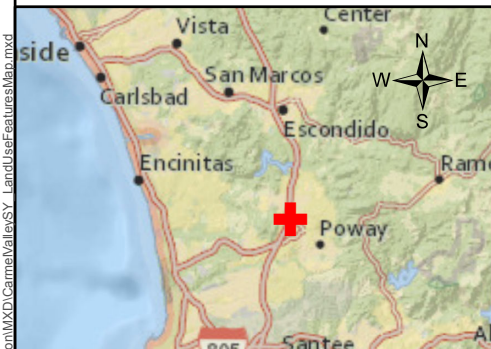
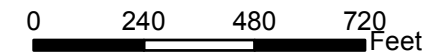
**Land Use Features**

-  Schools
-  City of San Diego Community Plan Area
-  Multiple Habitat Planning Areas (MHPA)
-  Park, Open Space, & Recreation

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### Santa Fe Valley Specific Plan

The Santa Fe Valley Specific Plan Area is located directly north of the Artesian Substation and west of the 4S Ranch Specific Plan Area. The Land Use element contains the following relevant policies:

- **LU-1.3:** Lands designated Open Space II that contain significant environmental resources shall be planned in a manner to minimize impacts to the significant resources and to the extent feasible, provide additional undisturbed areas contiguous to Open Space I areas.
- **LU-1.4:** Portions of a site designated Open Space II that contains significant environmental resources not necessary for the ultimate development shall be preserved in permanent open space easements.

### Black Mountain Ranch Subarea Plan

The *Black Mountain Ranch Subarea Plan* (1998) provides guidance for the community of Black Mountain Ranch, including the basic land use development program and the allocation of its uses. The Land Use element of the *Black Mountain Ranch Subarea Plan* is intended to create a pattern of land use and conservation that is clearly distinguishable from surrounding communities and to foster appealing and enjoyable neighborhoods and business districts. The *Black Mountain Ranch Subarea Plan* contains the following relevant goals and policies:

- Designate sites for public facilities and services to serve the needs of residents and workers which are convenient and establish community identity without burdening adjacent communities.
- Permitted uses in the MHPA include utility lines and roads in compliance with design guidelines.

### Rancho Bernardo Community Plan

The *Rancho Bernardo Community Plan* (1998) provides guidance for the community of Rancho Bernardo, the northernmost residential community within the City of San Diego. Rancho Bernardo is centered on Interstate 15 just south of Lake Hodges and the San Pasqual Valley. The community planning area encompasses approximately 6,511 acres. Rancho Bernardo is a master planned community that includes private parks and clubs for each neighborhood in the community. The *Rancho Bernardo Community Plan* contains the following relevant goals and policies:

- To provide a high level of community service using as a minimum the standards set forth in the General Plan and to ensure that necessary facilities are conveniently located and readily accessible to citizens requiring services.
- To locate facilities in structures that enhance the character of the community and recognize the human need and appreciation for aesthetics.
- Recreation or other suitable uses that do not interfere with the purposes of [utility] easements are encouraged.
- Electric distribution serving residential, commercial and industrial customers is underground. This policy should be continued for future development of the community as further extensions of these systems are required.

## Habitat Conservation Plans

### *SDG&E Subregional Natural Community Conservation Plan*

Under the federal and California Endangered Species Acts and the NCCP Act, the USFWS and the CDFW provide for the protection, preservation, and conservation of plants, animals and their habitats, natural communities, and natural resources while allowing compatible land use. The purpose of the *Subregional NCCP* is to establish and implement a long-term agreement between SDG&E, the USFWS, and the CDFW for the preservation and conservation of sensitive species and their habitat, while allowing SDG&E to develop, install, maintain, operate, and repair its facilities as needed to provide energy services to customers living within SDG&E's service area. 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 110 Covered Species. The *SDG&E Subregional NCCP* includes measures and operational protocols designed to avoid and minimize potential impacts to sensitive species. Refer to Section 5.4, Biological Resources for more information about the *SDG&E Subregional NCCP Operational Protocols*.

### *City of San Diego Multiple Species Conservation Program*

The *MSCP* was developed to preserve a network of habitat and open space, protecting bio-diversity and enhancing the region's quality of life. The City of San Diego is one of several jurisdictions participating in the *MSCP*. The *MSCP* covers 85 species and the core biological resource areas are identified within the City's MHPA. Refer to Section 5.4, Biological Resources for more information about the *MSCP*.

#### **5.10.3.2 Land Use Setting**

The Proposed Project extends into the Black Mountain Ranch and Rancho Bernardo communities within the City of San Diego as well as the Santa Fe Valley and 4S Ranch communities within San Diego County (refer to Figure 5.10-1). Within the developed communities of Black Mountain Ranch and Rancho Bernardo, the land use is primarily residential, commercial, or industrial, interspersed with multi-use development. Santa Fe Valley and 4S Ranch, both within the San Dieguito Community, are composed of a mix of residential, public facilities, and open space. The Proposed Project facilities will be located within existing SDG&E ROW, franchise area, and fee-owned property.

As described in Section 3.0, the Proposed Project would expand the existing Artesian Substation, install new 69kV underground getaways near the Artesian and Bernardo Substations, reconductor an existing (double-circuit) overhead power line, replace existing wood power line structures with new steel structures as needed, remove some existing power line structures from service, and make minor modifications at the existing Bernardo and Rancho Carmel Substations within their existing footprints. Land use settings for each of these components are described below.

### *Artesian Substation Expansion*

The existing Artesian Substation is located on a 2.0-acre parcel within an urbanized area in the City of San Diego, bounded by Camino Del Sur to the north, an apartment complex to the south, an existing SDG&E electric transmission corridor to the west, and an undeveloped (under construction) commercial development to the east. The existing SDG&E ROW located to the west of the Artesian Substation site currently contains overhead electric power and transmission structures, unpaved access roads, and a stormwater retention basin. The stormwater retention basin is located in a depression. The existing ROW and electric utility corridor is designated as an MHPA by the City of San Diego. The MHPA designation extends south, widening past Paseo Del Sur in canyon areas southwesterly toward the larger Black Mountain Ranch residential developments.

The proposed substation expansion area will extend the substation east within SDG&E's existing property (eastern parcel was purchased in 2014 from Black Mountain Ranch, LLC) by approximately 450 feet, bounding the new facility to the east by Babcock Street, and south by approximately 80 feet. Approximately 500 feet north of the Artesian Substation, within the Santa Fe Valley Community, are the Maranatha Christian Schools. Further north, lies the Santa Fe Valley Open Space Preserve. The existing substation is located within a parcel having a General Plan land use designation of Institutional and Public and Semi-Public Facilities and a zoning designation of Agricultural Residential (AR-1-1). Land proposed for the substation's expansion is primarily designated in the General Plan as Institutional and Public and Semi Public Facilities, with the small portion along the southern border designated as Residential, and a portion of land in the northeastern corner designated as Multiple Use. In addition, land proposed for the substation's expansion is primarily zoned as Commercial (CC-1-3), and a small portion of the land to the south of the existing substation is zoned for Residential (RM-2-6) use (see Table 5.10-1, Designated and Existing Land Uses in the Proposed Project Area; Figure 5.10-2, Proposed Project General Plan Land Use Maps; and Figure 5.10-3, Proposed Project Zoning Maps).

### *Bernardo Substation*

The Bernardo Substation is an existing 69/12kV substation located approximately 2.1 miles east of the Artesian Substation within the Rancho Bernardo Community. Approximately 900 feet southeast of Bernardo Substation is the Kinderhouse Montessori School, located along Via del Campo Road. To the north of the substation is Ralphs Family Ranch, a MSCP Preserve Land. Construction activities associated with the Bernardo Substation will occur on land with General Plan designations of Specific Plan Area and Industrial. The substation is zoned as IL-3-1. The relocated overhead power lines are located in land zoned as S80 and the underground connection (getaway) is in a C34 zone (see Table 5.10-1, Designated and Existing Land Uses in the Proposed Project Area and Figures 5.10-2 and 5.10-3).

### *Rancho Carmel Substation*

The Rancho Carmel Substation is an existing 69/12kV substation that is located approximately 2.1 miles southeast of the Bernardo Substation, on the southern boundary of the Rancho Bernardo Community. Minor modifications proposed at the existing Rancho Carmel Substation will be within its existing footprint, designated by the City of San Diego General Plan as Industrial, and zoned as Industrial (IH-2-1) (refer Table 5.10-1 and Figures 5.10-2 and 5.10-3).

*Transmission Lines, Power Lines, and Pole Replacement*

The Proposed Project involves the construction of two 69kV underground substation getaways (approximately 2,420 feet total length); the reconductor of an existing overhead (double-circuit) power line between the Artesian and Bernardo Substations (approximately 2.2 miles in length); ; and the replacement of existing wood power line structures with new steel structures, as needed, and removal of some existing power line structures from service. The first Artesian Substation 69kV getaways will connect the Artesian Substation north to the existing ROW via underground conduits and new cable poles located north of Camino Del Sur. The 69kV Bernardo Substation getaway will be new conduit that will run underneath Rancho Bernardo Road west from the substation until connecting with the existing ROW. The Proposed Project also will connect an existing 230kV transmission line to the expanded Artesian Substation, which will include the installation of two new drop-pole structures (tubular steel poles). Transmission and power line alignments pass through various City and County of San Diego General Plan and zoning designations, as summarized in Table 5.10-1 and depicted on Figures 5.10-2 and 5.10-3. City and County of San Diego General Plan and zoning designations for project staging areas discussed in Section 3.0, Project Description, and depicted in Appendix 3-B, Detailed Route Map, are also summarized in Table 5.10-1.

The approximately 2.2-mile long segment to be reconducted begins north of the Artesian Substation (across Camino Del Sur) and extends along (parallel to) the north side of Camino Del Sur. Neighboring the reconducted alignment is the Rancho Santa Fe Fire Station 2, and within 0.25 mile of the alignment is the 4S Ranch Police station and 4S Ranch Library, both located off of the arterial Rancho Bernardo Road. The portion of the alignment to be relocated is just west of the Bernardo substation, along Rancho Bernardo Road (refer to Figure 5.10-1). This overhead line extends through land designated as Open Space, Residential, and Specific Plan under General Plan land use as well as land zoned as Agricultural Residential (AR-1-1), Specific Plan (S88), Commercial (C34), Industrial (M54), and Open Space (S80). The entirety of the 69kV reconductor alignment is located within existing SDG&E ROW.

The underground substation getaways will utilize existing franchise position<sup>1</sup> (city and county roadways) including Camino Del Sur (Artesian Substation getaway) and Rancho Bernardo Road (Bernardo Substation getaway). See Table 5.10-1, Designated and Existing Land Uses in the Proposed Project Area, for a detailed summary of existing land uses.

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<sup>1</sup> SDG&E has existing franchise agreements with the City and County of San Diego to place utilities within City and County Streets.



**Artesian 230kV Substation Expansion Project**  
**General Plan Land Use Map**  
**Figure 5.10-2**

Sheet 1 of 3

**Project Features**

- Project Structure
- 69kV Reconductor
- New 230kV Loop-in
- Remove from Service
- New 69kV Underground Getaway
- Other Project Areas
- Artesian Expansion Area
- Municipal Boundary

**General Plan Land Use Designations**

- Commercial Employment, Retail, & Services
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Multiple Use
- Park, Open Space, & Recreation
- Residential
- Roads / Freeways / Transportation

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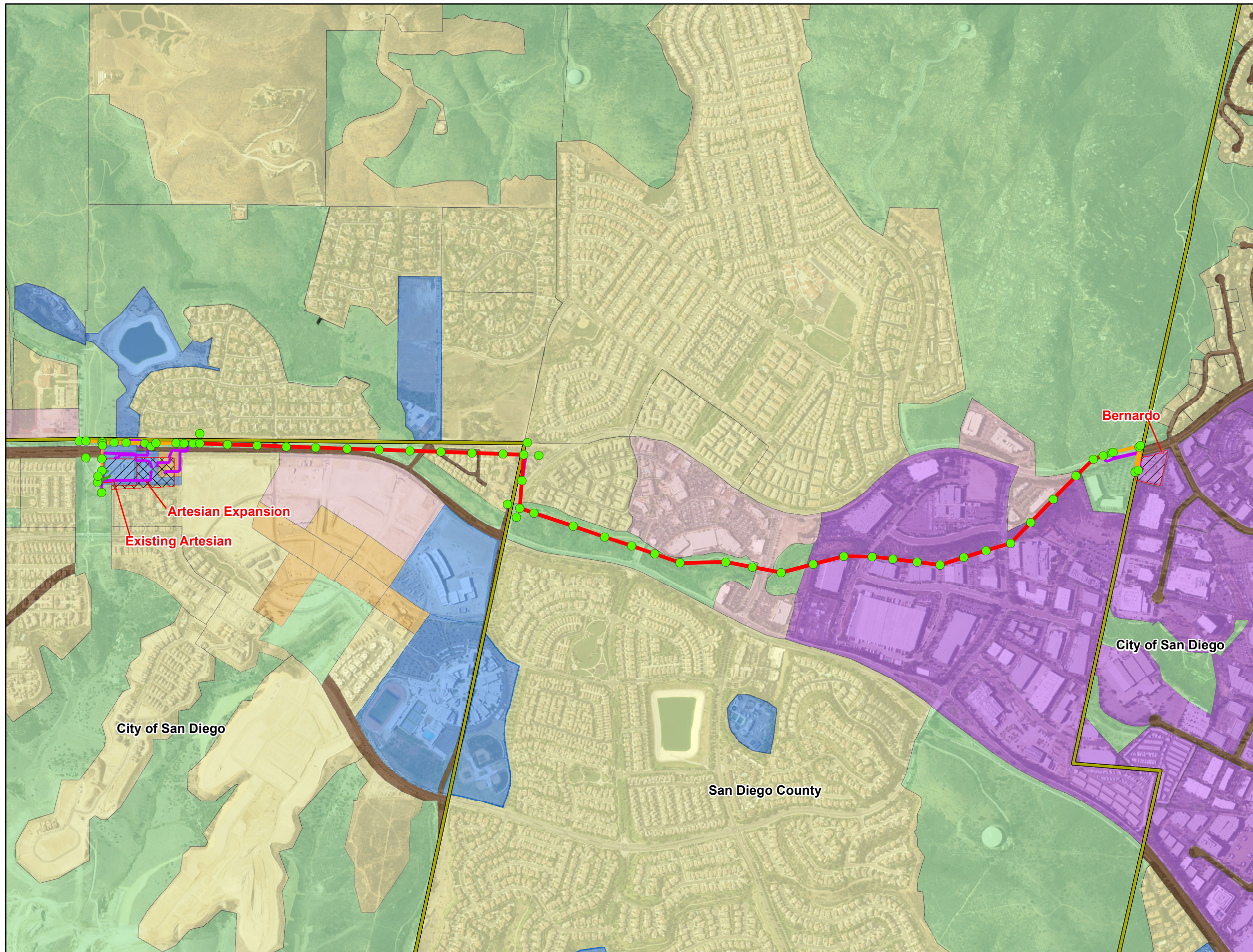


A Sempra Energy utility

0 600 1,200 1,800 Feet



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BACK OF FIGURE 5.10-2 (SHEET 1 OF 3)

**Artesian 230kV Substation Expansion Project**  
**General Plan Land Use Map**  
**Figure 5.10-2**

Sheet 2 of 3

**Project Features**

- Project Structure
- New Cable in Existing Conduit
- Other Project Areas
- Municipal Boundary

**General Plan Land Use Designations**

- Commercial Employment, Retail, & Services
- Industrial Employment
- Park, Open Space, & Recreation
- Residential
- Roads / Freeways / Transportation

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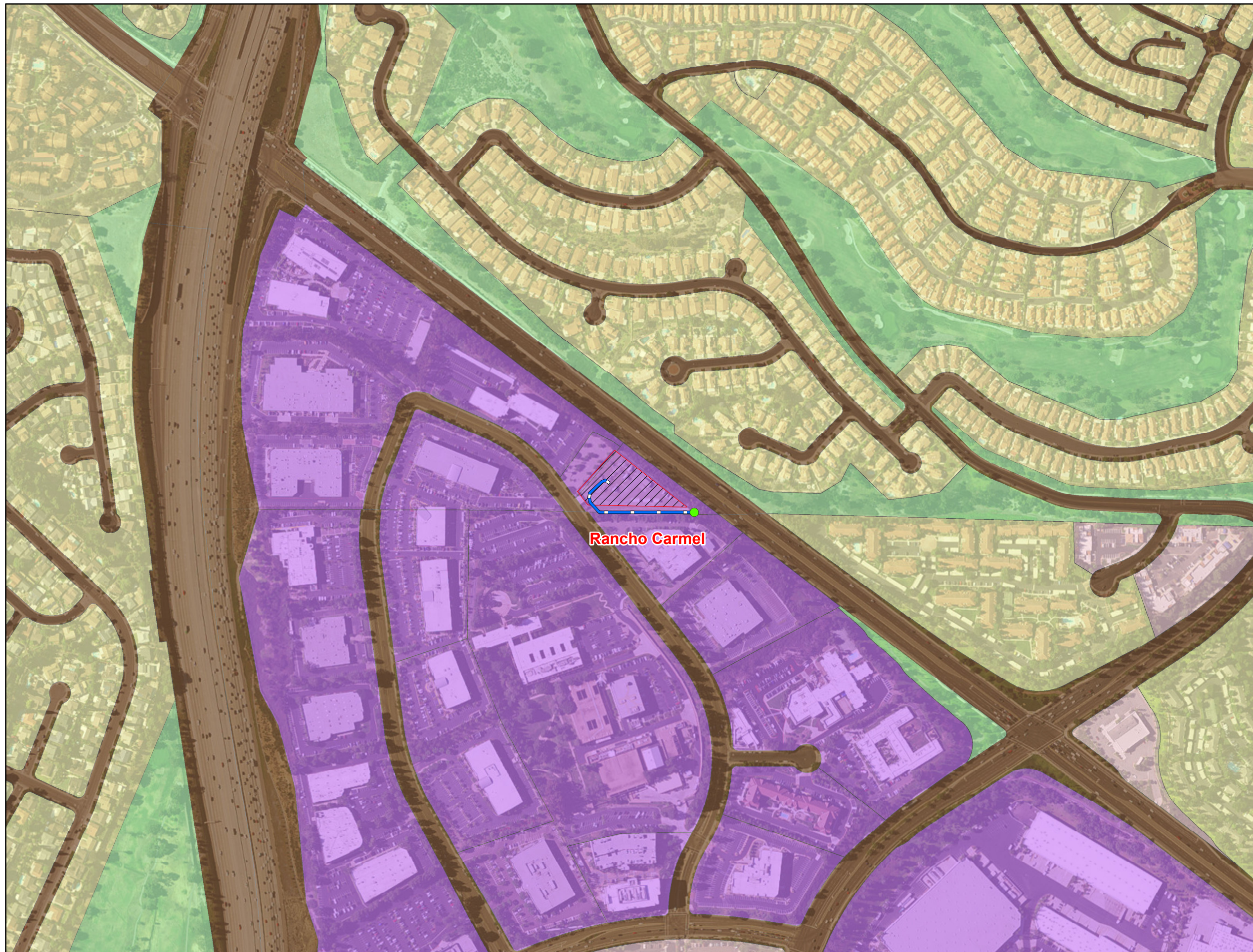
A Sempra Energy utility

0 230 460 690 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community. Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.; TRC, 2015; SDG&E, 2015; 4S Ranch Specific Plan; Santa Fe Valley Specific Plan; San Diego Assessor and Department of Planning and Land Use, SanGIS 3/2013

**Rancho Carmel**



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
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



**Artesian 230kV Substation  
Expansion Project  
General Plan Land Use Map  
Figure 5.10-2**

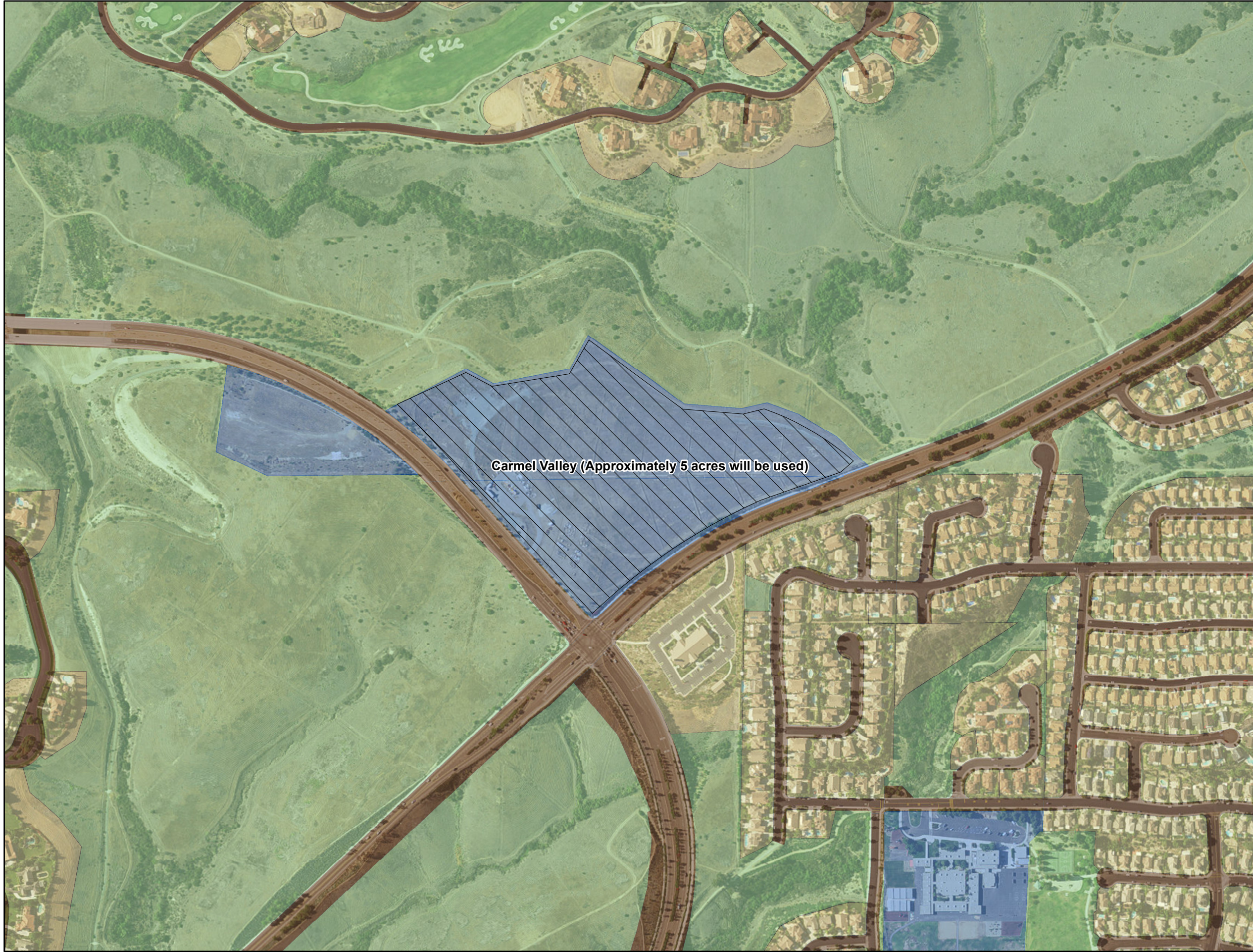
Sheet 3 of 3

**Project Features**

 Staging / Storage Yard

**General Plan Designations**

-  Institutional & Public and Semi-Public Facilities
-  Park, Open Space, & Recreation
-  Residential
-  Roads / Freeways / Transportation

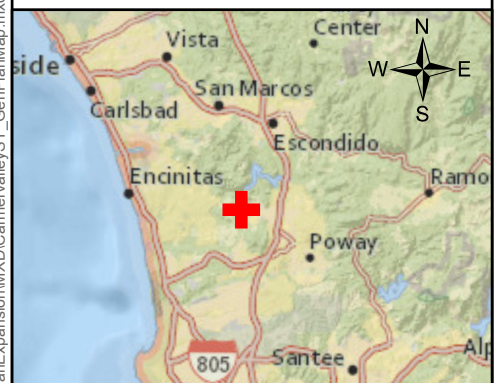
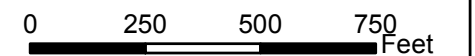


Carmel Valley (Approximately 5 acres will be used)

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BACK OF FIGURE 5.10-2 (SHEET 3 OF 3)

**Artesian 230kV Substation Expansion Project  
Zoning Map  
Figure 5.10-3**

Sheet 1 of 3




**Project Features**

- Project Structure
- 69kV Reconductor
- New 230kV Loop-in
- Remove from Service
- New 69kV Underground Getaway
- Other Project Areas
- Artesian Expansion Area
- Municipal Boundaries

**Zoning Designations**

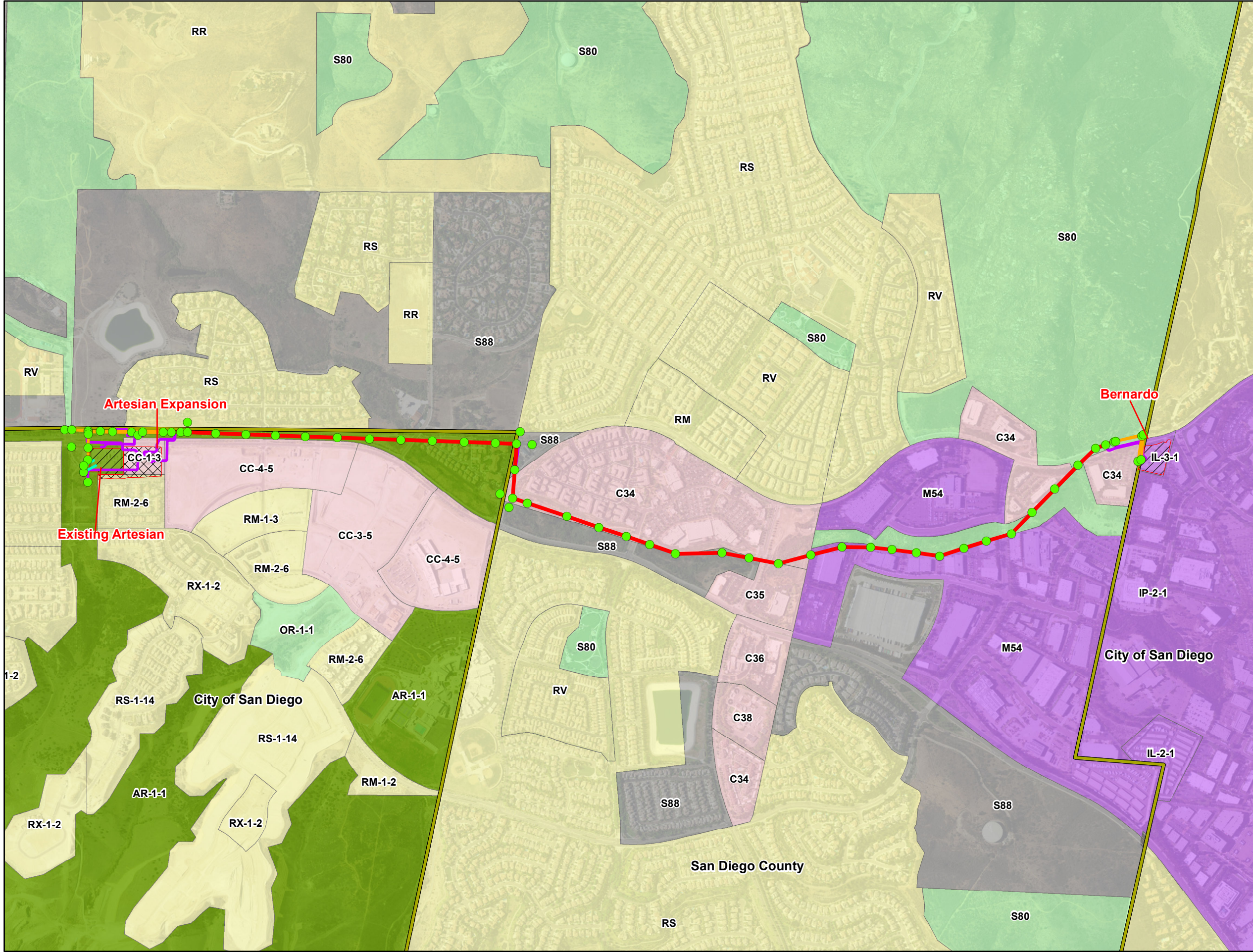
- Commercial
- Industrial
- Residential
- Open Space
- Specific Plan

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 0 500 1,000 1,500 Feet



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BACK OF FIGURE 5.10-3 (SHEET 1 OF 3)



**Artesian 230kV Substation Expansion Project  
Zoning Map  
Figure 5.10-3**

Sheet 2 of 3

**Project Features**

- Project Structure
- New Cable in Existing Conduit
- Other Project Areas

**Zoning Designations**

- Industrial
- Agricultural
- Residential
- Commercial

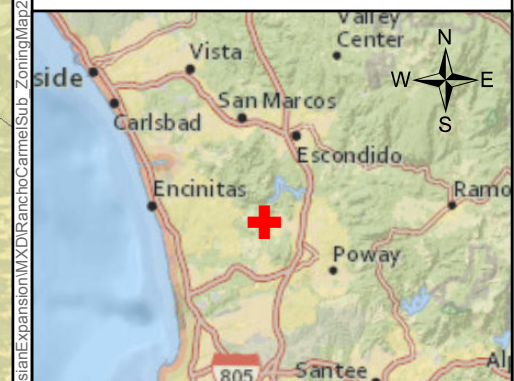
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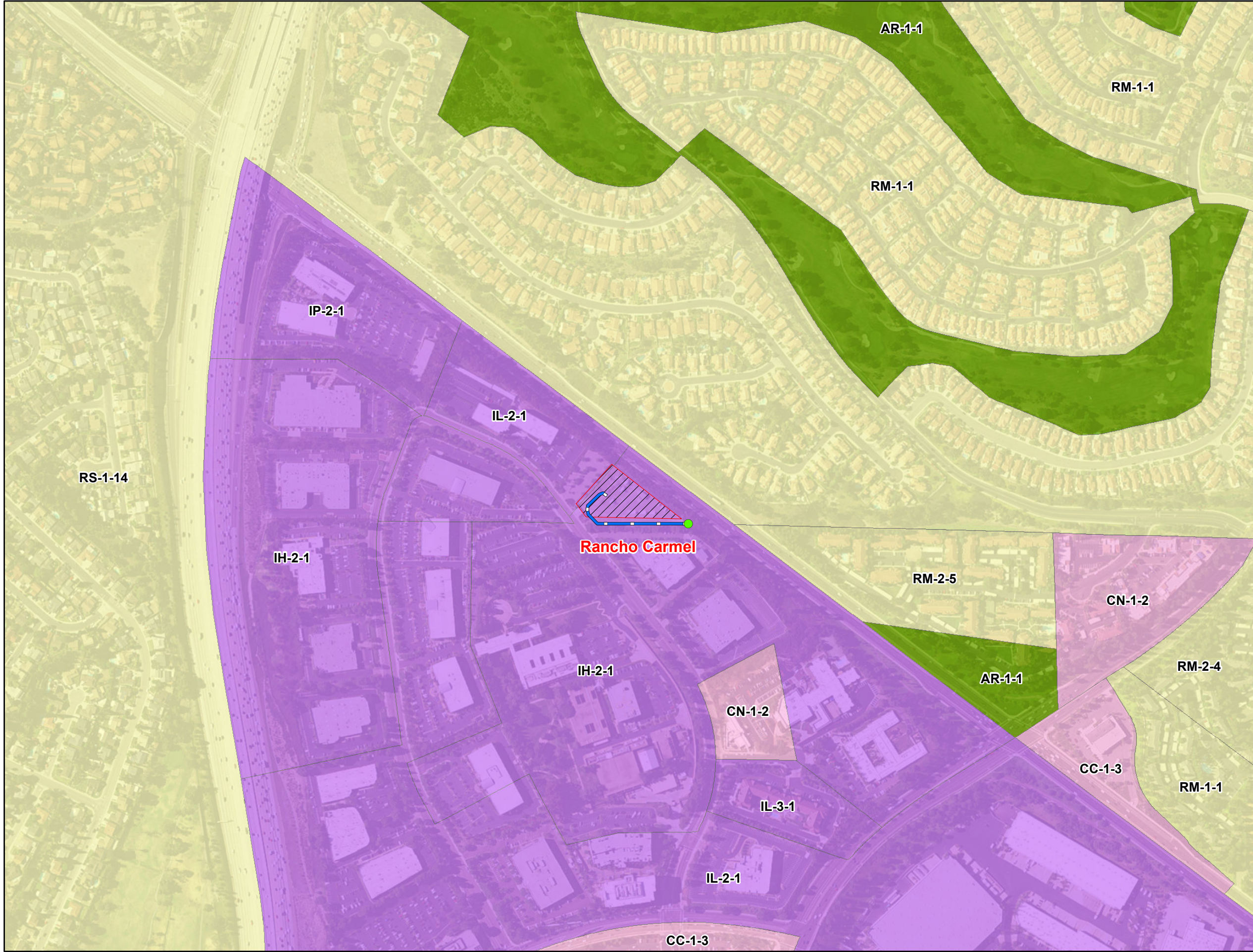
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BACK OF FIGURE 5.10-3 (SHEET 2 OF 3)

**Artesian 230kV Substation  
Expansion Project  
Zoning Map  
Figure 5.10-3**

Sheet 3 of 3

**Project Features**

 Staging / Storage Yard

**Zoning Designations**

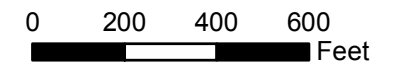
 Residential

 Agriculture

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**Table 5.10-1: Designated and Existing Land Uses in the Proposed Project Area**

Component	Jurisdiction/Community(s)	General Plan Land Use Designation(s) <sup>a</sup>	Zoning Designation(s) <sup>b</sup>	Existing Land Use(s) <sup>c</sup>
<b>Staging Yards</b>				
Carmel Valley Road	Torrey Highlands (City of San Diego)	Institutional & Public and Semi-Public Facilities	AR-1-1	Undeveloped Lot (previously cleared and graded for development)
Kearny	Kearny Mesa (City of San Diego)	Institutional & Public and Semi-Public Facilities / Commercial	IL-2-1 / IL-3-1	Lot with storage containers, office trailers, parking
Northeast Annex	Escondido (San Diego County)	Light Industrial	M1	Lot with storage containers, office trailers, parking
<b>Substations</b>				
Artesian Substation	Black Mountain Ranch (City of San Diego)	Institutional & Public and Semi-Public Facilities	AR-1-1	Substation
Artesian Substation Expansion	Black Mountain Ranch (City of San Diego)	Institutional & Public and Semi-Public Facilities / Multiple Use / Residential	CC-1-3 / RM-2-6	Lot with storage containers, office trailers, parking
Bernardo Substation	Rancho Bernardo (City of San Diego)	Industrial	IL-3-1	Substation
Rancho Carmel Substation	Rancho Bernardo (City of San Diego)	Industrial	IH-2-1	Substation
<b>Power Lines Segments</b>				
Artesian Substation Underground Getaway	Santa Fe Valley (San Diego County) Black Mountain Ranch (City of San Diego)	Institutional and Public and Semi-Public Facilities / Park, Open Space, and Recreation	AR-1-1 / S88	Substations, City and County Streets
69 kV Power Line Reconductor	Santa Fe Valley (San Diego County) 4S Ranch (San Diego County) Black Mountain Ranch (City of San Diego)	Park, Open Space, and Recreation / Transportation / Residential / Specific Plan Area	AR-1-1 / S88 / C34 / C35 / S80	Substation, City and County Streets, existing electric power line and ROW, undeveloped land and open space, commercial development, and residential/mixed use development
Bernardo Substation Underground Getaway	Rancho Bernardo (City of San Diego) 4S Ranch (San Diego County)	Industrial / Specific Plan Area	IL-3-1 / C34 / S80	Substation, City and County Streets
Notes: <sup>a</sup> General Plan designations acquired from the San Diego Assessor and Department of Planning and Land Use, 4S Ranch Specific Plan, Santa Fe Valley Specific Plan, and Escondido General Plan Map; and generally reflects designated land uses within and adjacent to the Proposed Project ROW. <sup>b</sup> Zoning designations acquired from City of San Diego Zoning Maps, San Diego Assessor and Department of Planning and Land Use, SanGIS, SANDAG, and City of Escondido Planning Department. Zoning signifies the general nature of the pre-approved land uses within a given area. <sup>c</sup> Existing land use generally reflects the current land use within and adjacent to the Proposed Project ROW.				

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BACK OF TABLE 5.10-1

### *Temporary Work Areas*

As discussed in Section 3.0, Proposed Project Description, Section 3.7.1, General Construction, temporary work areas such as materials storage yards, construction staging yards, staging areas along the power line alignment, and stringing and pulling sites would be required for construction of the Proposed Project. The locations of these various temporary areas are depicted in Appendix 3-B. Table 5.10-1, Designated and Existing Land Uses in the Proposed Project Area, includes a detailed summary of general plan land use and zoning designations, and existing land uses for each identified staging yard and project component.

## **5.10.4 Potential Impacts**

### **5.10.4.1 Significance Criteria**

Standards of 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.

### **5.10.4.2 Question 10a – Physically divide an established community?**

#### **Construction - No Impact**

The proposed Artesian Substation expansion will not physically divide an established community. The Artesian Substation expansion will extend to a newly acquired SDG&E-owned parcel located immediately to the east and will not interfere or divide any existing land uses. The parcel slated for expansion is currently used for storage containers, office trailers, and vehicular parking and is largely designated by the City of San Diego General Plan for institutional and public facilities usage, with a portion of the site designated for multiple usage. The site is zoned for commercial usage. Residential areas to the south of the substation would remain undivided.

Minor modifications at existing Bernardo and Rancho Carmel Substations will be limited to existing substation footprints, and therefore will create no divisions to the existing established communities. Surrounding vehicular access will not be impacted by Proposed Project-related activities. As part of the Artesian Substation expansion, the Proposed Project will connect an existing 230kV transmission line to the Artesian Substation. This will involve the installation of two new 230kV drop-pole structures (tubular steel poles) and the 230kV transmission line connection to the new 230/69kV yard at the Artesian Substation site (refer to Appendix 3-B). Construction activities associated with the substation expansion and modifications will not divide an established community, and no impacts will occur.

In addition, construction and operation of the new underground substation getaways outside the Artesian and Bernardo Substations will not divide an established community as they will be installed within existing SDG&E-owned property, franchise position (city/county streets), and existing SDG&E ROW. Similarly, the 69kV powerline reconductor will not divide the established surrounding community, as associated facilities, including pole replacements, occur within the currently existing utility ROW. Therefore, the Proposed Project will not create new divisions of established communities; and no impacts will occur.

Further, the Proposed Project will not divide established communities with respect to vehicular access. The Proposed Project will not result in any full road closures, although some roads may be subject to temporary single-lane closures during underground construction or during the transport/delivery of oversized materials (such as 230kV transformers) to and from the Proposed Project site. Any required lane closures would be temporary and short-term and are not anticipated to create any new barriers or other divisions between uses or the greater community. Impacts associated with construction within public roadways (and associated lane closures) are discussed in Section 5.16, Transportation and Traffic.

Proposed Project construction will occur in areas that are within close proximity to schools, parks, open spaces, preserves, and public service providers. However, most of these areas are already established around existing substations and power line facilities and ROW. Impacts relating to access to public and recreational facilities are discussed in Section 5.14, Public Services and Section 5.15, Recreation.

### **Operations and Maintenance – No impact**

SDG&E currently maintains and operates existing electric power, transmission, distribution and substation facilities throughout the Proposed Project area. Operation of the proposed underground substation getaways and reconducted power lines and expanded substation included within the Proposed Project will not create any new barriers that could divide any existing community. SDG&E’s existing facilities and operations and maintenance activities are included in the baseline for evaluating the impacts of the Proposed Project. Therefore, the operations and maintenance of the Proposed Project will not result in any potential impacts relating to the physical division of an established community.

#### **5.10.4.3 Question 10b – 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– No Impact**

As discussed in Section 5.10.3.1, the Proposed Project traverses through areas within the *City of San Diego MSCP*, and will not conflict with either the *City of San Diego MSCP* or the *City of San Diego MSCP Subarea Plan* through compliance with the *SDG&E Subregional NCCP Operational Protocols*. 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 Proposed Project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project.



The Proposed Project would expand the existing Artesian Substation, install two new underground substation getaways near the Artesian and Bernardo Substations, reconductor an existing double-circuit overhead power line, replace existing wood 69kV power line structures with new steel structures as needed, remove some existing structures from service, and include minor modifications at the existing Bernardo and Rancho Carmel Substations. No changes in land use or zoning are required with the proposed activities. All new structures will be replaced or installed within SDG&E-owned property, SDG&E ROW, or franchise position.

Temporary work areas (refer to Table 3-4 of Section 3.0, Project Description) located outside of SDG&E property and ROW and/or easements will be temporarily used during construction of the Proposed Project. These areas will be restored to approximate pre-construction conditions, as appropriate, and as consistent with the property owners' wishes. The use of these construction work spaces will be temporary and short term, and will not conflict with existing adjacent land uses. SDG&E communicates with local agencies (i.e., the City and County of San Diego) about the use of staging yards, as applicable, to ensure avoidance of any temporary land use impacts.

Refer to Section 5.14, Public Services, for impacts to recreational facilities during construction of the Proposed Project and Section 5.16, Transportation and Traffic, for impacts to traffic as a result of construction related traffic and construction activities within roadways.

### **Operation & Maintenance - No Impact**

As mentioned above, the CPUC has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance, and repair of electric facilities. Because local agencies do not have jurisdiction over the project, and no other state or federal land use plans, policies, or regulations are applicable, the Proposed Project will not conflict with any applicable land use policy, plan, or regulation. SDG&E currently maintains and operates existing electric transmission, power, distribution and substation facilities throughout the Proposed Project sites and alignments. The Proposed Project would expand the existing Artesian Substation, install two new underground substation getaways near the Artesian and Bernardo Substations, reconductor an existing overhead double-circuit 69kV power line, replace existing wood structures with new steel structures as needed, remove some structures from service, and include minor modifications at the existing Bernardo and Rancho Carmel Substations. Operations and maintenance activities for the Proposed Project would remain essentially the same as compared to baseline conditions. No changes in land use or zoning will be required as part of the operation of this project. No impact will occur.

#### **5.10.4.4 Question 10c – Conflict with any applicable habitat conservation plan or natural community conservation plan?**

### **Construction, Operation, and Maintenance – No Impact**

Proposed Project construction activities and proposed APMs (refer to Section 5.4, Biological Resources) will fully comply with the *SDG&E Subregional NCCP Operational Protocols*, which supersedes *the City of San Diego MSCP* and the *City of San Diego MSCP Subarea Plan* (refer to Section 5.4.4). Therefore, through compliance with the *SDG&E Subregional NCCP Operational Protocols*, construction, operation, and maintenance of the Proposed Project will not conflict with any relevant planning documents, and no impacts will result.

### 5.10.5 Applicant Proposed Measures

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

### 5.10.6 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.

### 5.10.7 References

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