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4.10 LAND USE AND PLANNING

Would the project:		Potentially Significant Impact	Less than Significant with Mitigation 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.10.1 Introduction

This section of the PEA describes the existing conditions and potential project-related impacts to land use and planning in the vicinity of the Proposed Project. The analysis concludes that less than significant impacts related to land use and planning will occur. The Proposed Project’s potential effects on this resource were evaluated using the significance criteria set forth in Appendix G of the CEQA Guidelines. The conclusions are summarized in the checklist above, and discussed in more detail in Section 4.10.6.

4.10.2 Regulatory Setting

4.10.2.1 Federal

MCB Camp Pendleton

MCB Camp Pendleton Integrated Natural Resources Management Plan (INRMP)

In recognition of the fact that military lands contain significant natural resources, Congress enacted the Sikes Act in 1960 to address wildlife conservation and public access on military installations. The Sikes Act (16 USC Section 670-670f), as amended, requires the Secretary of Defense to carry out a program to provide for the conservation and rehabilitation of natural resources on military installations in cooperation with the U.S. Fish and Wildlife Service (USFWS) and the state fish and wildlife agencies. The 1997 amendments to the Sikes Act require the Department of Defense to develop and implement an INRMP for each military installation with significant natural resources. INRMPs are prepared in cooperation with the USFWS and the state fish and wildlife agencies, and reflect the mutual agreement of these parties concerning conservation, protection, and management of fish and wildlife resources on military lands.

The MCB Camp Pendleton INRMP (MCB Camp Pendleton 2012) is a planning document that guides the management and conservation of natural resources on the MCB Camp Pendleton property. INRMPs are intended principally to guide the effective management of an installation’s natural resources to ensure that its lands remain available and in good condition with “no net loss” to the military mission of MCB Camp Pendleton. The MCB Camp Pendleton INRMP was developed as an “umbrella” document that

encompasses all elements of natural resources management applicable to MCB Camp Pendleton, including compliance with the Terms and Conditions of relevant USFWS Biological Opinions and ongoing stewardship activities. As shown in Chapter 2 of the INRMP, SDG&E's leases/right-of-way agreements for electric and gas utility service on MCB Camp Pendleton encompass more than 1,300 acres.

Coastal Zone Management Act (CZMA)

The CZMA (16 USC Section 1451-1464) states that it is national policy to:

- (1) preserve, protect, develop, and where possible, to restore or enhance, the resources of the Nation's coastal zone for this and succeeding generations; and
- (2) encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone, giving full consideration to ecological values.

Programs should provide for "the protection of natural resources, including wetlands, flood plains, estuaries, beaches, dunes, barrier islands, coral reefs, and fish and wildlife and their habitat, within the coastal zone."

Through the CZMA of 1972, as amended, coastal states are provided the authority to evaluate projects conducted, funded, or permitted by the federal government. Under the CZMA, any federal project or activity affecting the coastal zone must be consistent to the maximum extent practicable with the provisions of federally approved state coastal plans. The California Coastal Commission (CCC) developed the California Coastal Management Program pursuant to the requirements of the CZMA. The CCC is responsible for reviewing proposed federal and federally authorized activities affecting the state's coastal resources to assess the activities' consistency with the federally approved California Coastal Management Program.

The southern portion of the Proposed Project, generally between the Interstate 5 (I-5)/Cristianitos Road interchange and SONGS Mesa, is identified as being located within the boundaries of the coastal zone. However, as defined in Section 304 (1) of the CZMA, the coastal zone does not include "lands the use of which is by law subject solely to the discretion of or which is held in trust by the Federal government." Nevertheless, for activities that may have an effect on coastal resources, the consistency provisions of the CZMA would apply, and therefore the Marine Corps is anticipated to prepare either a Consistency Determination or a Negative Determination for the Proposed Project.

4.10.2.2 State

California Department of Parks and Recreation

There are California State Parks Lease Areas which are accessible by the public and include recreation facilities and trails which are located within the boundaries of MCB Camp Pendleton. These areas were established under the terms of a lease agreement between the federal government and the California Department of Parks and Recreation. The lease covers the San Onofre State Beach, which is comprised of Trestles Beach, Surf Beach, San Onofre Bluffs, and San Mateo Campground. The 160-acre Trestles Natural Wetlands Preserve is also located within San Onofre State Beach.

Natural Community and Conservation Plans (NCCP)

Similar to Section 10 of Endangered Species Act (ESA), the Natural Community and Conservation Planning Act (California Fish and Game Code Section 2800 et seq.) allows for the creation of NCCPs to

protect state-listed species, usually in connection with the issuance of a Section 2081 take permit under the California ESA (Fish and Game Code Section 2080 et seq.).

SDG&E Subregional NCCP

While the Proposed Project falls within the area in which SDG&E's utility operations are governed by SDG&E's Subregional NCCP (SDG&E 1995), the Proposed Project will not use the take authority granted by the USFWS and the California Department of Fish and Wildlife (CDFW) for impacts to covered species. Potential take of state and federally listed species will be handled through consultation with the USFWS and CDFW in accordance with applicable sections of the federal ESA and the California ESA. (Refer to Section 4.4, Biological Resources for more information about the SDG&E Subregional NCCP). Nevertheless, the Proposed Project will implement applicable standard operating procedures that are specified in the NCCP Operational Protocols.

4.10.2.3 Local

As provided in CPUC General Order 131-D, the CPUC preempts local discretionary authority over the location and construction of electrical utility facilities. The following discussion of relevant local land use plans and policies that pertain to land use and planning is provided below for informational purposes.

City of San Clemente

The City of San Clemente Centennial General Plan (City of San Clemente 2014) is the comprehensive planning document for the City of San Clemente. The General Plan establishes policies to manage new development, foster economic vitality, conserve natural resources, and to generally guide the City's growth in accordance with an established vision. The General Plan provides the framework by which the City of San Clemente would change and grow, identifying how physical and economic resources are to be managed and used into the future. The City of San Clemente Centennial General Plan does not contain goals, policies, or objectives that relate directly to utility service or facilities. General plan objectives and policies relating specifically to utilities (including electrical facilities) are discussed within Section 4.17, Utilities and Service Systems.

The City of San Clemente's Municipal Code includes Title 17, Zoning. Title 17 was established to provide a uniform basis for regulating land use, buildings and structures; to promote the orderly growth and development of the various unique areas of the City of San Clemente; to establish minimum site development regulations and performance standards applicable to sites within the City of San Clemente, and to preserve the public health, safety and welfare.

A portion of the Proposed Project alignment falls within the City of San Clemente's Talega Specific Plan area, which encompasses a total of 3,510 acres in the northeastern portion of the City of San Clemente. The Talega Specific Plan (City of San Clemente 2003) is the City of San Clemente's long-term plan for development near the northern portion of the Proposed Project, and was written for the purpose of implementing the City of San Clemente Centennial General Plan within the Specific Plan Area. Relevant provisions in the Specific Plan include:

Provisions for electrical, natural gas, telephone, solid waste collection services, and cable television to Talega will be made prior to development through the subdivision process. All services can be extended by each respective company to meet future demands of Talega. Natural gas and electric service will be provided by Southern California Gas Company and San Diego Gas and Electric.

4.10.3 Existing Conditions

4.10.3.1 Existing Setting

The proposed construction areas (i.e., staging yards, pole structure removal and installation locations, overhead reconductor routes, stringing sites, and the trench for underground wire installation) occur primarily within MCB Camp Pendleton. Existing land uses in this area include electric distribution and power lines, substations, access roads, recreational trails, paved roadways, and undeveloped land (refer to Table 4.10-1, Designated and Existing Land Uses in the Proposed Project Area). Portions of the alignment (i.e., north and west of the Talega Substation and south of the San Mateo Substation) are in the City of San Clemente. Existing uses in these areas include those listed above for MCB Camp Pendleton, plus residences and paved parking lots.

MCB Camp Pendleton

As shown in Figure 4.10-1, Existing Land Uses and Lease Areas, land uses on the MCB Camp Pendleton are generally designated as maneuver areas (i.e., training areas, firing ranges, landing beaches, impact areas), cantonment areas (i.e., administrative, residential, and other non-training related land uses), and military family housing areas. The existing power line alignment is operated and maintained within easements granted by the Department of the Navy that cross maneuver areas, cantonment areas, family housing areas, recreation facilities (i.e., San Onofre State Beach) managed by the California Department of Parks and Recreation under a 1971 lease agreement, and SONGS Mesa, a component of the nuclear power lease area currently held by Southern California Edison. Refer to Table 4.10-1, Designated and Existing Land Uses and Lease Areas for additional details.

MCB Camp Pendleton contains 35 training areas, and the Proposed Project is near three training areas: Sierra, Bravo Three, and Alpha Two training areas. The Proposed Project alignment crosses training maneuver corridors that extend inland of an amphibious vehicle training area on the ocean side of I-5, located to the north and west of SONGS.

The SONGS Mesa area was established on MCB Camp Pendleton in July 1963. Since that time, SONGS has expanded to include three total nuclear reactors and ancillary structures and facilities. Real estate rights on MCB Camp Pendleton are vested in nine Department of the Navy-issued easements and two leases totaling 438 acres. Current real estate grants authorize SONGS to maintain a presence on MCB Camp Pendleton until approximately 2024 (MCB Camp Pendleton 2012). The SONGS Mesa area is located on the eastern side on I-5 from the now decommissioned nuclear reactors and consists of paved roads, parking areas, and two perimeter fences.

City of San Clemente

The most northerly portion of the Proposed Project (approximately 0.50 mile long) is located in the Talega Specific Plan Area of the City of San Clemente. As summarized in Table 4.10-1, this area includes existing electric facilities (i.e., Talega Substation and power lines), the existing Talega Staging Yard, unpaved access roads, recreation trails and undeveloped land. Approximately 0.80 mile of the project alignment to the south of the existing San Mateo Substation, is also located in the City of San Clemente. As shown in Table 4.10-1, existing land uses in this area include existing power and distribution lines, the existing San Mateo Substation, the residential areas, a portion of San Clemente Municipal Golf Course, a paved parking lot, and undeveloped land.

Table 4.10-1. Designated and Existing Land Uses in the Proposed Project Area

Project Component	Segment	Jurisdiction	Land Use Designation(s)	Zoning	Existing Land Uses
<i>Power Line Reconductoring and Pole Structure Removal and Installation Alignment (Includes Substations and Stringing Sites)</i>					
TL 695 Steel Pole Line Alignment	Talega Substation to pole structure 3	MCB Camp Pendleton and City of San Clemente	Cantonment (64 Area)	NA ¹	Talega Substation, existing electric power lines, unpaved access roads, undeveloped land
	Pole structure 3 to pole structure 12	City of San Clemente	Residential, Commercial	Open Space (TSP[OS] ²) and Commercial (TSP[C] ³)	Electric power lines, unpaved access roads, undeveloped land
	Pole structure 13 to San Mateo Junction	MCB Camp Pendleton	Maneuver, State Parks Lease Area	NA	Electric power lines, unpaved access roads, recreation trails, paved streets, undeveloped land
	Pole structure 160 to pole structure 137	City of San Clemente	Low-Density Residential, Open Space-Publicly Owned	Residential (RL-16, RL-PRD, RL, RM, RL-1) ⁴ ; Open Space (OS1, OSC); Mixed Use (MU5.1)	Electric power lines, existing San Mateo Substation, residences, golf course (San Clemente Municipal), paved parking lot, undeveloped land
	Pole structure 135 to Basilone Substation	MCB Camp Pendleton	Maneuver, State Parks Lease Area	NA	Electric power lines, existing Basilone Substation, unpaved access roads, recreation trails, paved streets, undeveloped land
Existing Lattice Tower Alignment	San Mateo Junction to SONGS Mesa	MCB Camp Pendleton	Maneuver	NA	Electric power lines, unpaved access roads, paved streets, undeveloped land
TL 695 and TL 6971 Double Circuit Alignment and TL 6971 Steel Pole Line Alignment	Basilone Substation to Japanese Mesa Substation	MCB Camp Pendleton	Maneuver, Southern California Edison Lease Area (SONGS Mesa)	NA	Electric power lines, existing Basilone and Japanese Mesa Substations, unpaved access roads, paved streets, paved parking lot, undeveloped land

Table 4.10-1. Designated and Existing Land Uses in the Proposed Project Area

Project Component	Segment	Jurisdiction	Land Use Designation(s)	Zoning	Existing Land Uses
<i>Staging Yards</i>					
Talega Staging Yard		City of San Clemente	Open Space-Privately Owned	Open Space (TSP[OS] ¹)	Undeveloped land
San Mateo Staging Yard		City of San Clemente	Open Space-Publicly Owned	Open Space (OS1)	Discontinued recreational skeet shooting facility
Basilone Road Staging Yard		MCB Camp Pendleton	San Onofre Housing Area	NA	Unpaved outdoor storage
SONGS Mesa Staging Yard		MCB Camp Pendleton	Southern California Edison Lease Area (SONGS Mesa)	NA	Paved streets, paved parking lots, paved building pads, and unpaved, disturbed areas
SDG&E Lot 4 Staging Yard		MCB Camp Pendleton	Southern California Edison (i.e., SONGS Plant Parcel 8)	NA	Paved parking lot
Lemon Grove Staging Yard		MCB Camp Pendleton	Cantonment	NA	Paved area
<i>Helicopter Incidental Landing Areas (ILAs)⁵</i>					
ILA #1		City of San Clemente	N/A (roadway shoulder)	NA (roadway shoulder)	Paved roadway shoulder (Avenida Pico)
ILA #2		City of San Clemente	N/A (roadway cul-de-sac)	NA (roadway cul-de-sac)	Paved roadway cul-de-sac (Avenida Pico)
ILA #3		MCB Camp Pendleton	State Parks Lease Area	NA	Unpaved, disturbed area west of San Mateo Campground entrance
ILA #4		MCB Camp Pendleton	Maneuver	NA	Unpaved, disturbed area
ILA #5 (Sierra)		MCB Camp Pendleton	Maneuver	NA	Unpaved, disturbed area
ILA #6 (62 Area)		MCB Camp Pendleton	Maneuver	NA	Paved helicopter landing area

Notes: ¹ NA = not available; ² Talega Specific Plan Open Space; ³ Talega Specific Plan Commercial; ⁴ RL = Residential Low, RM = Residential Medium; RL-1 = Residential Low, Planning Area 1, RL-16 = Residential Low, Planning Area 16, RL-PRD = Residential Low, Planned Residential Development Overlay; ⁵ Helicopter operations will occur in each of the staging yards, plus the six ILAs identified above.

Sources: Marine Corps Community Services 2009; City of San Clemente 2014.

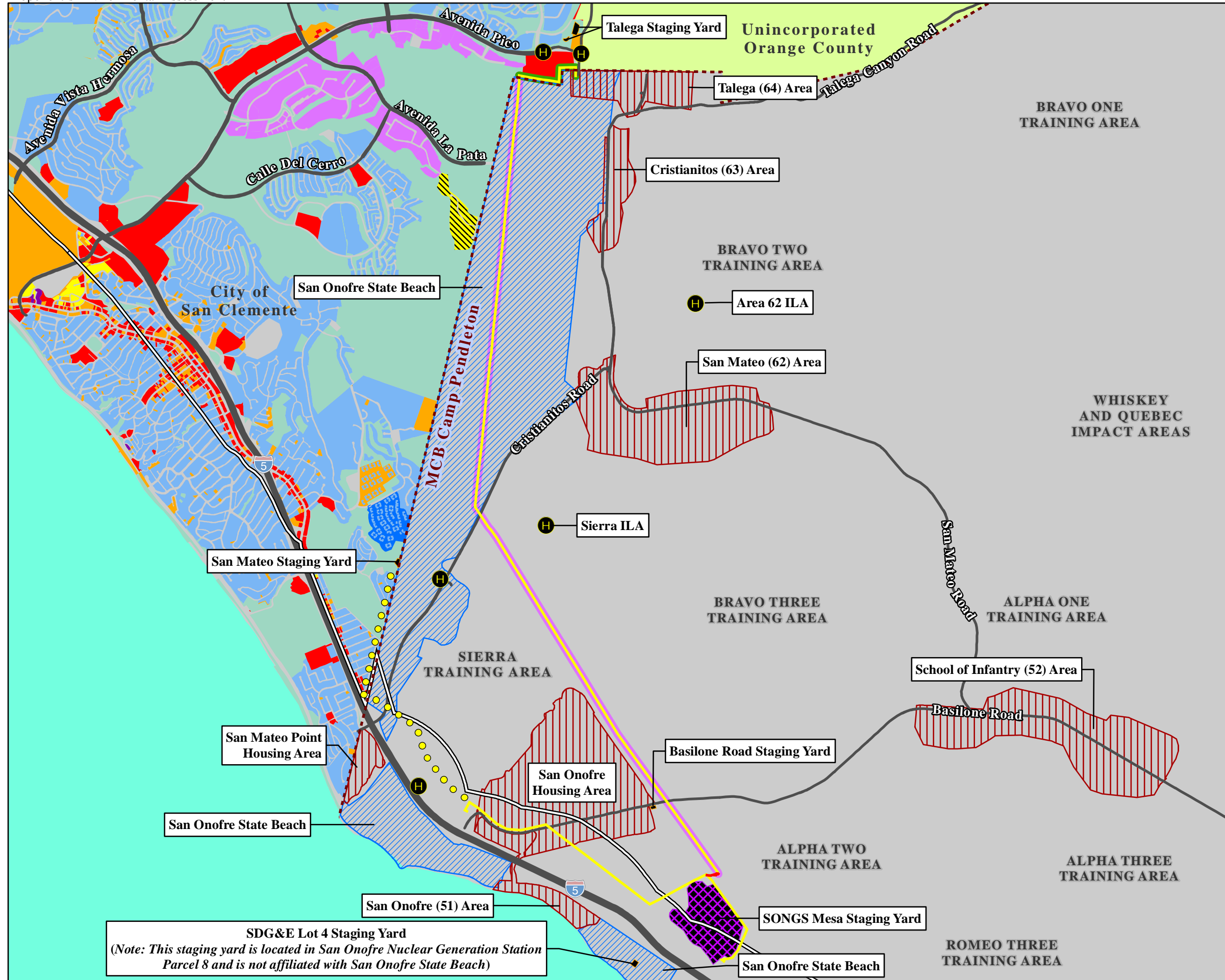
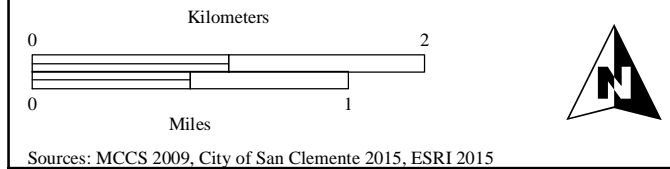


Figure 4.10-1
Existing Land Uses and Lease Areas

LEGEND

- MCB Camp Pendleton Boundary
 - Proposed Project Reconductor Route
 - Proposed Project Underground Route
 - Proposed Power Line Removal Segment
 - ⊕ Helicopter Incidental Landing Area
 - Staging Yard
 - ▨ State Parks Lease Area
 - ▤ Cantonment Area or Family Housing (Approx.)
 - ▥ Southern California Edison Easement Area
 - Training Areas and Other Maneuver Areas
 - Unincorporated Area of Orange County
 - California Coastal Commission Jurisdiction Boundary
 - Existing Utility Corridor Also Containing
 - Other SDG&E Facilities (138kV and 230kV) Existing
 - Utility Corridor Also Containing
 - Other SDG&E Facilities (138kV and 230kV) and SCE Facilities
- City of San Clemente Land Use**
- City
 - Commercial
 - Industrial
 - Light Industrial
 - ▨ Heavy Industrial
 - Multipurpose
 - Open Space
 - Other
 - Residential



Sources: MCCS 2009, City of San Clemente 2015, ESRI 2015

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4.10.4 Applicant Proposed Measures

The Proposed Project will have less than significant impacts to land use and planning; therefore, no APMs are proposed.

4.10.5 Potential Impacts

The Proposed Project includes reconductoring, removal of existing wood pole structures, and installation of new steel pole structures for the existing TL 695 and TL 6971 power lines. The operation and maintenance activities required for the power lines will not change from those currently required for the existing system; thus, no additional operation-related impacts related to land use and planning will occur. Furthermore, maintenance will decrease slightly due to the removal of wood pole structures and the installation of steel pole structures. Therefore, the impact analysis is focused only on construction activities that are required to install the new conductor, remove the existing wood pole structures, install the new steel pole structures, and establish required access and temporary work areas, as described in Chapter 3.0, Proposed Project Description.

4.10.5.1 Methodology

The land use analysis included a review of publically available land use plans, policies, and regulations for MCB Camp Pendleton and other relevant state and local planning documents and data, such as zoning ordinances and aerial photographs. The review also included the use of geographic information system data and interactive mapping software (including Google Earth). Agency documents and maps were used to verify jurisdictional boundaries and designated land uses.

4.10.5.2 Significance Criteria

According to Section 15002(g) of the CEQA Guidelines, “a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.” As stated in Section 15064(b) of the CEQA Guidelines, the significance of an activity may vary with the setting. The potential significance of project-related impacts on land use and planning were evaluated for each of the criteria listed in the checklist, as discussed below.

a) Would the project physically divide an established community? *No Impact*

The Proposed Project will be located entirely within the existing power line alignments. Construction staging, stringing activities, and helicopter operations will take place within areas currently devoted to electric utilities, existing and proposed staging yards, helicopter ILAs, and/or other previously disturbed areas. Additionally, the Proposed Project is primarily on MCB Camp Pendleton within existing power line alignments which would not introduce any new division within an established community. As discussed in Chapter 3.0, Proposed Project Description, all areas of temporary disturbance, including staging yards, will be restored to approximate pre-construction conditions following the completion of the Proposed Project. No above ground permanent changes to the physical environment will occur outside of existing areas devoted to electric utilities. Therefore, Proposed Project construction will not result in the division of any established community and there will be no impact.

b) Would the project 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? Less than Significant

Power line structures on MCB Camp Pendleton will be located within existing and proposed future easements granted to SDG&E by the Department of the Navy. Because the areas are identified for the proposed use under existing and future lease agreements, and are consistent with existing power facilities described in the INRMP, no conflict with applicable land use plans, policies or regulations will occur. With the exception of the approximately 400-foot underground segment, the Proposed Project will not involve the construction of any new utility infrastructure outside of existing easements on MCB Camp Pendleton. The underground segment is located within an existing disturbed area of a utility corridor that is crossed by numerous above ground electric power pole structures and lattice structures. Access to construction areas will be provided via existing paved and unpaved roadways, overland travel, and footpaths, and therefore no change to existing land use and development patterns will occur. Stringing activities will necessitate temporary closure of one lane on El Camino Real and Mesa Road near the southwestern corner of SONGS Mesa. One-way traffic flow will be maintained during stringing activities, and traffic control plans will be prepared and implemented to maintain access to adjacent and nearby land uses. Therefore, the impact related to conflicts with plans and policies related to MCB Pendleton will be less than significant.

Although the Proposed Project is subject to applicable federal and state policies and regulations related to land use and planning, the CPUC preempts local discretionary authority over the location and construction of electrical utility facilities. Therefore, local land use plans, policies and regulations, such as the City of San Clemente Centennial General Plan and the Talega Specific Plan, do not apply to the Proposed Project. Nevertheless, SDG&E considers relevant local plans and policies, and the Proposed Project would not result in a conflict with local plans and policies. This is because of the temporary nature of construction activities; the Proposed Project's consistency with land use and zoning designations; and its consistency with existing land uses within and adjacent to the Proposed Project area. Therefore, there will be no impact with plans and policies of the City of San Clemente.

Portions of the Proposed Project, including pole structures and temporary work areas, are located within the CCC's Coastal Zone boundary within MCB Camp Pendleton. It is anticipated that MCB Camp Pendleton will complete either a Consistency Determination or a Negative Determination for Proposed Project. Therefore, no conflict with applicable plans, policies, and regulations is anticipated, and therefore no impact will occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact

Although the SDG&E Subregional NCCP will not be used for incidental take coverage for temporary and permanent impacts to natural habitat resulting from construction of the Proposed Project, as a standard operating procedure proposed construction activities will implement applicable avoidance and minimization measures specified in the NCCP Operational Protocols. Therefore, there will be no impact.

4.10.6 References

City of San Clemente. 2003. Talega of San Clemente Specific Plan, Master Plan.

City of San Clemente. 2014. City of San Clemente Centennial General Plan, Land Use Element. February 2014.

Marine Corps Community Services. 2009. Map of MCB Camp Pendleton. Online at <http://www.pendleton.marines.mil/Portals/98/Docs/BaseMap.pdf>. Accessed September 13, 2015.

MCB Camp Pendleton. 2012. Integrated Natural Resources Management Plan. March 2012.

SDG&E. 1995. Subregional Natural Community Conservation Plan. December 1995.

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