

## 4.10 Land Use and Planning

This section describes the environmental and regulatory settings and discusses impacts associated with construction and operation of the proposed Valley-Ivyglen 115-kilovolt (kV) Subtransmission Line Project (proposed Valley-Ivyglen Project) and the proposed Alberhill System Project (proposed Alberhill Project) with respect to land use. During scoping of the proposed Alberhill Project, comments from individuals and the California Department of Fish and Wildlife (CDFW) and Riverside County Habitat Conservation Agency (RCHCA) were received regarding the potential for conflict with Habitat Conservation Plans (HCPs). Impacts regarding HCPs are addressed in this section and in Section 4.4, “Biological Resources.” Comments were also received inquiring about conflicts with current planning and zoning designations; this section also addresses current designations of land that would be traversed by the proposed projects.

A total of three microwave antennas would be installed on existing structures at the Santiago Peak Communication Site in the United States Forest Service (USFS) Cleveland National Forest, as well as at the Serrano Substation in the City of Orange as part of the proposed Alberhill Project. These installations would not change the current land uses at the existing Santiago Peak Communication Site and Serrano Substation and therefore would not conflict with applicable land use plans, policies, or regulations. Therefore, these components of the proposed Alberhill Project are not discussed further in this section.

### 4.10.1 Environmental Setting

The proposed Alberhill Project would be constructed within unincorporated western Riverside County and the cities of Lake Elsinore, Wildomar, and Menifee in southern California. The proposed Valley-Ivyglen Project would be located within unincorporated western Riverside County and within the cities of Lake Elsinore and Menifee. The proposed Valley-Ivyglen Project would also be located within the City of Perris. Approximately 6.5 miles of the proposed Alberhill Project would share structures with the proposed Valley-Ivyglen Project (115-kV Segments ASP2, VIG4, and VIG5). Table 4.10-1 identifies each of the proposed project components, the jurisdiction in which they are located, and the jurisdiction’s General Plan land use designation. The Valley-Ivyglen Project would traverse a wide range of land uses, including commercial (business professional, mixed use, retail), limited industrial, public facilities, the whole spectrum of very low to very high density residential, and open space. The Alberhill System Project would traverse areas with the same designations and some areas designated as “communication site” and “tourist commercial.”

Table 4.10-1 General Plan Land Use Designations by Proposed Project Component

Project Components	Jurisdiction	Land Use Designations
<b>Alberhill System Project (ASP)</b>		
Proposed Alberhill Substation (ASP)	Riverside County	• Light Industrial
500-kV Transmission Line SA (ASP)	Riverside County	• Light Industrial • Open Space Rural
	City of Lake Elsinore	• Hillside Residential • Open Space • Low Density Residential
500-kV Transmission Line VA (ASP)	Riverside County	• Light Industrial • Open Space Rural
	City of Lake Elsinore	• Hillside Residential • Open Space • Low Density Residential
115-kV Segment ASP1	Riverside County	• Light Industrial
115-kV Segment ASP1.5	Riverside County	• Light Industrial
115-kV Segment ASP2	Riverside County	• Open Space Rural • Light Industrial • Rural Residential
	City of Lake Elsinore	• Alberhill Ranch Specific Plan • Low Density Residential

Table 4.10-1 General Plan Land Use Designations by Proposed Project Component

Project Components	Jurisdiction	Land Use Designations	
		<ul style="list-style-type: none"> <li>• Murdock Alberhill Ranch Specific Plan</li> <li>• Limited Industrial</li> <li>• Business Professional</li> </ul>	<ul style="list-style-type: none"> <li>• Open Space</li> <li>• Floodway</li> <li>• Residential Mixed Use</li> </ul>
115-kV Segment ASP3	City of Lake Elsinore	<ul style="list-style-type: none"> <li>• General Commercial</li> <li>• Public Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Business Professional</li> </ul>
115-kV Segment ASP4	City of Lake Elsinore	<ul style="list-style-type: none"> <li>• Medium Density Residential</li> <li>• High Density Residential</li> <li>• Auto Mall Overlay / General Commercial</li> <li>• Residential Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>• Tourist Commercial</li> <li>• General Commercial</li> <li>• Public/Institutional</li> <li>• Floodway</li> <li>• Commercial Mixed Use</li> </ul>
	City of Wildomar	<ul style="list-style-type: none"> <li>• Medium High Density Residential</li> <li>• Light Industrial</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial Retail</li> <li>• Very High Density Residential</li> </ul>
115-kV Segment ASP5	City of Wildomar	<ul style="list-style-type: none"> <li>• Estate Density Residential</li> <li>• Low Density Residential</li> <li>• Medium Density Residential</li> <li>• Rural Mountainous</li> </ul>	<ul style="list-style-type: none"> <li>• Medium High Density Residential</li> <li>• Open Space Conservation</li> </ul>
	City of Menifee	<ul style="list-style-type: none"> <li>• Commercial Retail</li> </ul>	<ul style="list-style-type: none"> <li>• Rural Residential 1</li> </ul>
115-kV Segment ASP6	City of Menifee	<ul style="list-style-type: none"> <li>• Estate Density Residential</li> <li>• Medium Density Residential</li> <li>• Rural Residential 1</li> <li>• Commercial Retail</li> <li>• Rural Residential 2</li> </ul>	<ul style="list-style-type: none"> <li>• Rural Residential 5</li> <li>• Economic Development Corridor</li> <li>• Audie Murphy Specific Plan</li> </ul>
115-kV Segment ASP7	City of Menifee	<ul style="list-style-type: none"> <li>• Economic Development Corridor</li> </ul>	<ul style="list-style-type: none"> <li>• Public Facilities</li> </ul>
115-kV Segment ASP8	City of Menifee	<ul style="list-style-type: none"> <li>• Medium Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Public Utility Corridor</li> </ul>
Staging Area ASP1	Riverside County	<ul style="list-style-type: none"> <li>• Light Industrial</li> </ul>	<ul style="list-style-type: none"> <li>• Rural Residential</li> </ul>
Staging Area ASP2	City of Lake Elsinore	<ul style="list-style-type: none"> <li>• Open Space</li> </ul>	
Staging Area ASP3	Riverside County	<ul style="list-style-type: none"> <li>• Medium Density Residential</li> </ul>	
Staging Area ASP4	City of Lake Elsinore	<ul style="list-style-type: none"> <li>• East Lake Specific Plan</li> </ul>	
Staging Area ASP5	City of Wildomar	<ul style="list-style-type: none"> <li>• Light Industrial (Community Center Overlay)</li> </ul>	
Staging Area ASP6	City of Wildomar	<ul style="list-style-type: none"> <li>• Light Industrial (Community Center Overlay)</li> </ul>	
Staging Area ASP7	City of Menifee	<ul style="list-style-type: none"> <li>• Business Park</li> </ul>	
Staging Area ASP8	City of Lake Elsinore	<ul style="list-style-type: none"> <li>• Diamond Specific Plan (Mixed Use)</li> </ul>	
New microwave tower at proposed Alberhill Substation	Riverside County	<ul style="list-style-type: none"> <li>• Light Industrial</li> </ul>	
<b>Valley-Ivyglen 115-kV Subtransmission Line Project (VIG)</b>			
115-kV Segment VIG1	City of Menifee	<ul style="list-style-type: none"> <li>• Menifee North Specific Plan (Utility Easement)</li> </ul>	<ul style="list-style-type: none"> <li>• Public Utility Corridor</li> <li>• Public Facility</li> </ul>
	City of Perris	<ul style="list-style-type: none"> <li>• Residential 10,000</li> <li>• Residential 6,000</li> </ul>	<ul style="list-style-type: none"> <li>• Open Space</li> <li>• Community Commercial</li> </ul>
	Riverside County	<ul style="list-style-type: none"> <li>• Very Low Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Rural Mountainous</li> </ul>
115-kV Segment VIG2	Riverside County	<ul style="list-style-type: none"> <li>• Very Low Density Residential</li> <li>• Commercial Retail</li> <li>• Rural Mountainous</li> </ul>	<ul style="list-style-type: none"> <li>• Open Space Conservation Habitat</li> </ul>
	City of Lake Elsinore	<ul style="list-style-type: none"> <li>• General Commercial</li> <li>• Business Professional</li> <li>• Ramsgate Specific Plan</li> </ul>	<ul style="list-style-type: none"> <li>• North Peak Specific Plan</li> <li>• Medium Density Residential</li> <li>• Commercial Mixed Use</li> </ul>
115-kV Segment VIG3	City of Lake Elsinore	<ul style="list-style-type: none"> <li>• General Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Medium Density Residential</li> </ul>

Table 4.10-1 General Plan Land Use Designations by Proposed Project Component

Project Components	Jurisdiction	Land Use Designations	
		<ul style="list-style-type: none"> <li>Public Institutional</li> <li>Commercial Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>Low Density Residential</li> </ul>
115-kV Segment VIG4	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Limited Industrial</li> <li>Business Professional</li> <li>Floodway</li> </ul>	<ul style="list-style-type: none"> <li>Public Institutional</li> <li>Low Density Residential</li> </ul>
115-kV Segment VIG5	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Extractive Overlay</li> <li>Murdock Alberhill Ranch Specific Plan</li> <li>Open Space</li> </ul>	<ul style="list-style-type: none"> <li>Public Institutional</li> <li>Residential Mixed Use</li> <li>Alberhill Ranch Specific Plan</li> </ul>
115-kV Segment VIG6	Riverside County	<ul style="list-style-type: none"> <li>Commercial Retail</li> <li>Open Space Water</li> </ul>	<ul style="list-style-type: none"> <li>Medium Density Residential</li> </ul>
115-kV Segment VIG7	Riverside County	<ul style="list-style-type: none"> <li>Open Space Water</li> <li>Open Space Rural</li> <li>Commercial Retail</li> </ul>	<ul style="list-style-type: none"> <li>Rural Residential</li> <li>Rural Mountainous</li> <li>Light Industrial</li> </ul>
115-kV Segment VIG8	Riverside County	<ul style="list-style-type: none"> <li>Light Industrial</li> <li>Business Park</li> <li>Medium High Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>Commercial Retail</li> <li>Open Space Conservation</li> <li>Mineral Resources</li> <li>Rural Mountainous</li> </ul>
Staging Area VIG2	City of Menifee	<ul style="list-style-type: none"> <li>Business Park</li> </ul>	
Staging Area VIG3	Riverside County	<ul style="list-style-type: none"> <li>Very Low Density Residential</li> </ul>	
Staging Area VIG4	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Ramsgate Specific Plan</li> </ul>	
Staging Area VIG5	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Business Professional</li> </ul>	
Staging Area VIG6	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Limited Industrial</li> </ul>	
Staging Area VIG8	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Medium Density Residential</li> <li>Low Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>General Commercial</li> </ul>
Staging Area VIG9	Riverside County	<ul style="list-style-type: none"> <li>Medium Density Residential</li> </ul>	
Staging Area VIG10	City of Menifee	<ul style="list-style-type: none"> <li>Business Park</li> </ul>	
Staging Area VIG11	Riverside County	<ul style="list-style-type: none"> <li>Rural Mountainous</li> </ul>	<ul style="list-style-type: none"> <li>Light Industrial</li> </ul>
Staging Area VIG12	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Ramsgate Specific Plan (Medium-high density)</li> </ul>	
Staging Area VIG13	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Limited Industrial</li> </ul>	
Staging Area VIG14	City of Lake Elsinore	<ul style="list-style-type: none"> <li>Limited Industrial</li> </ul>	

Sources: City of Lake Elsinore 2011; City of Menifee 2013; City of Orange 2010, 2013; County of Riverside 2014a; City of Perris 2013a; USFS 2005  
Key: kV = kilovolt

## 4.10.2 Regulatory Setting

### 4.10.2.1 Federal

No federal regulations or policies regarding land use are applicable to the proposed projects.

### 4.10.2.2 State

#### **California Public Utilities Commission General Order No. 131-D**

Pursuant to Article XII of the Constitution of the State of California, California Public Utilities Commission (CPUC) regulation of investor-owned public utilities preempts local land use regulations with regard to siting of electrical utilities. Article XII, Section 8, of the California Constitution states, “[a] city, county, or other public body may not regulate matters over which the Legislature grants regulatory power to the [Public Utilities] Commission.” The Public Utilities Code authorizes the CPUC to “do all things, whether specifically designated in this act or in addition thereto, which are necessary and

1 convenient in the exercise of such power and jurisdiction” (California Public Utilities Code §701). Other  
2 Public Utilities Code provisions generally authorize the CPUC to modify facilities, secure adequate  
3 service or facilities, and operate so as to promote health and safety.

4  
5 CPUC General Order No. 131-D, which governs the planning and construction of electric generation,  
6 transmission/power/distribution line facilities, and substations located in California, states that no electric  
7 public utilities will begin construction in the State of California of any new electric generating plant, or of  
8 the modification, alteration, or addition to an existing electric generating plant, or of electric  
9 transmission/power/distribution line facilities, or of new, upgraded, or modified substations without first  
10 complying with the provisions of the General Order. For the purposes of the General Order, a  
11 transmission line is designated to operate at or above 200 kV. A power line is designated to operate  
12 between 50 and 200 kV. A distribution line is designated to operate under 50 kV (CPUC 1995).

13  
14 CPUC General Order No. 131-D, Section XIV.B, states that “local jurisdictions acting pursuant to local  
15 authority are preempted from regulating electric power line projects, distribution lines, substations, or  
16 electric facilities constructed by public utilities subject to the Commission’s jurisdiction. However, in  
17 locating such projects, the public utilities shall consult with local agencies regarding land use matters.”  
18 Southern California Edison (SCE) would still be required to obtain, for example, encroachment permits  
19 from local jurisdictions for the proposed project (see Table 2-9 in Chapter 2, “Project Description”).

20  
21 Due to the CPUC’s preemption of local land use regulation, the land use consistency analysis presented in  
22 Tables 4.10-3 and 4.10-4 is only included for the purposes of fully disclosing all potential environmental  
23 impacts associated with the proposed projects, including those resulting from conflicts with applicable  
24 local land use plans, policies, and regulations.

### 25 26 **4.10.2.3 Regional and Local**

#### 27 28 **General Order No. 131-D Jurisdictional Considerations**

29 The CPUC has sole and exclusive jurisdiction over the siting and design of the proposed Project. Pursuant  
30 to General Order No. 131-D, Section XIV.B., “Local jurisdictions acting pursuant to local authority are  
31 preempted from regulating electric power line projects, distribution lines, substations, or electric facilities  
32 constructed by public utilities subject to the CPUC’s jurisdiction. However, in locating such projects, the  
33 public utilities are directed to consider local regulations and consult with local agencies regarding land  
34 use matters.” Consequently, public utilities are directed to consider local regulations and consult with  
35 local agencies, but the county and cities’ regulations are not applicable as the county and cities do not  
36 have jurisdiction over the proposed Project. Accordingly, a discussion of local land use regulations is  
37 provided in the following subsections for informational purposes only.

#### 38 39 ***Western Riverside County Multiple Species Habitat Conservation Plan***

40 Most components of the proposed projects would be located in the coverage area of the Western  
41 Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Western Riverside County  
42 MSHCP, which is managed by the Western Riverside County Regional Conservation Authority, is one of  
43 several large, multi-jurisdictional habitat conservation planning efforts in southern California with the  
44 overall goal of maintaining biological diversity within a rapidly urbanizing region. The Western Riverside  
45 County MSHCP provides a conservation area for 146 special status species, including federal and state  
46 listed endangered and threatened species, and provides incidental take<sup>1</sup> permits for development projects

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1 The term “take” means to hunt, pursue, capture, or kill a species listed as threatened or endangered or attempt to do so. Full definitions of the term “take” are provided in the Federal and California Endangered Species Acts.

1 that impact covered species (County of Riverside 2003). Additional information is provided in Section  
2 4.4, “Biological Resources.”

### 4 ***Stephens’ Kangaroo Rat Habitat Conservation Plan***

5 In addition to being located in the coverage area for the Western Riverside County MSHCP, most  
6 components of the proposed projects would be within the coverage area of the Stephens’ Kangaroo Rat  
7 Habitat Conservation Plan (SKR HCP) as depicted in Figure 4.4-2 in Section 4.4, “Biological  
8 Resources”). For these components, incidental take permit authority for Stephens kangaroo rat (SKR)  
9 must be obtained through the SKR HCP in addition to the Western Riverside County MSHCP. The  
10 Riverside County Habitat Conservation Agency (RCHCA), a Joint Powers Agreement agency,  
11 implements the SKR HCP.

12  
13 The HCP describes the conservation, mitigation, and monitoring measures implemented to protect the  
14 SKR and its habitat. The RCHCA currently manages several core reserves that have been set aside for  
15 SKR conservation and habitat preservation, including the Lake Mathews-Estelle Mountain Core Reserve  
16 located to the northwest of Lake Elsinore (Figure 4.4-2 in Section 4.4, “Biological Resources”). The  
17 primary purpose of the HCP is to provide the information required for issuance of a federal incidental  
18 take permit from the United States Fish and Wildlife Service for the SKR and equivalent authorization  
19 from the CDFW through an endangered species permit (RCHCA 2007). Additional information is  
20 provided in Section 4.4, “Biological Resources.”

## 21 ***Riverside County***

### 22 ***General Plan***

23  
24 Project components would be located in areas covered by the Riverside County General Plan. Relevant  
25 land use policies specific to each land use designation (as provided in Table 4.10-1) from the General  
26 Plan are presented in Table 4.10-2.

### 27 ***Zoning***

28  
29 Land in unincorporated Riverside County is also zoned under the County’s 2015 Ordinance No. 348. The  
30 proposed Alberhill Substation, 500-kV transmission lines, 115-kV Segments ASP1, ASP1.5, ASP2, VIG1,  
31 VIG2, and VIG 6 though VIG8 would be located on land zoned for manufacturing, commercial,  
32 residential, industrial, specific plan, and open space. Staging Area ASP1 and a portion of Staging Area  
33 VIG11 would be located on land zoned Manufacturing-Service Commercial (M-SC). The M-SC zoning  
34 classification allows for light manufacturing and industrial uses, including electrical equipment and  
35 services to commercial uses. The remainder of Staging Area VIG11 would be located on land zoned  
36 Residential Agricultural (R-A-10). Staging Area VIG3 would be located on land zoned by Riverside  
37 County as Rural Residential (R-R). Permitted uses within R-R include structures and the pertinent  
38 facilities necessary and incidental to the development and transmission of electrical power 115-kV  
39 Segment VIG6 would be located on land zoned as open space by the Renaissance Ranch Specific Plan  
40 (County of Riverside 2015b). Staging Areas ASP3 and VIG9, and 115-kV Segment VIG6 would be  
41 located on land zoned commercial by the Horsethief Canyon Specific Plan area (Bugtai 2013). Section  
42 18.29, “Public Use Permits,” of the zoning ordinance states that notwithstanding any other provisions of  
43 this ordinance, public utilities may be permitted in any zoning classification provided that a Public Use  
44 Permit is granted pursuant to the provisions of the section (County of Riverside 2015a).

45  
46 Riverside County Ordinance No. 517 describes procedures for creating underground utility districts –  
47 areas where poles, overhead wires, and associated overhead structures are prohibited. The ordinance does  
48 not apply to poles, overhead wires, and associated structures for transmission of electricity over 34.6 kV.

1

Table 4.10-2 Riverside County General Plan Land Use Policies Applicable to the Proposed Projects

Land Use Designation <sup>(a)</sup>	Proposed Project Element	Description	Relevant Policies
Mineral Resources	115-kV Segment VIG8	Allows for mineral extraction and processing facilities. Also includes areas set aside for future mineral resources activities. Structures related to mineral extraction, processing, and preservation are allowed.	LU 21.2 Protect lands designated as Open Space-Mineral Resources from encroachment of incompatible land uses through buffer zones or visual screening.
Open Space Rural	115-kV Segment VIG7, 500-kV transmission line SA and VA, 115-kV Segment ASP2	Allows for very low density residential development in remote areas with no public services and limited access.	<p>LU 20.1 Require that structures be designed to maintain the environmental character in which they are located.</p> <p>LU 20.2 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.</p> <p>LU 20.4 Ensure that development does not adversely impact the open space and rural character of the surrounding area.</p>
Open Space Water	115-kV Segments VIG6 and VIG7	Includes bodies of water and natural or artificial drainage corridors.	LU 18.1 Require that structures be designed to maintain the environmental character in which they are located.
Open Space Conservation Habitat	115-kV Segment VIG2	Contains public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.	
Rural Residential	115-kV Segment VIG7 and ASP2 Staging Area ASP1	Allows for single-family residences with a minimum lot size of 5 acres.	<p>LU 17.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.</p> <p>LU 17.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area.</p>
Rural Mountainous	115-kV Segments VIG1, VIG2, VIG7, VIG8, Staging Area VIG11	Allows for single-family residential uses with a minimum lot size of 10 acres where a minimum of 70% of the area has slopes of 25% or greater.	
All Designations	115-kV Segments VIG1, VIG2, VIG6 through VIG8, ASP1, ASP1.5, and ASP2	N/A	LU 13.4: Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.
All Designations	115-kV Segments VIG1, VIG2, VIG6 through VIG8, ASP1, ASP1.5, and ASP2	N/A	LU 13.15: Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.
All Designations	115-kV Segments VIG1, VIG2, and VIG6 through VIG8, ASP1, ASP1.5, and ASP2, 500-kV transmission lines,	N/A	LU 14.7: Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.

Table 4.10-2 Riverside County General Plan Land Use Policies Applicable to the Proposed Projects

Land Use Designation <sup>(a)</sup>	Proposed Project Element	Description	Relevant Policies
	Alberhill Substation		
All Designations	115-kV Segments VIG1, VIG2, and VIG6 through VIG8, ASP1, ASP1.5, and ASP2, 500-kV transmission lines, Alberhill Substation	N/A	C 25.2: Locate new and relocated utilities underground when possible. All remaining utilities shall be located or screened in a manner that reduces their visibility to the public.
Elsinore Area Plan	115-kV Segments VIG2, VIG6 through VIG8, ASP1, ASP1.5 and ASP2, 500-kV transmission lines, Alberhill Substation	N/A	ELAP 13.1 Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.
Temescal Canyon Area Plan	115-kV Segments VIG7 and VIG8	N/A	TCAP 14.1 Protect the scenic highways in the Temescal Canyon Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.

Source: County of Riverside 2014a

Key: LU = Land Use

kV = kilovolt

N/A = not applicable

Note:

<sup>(a)</sup> Land use designations that do not have relevant policies (Community Center Overlay, Light Industrial, Business Park, Commercial Retail) have been omitted from Table 4.10-2.

1

2 **City of Wildomar**

3 **General Plan**

4 At the time of preparation of this document, the City of Wildomar had not adopted a general plan, but had  
5 adopted a housing element. Wildomar was incorporated in 2008 and adopted all County of Riverside  
6 ordinances at that time. County ordinances remain in effect until the city enacts ordinances to supersede  
7 them; the City of Wildomar has adopted a zoning ordinance (City of Wildomar 2014). Policies listed  
8 above under the Riverside County General Plan as applicable to the proposed Alberhill Project also apply  
9 to the proposed project components located in the City of Wildomar; Wildomar’s Housing Element does  
10 not contain policies relevant to the proposed Alberhill Project. 115-kV Segments ASP4 and ASP5, as well  
11 as Staging Areas ASP5 and ASP6, would be located in Wildomar. No components of the proposed  
12 Valley–Ivyglen Project would be located within the City of Wildomar.

13

14 **Zoning**

15 Within the City of Wildomar, 115-kV Segments ASP4 and ASP5 would cross lands with Commercial and  
16 Residential zoning classifications. Staging Areas ASP5 and ASP6 would be located on land with the  
17 zoning classification Industrial Park and General Commercial, respectively (City of Wildomar 2015).  
18 Section 17.208, “Public Use Permits,” of the City of Wildomar zoning ordinance states that,  
19 notwithstanding any other provisions of this ordinance, public utilities may be permitted in any zoning  
20 classification provided that a Public Use Permit is granted pursuant to the provisions of this section (City  
21 of Wildomar 2014). Table 4.10-4 also specifies whether public utilities are prohibited by the applicable  
22 zoning.

23

1 **City of Menifee**

2 *General Plan*

3 The City of Menifee General Plan does not assign policies to specific land use designations. Project  
4 elements that would be located in Menifee include 115-kV Segments ASP5 through ASP8, Staging Areas  
5 ASP7, VIG2, and VIG10, and 115-kV Segment VIG1. The General Plan identifies the following land use  
6 goals and policies applicable to the proposed project components located in Menifee (City of Menifee  
7 2013):

- 8
- 9 • **Policy LU-3.1:** *Work with utility providers in the planning, designing, and siting of distribution*  
10 *and support facilities to comply with the standards of the General Plan and Development Code.*
- 11 • **Policy LU-3.5:** *Facilitate the shared use of right-of-way, transmission corridors, and other*  
12 *appropriate measures to minimize the visual impact of utilities infrastructure throughout*  
13 *Menifee.*
- 14 • **Policy CD-4.8:** *Preserve and enhance view corridors by undergrounding and/or screening new*  
15 *or relocated electric or communication distribution lines, which would be visible from the City's*  
16 *scenic highway corridors.*

17

18 **Zoning**

19 The City of Menifee adopted the Riverside County's zoning ordinance in 2008 upon incorporation. The  
20 City has since made some revisions and adopted new codes, but the information relevant to zoning for  
21 project components is found in the Riverside County ordinance (City of Menifee 2015). Within the City  
22 of Menifee, 115-kV Segments ASP5 through ASP8 and VIG1 would cross lands with commercial,  
23 residential, and specific plan zoning classifications. 115-kV Segment ASP6 would occur on land zoned as  
24 residential by the Audie Murphy Ranch Specific Plan. Staging Areas ASP7 and VIG2 would be located  
25 on land zoned as rural residential (City of Menifee 2008). Permitted uses within the rural residential zone  
26 include structures and the pertinent facilities necessary and incidental to the development and  
27 transmission of electrical power (County of Riverside 2015). Staging Area VIG10 would be located on  
28 land zoned as Manufacturing-Service Commercial (M-SC) (City of Menifee 2008). The M-SC zoning  
29 classification allows for light manufacturing and industrial uses including electrical equipment and  
30 services to commercial uses (County of Riverside 2015).

31

32 **City of Lake Elsinore**

33 *General Plan*

34 The City of Lake Elsinore General Plan does not assign policies to specific land use designations. Project  
35 components that would be located in the City of Lake Elsinore include the 500-kV transmission lines,  
36 115-kV Segments ASP2 through ASP4, Staging Areas ASP2, ASP4, and ASP8; 115-kV Segments VIG2  
37 through VIG5, and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. The General  
38 Plan identifies the following land use goals and policies applicable to the proposed project components  
39 located in Lake Elsinore (City of Lake Elsinore 2011):

- 40
- 41 • **Community Form Policy 1.1:** *Promote innovative site design, and encourage the preservation of*  
42 *unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations,*  
43 *and open space with recreational opportunities.*
- 44 • **Community Form Policy 3.2:** *Encourage new commercial and/or industrial developments to*  
45 *incorporate buffers that minimize the impacts of noise, light, visibility, or activity and vehicular*  
46 *traffic on residential uses and MSHCP conservation areas.*

- 1 • **Public Safety and Welfare Policy 3.3:** Encourage the safe disposal of hazardous materials with  
2 County agencies to protect the City against a hazardous materials incident.
- 3 • **Public Safety and Welfare Policy 4.1:** Require on-going brush clearance and establish low fuel  
4 landscaping policies to reduce combustible vegetation along the urban/wildland interface  
5 boundary.
- 6 • **Public Safety and Welfare Policy 5.1:** Continue to ensure that new construction in floodways  
7 and floodplains conforms to all applicable provisions of the National Flood Insurance Program  
8 in order to protect buildings and property from flooding.
- 9 • **Public Safety and Welfare Policy 6.2:** Continue to require Alquist-Priolo and other seismic  
10 analyses be conducted for new development to identify the potential for ground shaking,  
11 liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and  
12 other related geologic hazards for areas of new development in accordance with the Fault  
13 Rupture Hazard Overlay District adopted by the City of Lake Elsinore Zoning Code. The City  
14 may require site-specific remediation measures during permit review that may be implemented to  
15 minimize impacts in these areas.
- 16 • **Resource Protection Policy 1.4:** Encourage revegetation with native plants compatible with  
17 surrounding habitat where soils have been disturbed during construction, and discourage plants  
18 identified in the MSHCP as unsuitable for conservation areas.
- 19 • **Resource Protection Policy 2.2:** Development or modification shall be discouraged in areas  
20 containing riparian habitat of high functions and values or corridors with 80% or more of  
21 natural native habitat that link larger patches of natural habitat containing 80% or more native  
22 plant species. Further, development in areas described for conservation, including areas planned  
23 for riparian/riverine restoration included in the MSHCP, shall also be discouraged.
- 24 • **Resource Protection Policy 3.1:** Maximize the MSHCP conservation areas and other open space  
25 that is available for public use.
- 26 • **Resource Protection Policy 3.4:** Preserve the City's visual character, in particular the  
27 surrounding hillsides, which topographically define the lake region.
- 28 • **Resource Protection Policy 4.3:** Require Best Management Practices through project conditions  
29 of approval for development to meet the Federal NPDES permit requirements.
- 30 • **Resource Protection Policy 6.1:** Encourage the preservation of significant archeological,  
31 historical, and other cultural resources located within the City.
- 32 • **Resource Protection Policy 6.3:** When significant cultural/archeological sites or artifacts are  
33 discovered on a site, coordination with professional archeologists, relevant state and, if  
34 applicable, federal agencies, and the appropriate Native American tribes regarding preservation  
35 of sites or professional retrieval and preservation of artifacts or by other means of protection,  
36 prior to development of the site shall be required. Because ceremonial items and items of cultural  
37 patrimony reflect traditional religious beliefs and practices, developers shall waive any and all  
38 claims to ownership and agree to return all Native American ceremonial items and items of  
39 cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is  
40 understood by all parties that unless otherwise required by law, the site of any reburial of Native  
41 American human remains or cultural artifacts shall not be disclosed and shall not be governed by  
42 public disclosure requirements of the California Public Records Act.
- 43 • **Resource Protection Policy 8.1:** For development in areas delineated as "High" or  
44 "Undetermined" potential sensitivity for paleontological resources, require the project applicant

1 to hire a certified paleontologist, who must perform a literature search and/or survey and apply  
2 the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology.

- 3 • **Resource Protection Policy 10.2:** Integrate historic and cultural resources in land use planning  
4 processes where feasible to avoid conflict between the preservation of historic resources and  
5 alternative land uses.
- 6 • **Resource Protection Policy 11.6:** Coordinate with agencies to screen, landscape and otherwise  
7 obscure or integrate public utility facilities, including electric power substations, domestic water  
8 and irrigation wells, switching and control facilities.
- 9 • **Resource Protection Policy 14.1:** By 2020, the City will reduce greenhouse gas emissions from  
10 within its boundaries to 1990 levels consistent with AB32.

11  
12 The proposed 500-kV transmission line routes would traverse land designated as a future specific plan  
13 area. The 115-kV Segments ASP2 through ASP4 would be co-located within existing rights-of-way  
14 (ROWS) that traverse commercial, manufacturing, residential zones, and several specific plan areas.  
15 Segments that fall in specific plan areas are:

- 16 • Alberhill Ranch Specific Plan: 115-kV Segments VIG5, ASP2;
- 17 • Murdock Alberhill Ranch: 115-kV Segments VIG5, ASP2;
- 18 • Ramsgate: 115-kV Segment VIG2, Staging Area VIG12;
- 19 • North Peak: 115-kV Segment VIG2;
- 20 • Canyon Creek: 115-kV Segment ASP4; and
- 21 • Diamond: Staging Area ASP8.

## 22 23 24 *Zoning*

25 115-kV Segments VIG2 through VIG5 traverse various commercial and manufacturing zones, including  
26 General Manufacturing (M-2), Limited Manufacturing (M-1), Commercial Manufacturing (C-M),  
27 Commercial Office (C-O), and Commercial Mixed Use (CMU), as well as residential zones including  
28 Residential Estate, High Density Residential, and Single Family Residential. The 115-kV Segment VIG5  
29 would be located within CMU, Mineral Resources Related Manufacturing, and Residential Mixed Use  
30 zones.

31  
32 Chapter 12.6 of the Lake Elsinore Municipal Code establishes procedures for creating underground utility  
33 districts in the City. The proposed projects would not be located in any designated underground utility  
34 districts (Taylor 2015).

35  
36 Section 16.64.010 of the City of Lake Elsinore Municipal Code (2013), Improvements – Utilities General  
37 Requirements, states certain requirements for undergrounding for “new development.” The section is  
38 located in Title 16, which regulates “division of land” in Lake Elsinore (Section 16.04.010). Section  
39 16.08.040 D defines “division of land” as “1. Any real property, improved or unimproved, or portion  
40 thereof, which is divided for the purpose of sale, lease, gift or financing, or the conveyance of undivided  
41 interest coupled with the right of exclusive occupancy, whether immediate or future; and 2. The combined  
42 meaning of “subdivisions” and “minor land divisions” [...]” The proposed projects would not involve  
43 these activities in Lake Elsinore and therefore Section 16.64.010 does not apply to the proposed projects.  
44

45 Section 17.204.030.H requires that, unless a specific plan states otherwise, all electrical and telephone  
46 facilities, fire alarm conduits, streetlight wiring, cable television, and other wiring, conduits or facilities

1 shall, where feasible, be placed underground (City of Lake Elsinore 2013). Because none of the following  
2 applicable Specific Plans contain conflicting requirements, Section 17.204.030.H's undergrounding  
3 requirement would apply in these areas:

- 4
- 5 • Valley – Ivyglen Subtransmission Line Project
  - 6 – Ramsgate
  - 7 – North Peak
  - 8 – Murdock Alberhill Ranch Specific Plan
  - 9 – Alberhill Ranch
- 10 • Alberhill System Project
  - 11 – Alberhill Ranch
  - 12 – Murdock Alberhill Ranch Specific Plan

### 13 **City of Perris**

#### 14 *General Plan*

15  
16 The City of Perris General Plan does not assign policies to specific land use designations. The only  
17 project element that would be located in Perris is 115-kV Segment VIG1. The General Plan identifies the  
18 following land use goals and policies applicable to the portion of 15-kV Segment VIG1 that would be  
19 located in Perris (City of Perris 2005, 2008):

- 20
- 21 • ***Safety Element Implementation Measure I.E.1: Require geological and geotechnical***  
22 *investigations by State-licensed professionals in areas with potential for earthquake-induced*  
23 *liquefaction, landsliding, other slope instability, or settlement as part of the environmental and*  
24 *development review process.*
- 25 • ***Safety Element Implementation Measure I.E.2: Require implementation of mitigation measures***  
26 *identified in investigations completed per Implementation Measure I.E.1 prior to the issuance of*  
27 *grading and building permits.*
- 28 • ***Safety Element Implementation Measure I.E.7: Geotechnical studies will be required for all***  
29 *projects to determine the potential for damage from expansive soils, and to define appropriate*  
30 *mitigation measures to address the damage potential that is identified.*
- 31 • ***Conservation Element Implementation Measure IV.A.2: For all projects subject to CEQA,***  
32 *applicants will be required to submit results of an archaeological records search request through*  
33 *the Eastern Information Center at the University of California, Riverside.*
- 34 • ***Conservation Element Implementation Measure IV.A.3: Require Phase I Surveys for all***  
35 *projects located in areas that have not previously been surveyed for archaeological or historic*  
36 *resources, or which lie near areas where archaeological and/or historic sites have been*  
37 *recorded.*
- 38 • ***Conservation Element Implementation Measure IV.A.4: In Area 1 and Area 2 shown on the***  
39 *Paleontological Sensitivity Map, paleontologic monitoring of all projects requiring subsurface*  
40 *excavations will be required once any excavation begins. In Areas 4 and 5, paleontologic*  
41 *monitoring will be required once subsurface excavations reach five feet in depth, with monitoring*  
42 *levels reduced if appropriate, at the discretion of a certified Project Paleontologist.*

- *Conservation Element Implementation Measure VI.A.4: Review water quality impacts during the project review and approval phases to ensure appropriate BMPs are incorporated into the project design and long-term operations.*

## Zoning

115-kV Segment VIG1 would traverse various residential and commercial zoned areas (City of Perris 1997, 2014). All of the applicable zoning designations include public utilities as an allowable use as long as these uses are consistent with Section 19.02.100A of the City of Perris zoning code. The City of Perris zoning code stipulates in Section 19.02.100 A. that “all utility connections shall be coordinated with the development of the site and should not be exposed, except where deemed appropriate or necessary by the Building Official. Pad-mounted transformers and/or meter box locations shall be screened from view from surrounding properties. Utilities shall be located underground, unless waived by the City Engineer” (City of Perris 1997). The City of Perris has clarified that only transmission lines under 65 kV must be undergrounded (Sbardellati 2013).

### 4.10.3 Methodology and Significance Criteria

General Plans, ordinances, and land use and zoning maps were reviewed to determine whether the proposed projects would be consistent with regional and locally adopted land use plans, goals, and policies. The following significance criteria were derived from Appendix G of the California Environmental Quality Act (CEQA) Guidelines:

- a) 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
- b) Conflict with any applicable habitat conservation plan or natural community conservation plan.

An inconsistency between the proposed projects and an applicable plan is a factual determination rather than a physical impact on the environment. Inconsistency with a plan alone does not mandate a finding of a significant impact under CEQA. Per CEQA Guidelines section 15382, an inconsistency with a land use plan policy is considered significant if that inconsistency would cause an adverse and significant impact on one or more physical attributes associated with the area affected by the proposed projects. The significance determination associated with a conflict is therefore based on the degree of impacts to physical attributes. Where mitigation measures are imposed to avoid or reduce the underlying impacts they likewise reduce the degree of inconsistency.

Appendix G of the CEQA Guidelines also includes the following checklist item:

- Physically divide an established community.

The components of the proposed projects would not divide established communities because they would not create a barrier that could limit access between communities. Therefore, this criterion is not applied in the analysis of environmental impacts presented in the following sections.

1 **4.10.4 Environmental Impacts and Mitigation Measures (Valley-Ivyglen Project)**  
2

3 **Impact LU-1 (VIG): Conflict with any applicable land use plan, policy, or regulation of an agency**  
4 **with jurisdiction over the project (including, but not limited to the general**  
5 **plan, specific plan, local coastal program, or zoning ordinance) adopted for**  
6 **the purpose of avoiding or mitigating an environmental effect.**

7 *NO IMPACT*  
8

9 Valley-Ivyglen components would be located in unincorporated Riverside County and the Cities of Lake  
10 Elsinore, Menifee, and Perris. Table 4.10-3 presents the results of a land use consistency analysis. The  
11 consistency analysis first states whether the components would potentially conflict with a local policy,  
12 regulation, or ordinance meant to reduce an environmental impact. The consistency analysis also  
13 includes: (1) a discussion of the project components likely to create the conflict and (2) a summary of any  
14 environmental impacts and mitigation measures relating to the project components in potential conflict  
15 with the plan. As noted earlier, this land use consistency analysis is being undertaken for the sole purpose  
16 of identifying any environmental impacts that might result from conflicts with local land use policies and  
17 regulations. None of the land use policy conflicts disclosed in Table 4.10-2 would result in an  
18 environmental impact because the conflicts would not cause a physical change in the environment. There  
19 would therefore be no impact under this criterion.

Table 4.10-3 Valley–Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<b>Riverside County General Plan</b>	
<p><i>LU 13.4: Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments VIG1, VIG2, and VIG6 through VIG8. Some structures and conductor would be placed within 50 feet of the ROW of Eligible State Scenic Highways (I-15 and SR-74). Two structures that would be installed as part of 115-kV Segment VIG1 would be located within 50 feet of SR-74's ROW where 115-kV Segment VIG1 crosses over SR-74. Structures installed as part of 115-kV Segments VIG6 through VIG7 would be within 50 feet of I-15. Placement of the structures would conflict with this policy. All proposed structures that would be installed as part of 115-kV Segment VIG2 would be located in or within 50 feet for SR-74's ROW. Placement of the structures would conflict with this policy. MM AES-2 would require undergrounding 115-kV Segment VIG2. There would be a riser pole at each end of the underground segment, but MM AES-2 would reduce the degree of conflict along 115-kV Segment VIG2. Visual impacts to I-15 and SR-74 from the structures are discussed under Impact AES-2 (VIG) in Section 4.1, "Aesthetics."</p> <p>Some 115-kV Segment VIG8 infrastructure would be located within 50 feet of the I-15 ROW, but it would be undergrounded in areas visible from I-15. Construction of this structure would not conflict with this policy along 115-kV Segment VIG8.</p>
<p><i>LU 13.15: Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments VIG1, VIG2, and VIG 6 through VIG8. Conductor and several structures that would be installed as part of 115-kV Segment VIG1 would be aboveground and visible from SR-74 where 115-kV Segment VIG1 crosses over SR-74. Structures installed as part of 115-kV Segments VIG6 and VIG7 would be aboveground and visible from I-15. These structures would conflict with LU 13.5. All proposed structures that would be installed as part of 115-kV Segment VIG2 would be visible from SR-74 and would be aboveground. MM AES-2 would require undergrounding 115-kV Segment VIG2. There would be a riser pole at each end of the underground segment, but MM AES-2 would reduce the degree of conflict along 115-kV Segment VIG2. Visual impacts to I-15 and SR-74 from the structures are discussed under Impact AES-2 (VIG) in Section 4.1, "Aesthetics."</p> <p>115-kV Segment VIG8 would not be visible from I-15 because it would be undergrounded in areas visible from I-15. Construction of this structure would not conflict with this policy.</p>
<p><i>LU 14.7: Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.</i></p>	<p><b>POTENTIALLY CONSISTENT.</b> This policy is applicable to 115-kV Segments VIG1, VIG2, and VIG5 through VIG8, as all segments have tall overhead structures, which could result in adverse effects to airspace. Potential aviation hazards are discussed in Section 4.15, "Traffic". Potential hazards would be addressed through compliance with Project Commitment G, which require consultation with the FAA and a finding of no hazard. With mitigation, construction of these structures would not conflict with this policy.</p>

Table 4.10-3 Valley-Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<p><i>LU 17.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.</i></p>	<p><b>INCONSISTENT.</b> This policy would apply to 115-kV Segments VIG1, VIG2, VIG7, and VIG8 and Staging Area VIG11.</p> <p>On 115-kV Segments VIG1 and VIG7, grading may be required for pole foundations. MM AES-2 would require undergrounding of 115-kV Segment VIG2, and 115-kV Segment VIG8 would be undergrounded, which would result in graded areas. Staging Area VIG11 may require minor grading. Grading may result in areas that look unnatural; the unnatural appearance would conflict with LU 17.1. Project Commitment D, which requires restoration of temporarily disturbed areas, would reduce the degree of conflict. Visual impacts from grading are described in Impact AES-2 (VIG) and Impact AES-3 (VIG) in Section 4.1, "Aesthetics."</p>
<p><i>LU 17.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments VIG1, VIG2, VIG7, and VIG8 and Staging Area VIG11.</p> <p>Structures and conductor installed as part of 115-kV Segments VIG1 and VIG7 would result in an adverse visual change as discussed in Impact AES-2 (VIG) and Impact AES-3 (VIG) in Section 4.1, "Aesthetics." These visual impacts would create a conflict with this policy. Staging Area VIG11 would be located in an undeveloped area, which would result in a potential conflict with LU 17.3. Visual impacts from these segments are described in Impact AES-2 (VIG) and Impact AES-3 (VIG) in Section 4.1, "Aesthetics."</p> <p>MM AES-2 would require undergrounding of 115-kV Segment VIG2. There would be a riser pole at each end of the underground segment, but there would be no adverse visual change because there is existing infrastructure in these areas. There would be no conflict with LU 17.3 along 115-kV Segment VIG2.</p> <p>115-kV Segment VIG8 would be installed mostly underground except for immediately adjacent to the Ivyglen Substation. Here, 115-kV Segment VIG8 would transition from underground to aboveground, and approximately 200 feet of conductor and 3 new poles would be installed. Given the existing infrastructure in the vicinity, including the Ivyglen Substation and existing utility poles, this component would not adversely affect the character of the surrounding area. Construction of this component would not conflict with this policy.</p>
<p><i>LU 18.1 Require that structures be designed to maintain the environmental character in which they are located.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments VIG2, VIG6, and VIG7. MM AES-2 would require undergrounding of 115-kV Segment VIG2. There would be a riser pole at each end of the underground segment, but there would be no adverse visual change because there is existing infrastructure in these areas. There would be no conflict with LU 18.1 along 115-kV Segment VIG2.</p> <p>Structures installed as part of 115-kV Segments VIG6 and VIG7 would result in a visual change, as described in Impact AES-2 (VIG) in Section 4.1, "Aesthetics." This visual change would result in a conflict with LU 18.1. Visual impacts from these segments are described in Impact AES-2 (VIG) in Section 4.1, "Aesthetics."</p>

Table 4.10-3 Valley-Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<i>LU 20.1 Require that structures be designed to maintain the environmental character in which they are located.</i>	<b>INCONSISTENT.</b> This policy is applicable to 115-kV Segment VIG7. Structures installed as part of 115-kV VIG7 would include LWS poles and TSPs, which would affect the visual character of the area because existing transmission infrastructure in the area includes wood poles. This impact would result in a potential conflict with LU 20.1. The structures would result in a visual change but would not result in a significant change to the existing visual character of the area, as discussed in Impact AES-2 (VIG) in Section 4.1, "Aesthetics."
<i>LU 20.2 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.</i>	<b>INCONSISTENT.</b> This policy is applicable to 115-kV Segment VIG7. Structures installed as part of 115-kV VIG7 would include LWS poles and TSPs, which would appear unnatural and manufactured, conflicting with LU 20.2. Visual impacts from this segment are described in Impact AES-2 (VIG) in Section 4.1, "Aesthetics."
<i>LU 20.4 Ensure that development does not adversely impact the open space and rural character of the surrounding area.</i>	<b>INCONSISTENT.</b> This policy is applicable to 115-kV Segment VIG7. As discussed in Impact AES-2 (VIG) in Section 4.1, "Aesthetics," structures and conductor installed as part of 115-kV VIG7 would result in a visual change. This visual change would result in a conflict with LU 20.4. Visual impacts from this segment are described in Impact AES-2 (VIG) in Section 4.1, "Aesthetics."
<i>LU 21.2 Protect lands designated as Open Space-Mineral Resources from encroachment of incompatible land uses through buffer zones or visual screening.</i>	<b>CONSISTENT.</b> This policy is applicable to the portion of 115-kV Segment VIG8 immediately adjacent to the existing Valley-Ivyglen Substation. Here, 115-kV Segment VIG8 would transition from underground to aboveground, and approximately 200 feet of conductor and 3 new poles would be installed. Given the existing infrastructure in the vicinity, including the Ivyglen Substation and existing utility poles, the proposed project would not be an incompatible land use and therefore would not conflict with LU 21.2.
<i>C 25.2: Locate new and relocated utilities underground when possible. All remaining utilities shall be located or screened in a manner that reduces their visibility to the public.</i>	<b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments VIG1, VIG2, and VIG6 through VIG8. 115-kV Segments VIG1, VIG6, and VIG7 would be installed overhead and the associated aboveground structures and conductor installed would be visible to the public. This would result in a conflict with C 25.2. MM AES-2 would require undergrounding of 115-kV Segment VIG2 but there would be a riser pole at each end of the underground segment, which may still result in a conflict with C 25.2. 115-kV Segment VIG8 would be located underground except for about 200 feet of the alignment where it transitions from underground to overhead and into the existing Ivyglen Substation. At that transition, 115-kV Segment VIG8 would conflict with C 25.2. Visual impacts from this segment are described in Impact AES-2 (VIG) and Impact AES-3 (VIG) in Section 4.1, "Aesthetics."
<i>ELAP 13.1 Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.</i>	<b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments VIG2, and VIG6 through VIG8. Structures installed as part of 115-kV Segments VIG6 and VIG7 would be visible from I-15 and would diminish the aesthetic value of the area around I-15. Construction of these structures would conflict with ELAP 13.1. 115-kV Segment VIG2 would diminish the aesthetic value of SR-74, which would conflict with ELAP 13.1. MM AES-2 would require undergrounding 115-kV Segment VIG2. There would be a riser pole at each end of the underground segment, which would still result in a conflict with ELAP 13.1. Visual impacts from these segments are described in Impact AES-2 (VIG) in Section 4.1, "Aesthetics."  115-kV Segment VIG8 would not be visible from I-15 because it would be undergrounded in areas visible from I-15. Construction of this component would not conflict with ELAP 13.1 along 115-kV Segment VIG8.

Table 4.10-3 Valley–Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<p><i>TCAP 14.1 Protect the scenic highways in the Temescal Canyon Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.</i></p>	<p><b>INCONSISTENT.</b> This policy would apply to 115-kV Segments VIG7 and VIG8. Structures installed as part of 115-kV Segment VIG7 would be visible from I-15 and would diminish the aesthetic value of the area around I-15. Construction of these structures would conflict with TCAP 14.1. The visual impact from this segment is described in Impact AES-2 (VIG) in Section 4.1, "Aesthetics."</p> <p>115-kV Segment VIG8 would not be visible from I-15 because it would be undergrounded in areas visible from I-15. Construction of this component would not conflict with TCAP 14.1 along 115-kV Segment VIG8.</p>
<p><b>Lake Elsinore</b></p>	
<p><i>Community Form Policy 1.1: Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities.</i></p>	<p><b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. These components would not result in destruction of unique natural features or open space recreational opportunities. There would be no conflict with Community Form Policy 1.1.</p>
<p><i>Public Safety and Welfare Policy 3.3: Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident.</i></p>	<p><b>CONSISTENT.</b> Disposal of hazardous materials is discussed in Section 4.8, "Hazards and Hazardous Materials," under Impact HZ-1 (VIG). The applicant would comply with applicable federal, state, and location regulations as well as implement MM HZ-1, which outlines requirements for hazardous materials management. The proposed project would not conflict with Public Safety and Welfare Policy 3.3.</p>
<p><i>Public Safety and Welfare Policy 4.1: Require ongoing brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary.</i></p>	<p><b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5. As explained in Section 4.8.2, the California Public Resources Code contains requirements related to vegetation management around transmission and subtransmission structures, including a 10-foot firebreak around certain structures, with which the proposed projects would be required to comply. There would be no conflict with Public Safety and Welfare Policy 4.1.</p>
<p><i>Public Safety and Welfare Policy 5.1: Continue to ensure that new construction in floodways and floodplains conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.</i></p>	<p><b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG3 through VIG5. Structures would be designed to withstand flooding, as discussed under Impact WQ-7 (VIG) and Impact WQ-8 (VIG) in Chapter 4.9, "Hydrology and Water Quality." The proposed project would not conflict with Public Safety and Welfare Policy 5.1.</p>
<p><i>Public Safety and Welfare Policy 6.2: Continue to require Alquist-Priolo and other seismic analyses be conducted for new development to identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in accordance with the Fault Rupture Hazard Overlay District adopted by the City of Lake Elsinore Zoning Code. The City may require site-specific remediation measure during permit review that may be implemented to minimize impacts in these areas.</i></p>	<p><b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5. The applicant would perform geotechnical analyses for the proposed project, as described in Section 4.6.4.1, "Project Commitments (Valley–Ivyglen Project)," Project Commitment F. The proposed project would not conflict with Public Safety and Welfare Policy 6.2.</p>

Table 4.10-3 Valley-Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<i>Resource Protection Policy 1.4: Encourage revegetation with native plants compatible with surrounding habitat where soils have been disturbed during construction, and discourage plants identified in the MSHCP as unsuitable for conservation areas.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. The applicant would revegetate temporarily disturbed areas as described in Section 4.4.4.1, "Project Commitments (Valley-Ivyglen Project)," Project Commitment D. The proposed project would not conflict with Resource Protection Policy 1.4.
<i>Resource Protection Policy 2.2: Development or modification shall be discouraged in areas containing riparian habitat of high functions and values or corridors with 80% or more of natural native habitat that link larger patches of natural habitat containing 80% or more native plant species. Further, development in areas described for conservation, including areas planned for riparian/riverine restoration included in the MSHCP, shall also be discouraged.</i>	<b>INCONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5. Construction of these segments could impact riparian habitat, causing a potential conflict with Resource Protection Policy 2.2. Impacts to riparian habitat are discussed in Impact BR-2 (VIG) and Impact BR-3 (VIG) in Chapter 4.4, "Biological Resources.
<i>Resource Protection Policy 3.4: Preserve the City's visual character, in particular the surrounding hillsides, which topographically define the lake region.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. These segments and staging areas would not be located on topographically significant areas in the vicinity of the City of Lake Elsinore, and substantial grading would not be conducted. The proposed project would not conflict with Resource Protection Policy 3.4.
<i>Resource Protection Policy 4.3: Require Best Management Practices through project conditions of approval for development to meet the Federal NPDES permit requirements.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. The applicant would be required to adhere to Best Management Practices as a condition of the NPDES permit requirements, as described in Impact WQ-1 (VIG) in Section 4.9, "Hydrology and Water Quality." The proposed project would not conflict with Resource Protection Policy 4.3.
<i>Resource Protection Policy 6.1: Encourage the preservation of significant archeological, historical, and other cultural resources located within the City.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. Cultural and historical resources are known to exist along the project alignment; there is a potential for unanticipated finds in these areas, as well. Damage to these resources would conflict with Resource Protection Policy 6.1. As discussed in Impact CR-1 (VIG) in Chapter 4.5., "Cultural Resources," Project Commitment B, MM CR-1a, MM CR-1b, MM CR-2, and MM CR-3 would eliminate the conflict.
<i>Resource Protection Policy 6.3: When significant cultural/archeological sites or artifacts are discovered on a site, coordination with professional archeologists, relevant state and, if applicable, federal agencies, and the appropriate Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts or by other means of protection, prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers shall waive any and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts</i>	<b>POTENTIALLY CONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. There is a potential for impacts to undiscovered resources, as discussed in Impact CR-1 (ASP) in Chapter 4.5., "Cultural Resources." Impacts to undiscovered resources could result in a conflict with Resource Protection Policy 6.3. Project Commitment B, MM CR-1a, MM CR-1b, MM CR-2, MM CR-3, and MM CR-6 would eliminate the conflict.

Table 4.10-3 Valley-Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<i>shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act.</i>	
<b>Resource Protection Policy 8.1:</b> <i>For development in areas delineated as "High" or "Undetermined" potential sensitivity for paleontological resources, require the project applicant to hire a certified paleontologist, who must perform a literature search and/or survey and apply the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology.</i>	<b>INCONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. A literature search has not been completed for 115-kV Segment VIG2 and for the staging areas. No surveys have been completed. The proposed project would therefore conflict with Resource Protection Policy 8.1. Impacts to paleontological resources are discussed in Impact CR-2 (VIG) in Chapter 4.5, "Cultural Resources."
<b>Resource Protection Policy 11.6:</b> <i>Coordinate with agencies to screen, landscape and otherwise obscure or integrate public utility facilities, including electric power substations, domestic water and irrigation wells, switching and control facilities.</i>	<b>INCONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG3 through VIG5. These segments would be placed overhead and would not be obscured or integrated into the existing environment. These segments of the proposed project would therefore conflict with Resource Protection Policy 11.6. 115-kV Segment VIG2 would be placed underground per MM AEX-2. Riser poles would still be visible at either end of the segment and would not be screened, which would conflict with Policy 11.6.  The visual impact from these segments is described in Impact AES-2 (VIG) and Impact AES-3 in Section 4.1, "Aesthetics."
<b>Resource Protection Policy 14.1:</b> <i>By 2020, the City will reduce greenhouse gas emissions from within its boundaries to 1990 levels consistent with AB32.</i>	<b>CONSISTENT/INCONSISTENT.</b> This policy would be applicable to 115-kV Segments VIG2 through VIG5 and Staging Areas VIG4 through VIG6, VIG8, and VIG12 through VIG14. As described in Impact GHG-2 (VIG) in Chapter 4.7, "Greenhouse Gases," the proposed project would be consistent with AB32 and would not conflict with Resource Protection Policy 14.1.
<b>Section 17.204.030.H (General Provisions and standards for a specific plan district):</b> <i>All electrical and telephone facilities, fire alarm conduits, streetlight wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.</i>	<b>INCONSISTENT.</b> This regulation would be applicable to 115-kV Segments VIG2 and VIG5. These segments would be placed overhead, which would conflict with Section 17.204.030H, which applies in the Ramsgate, North Peak, Alberhill Ranch, and Murdock Alberhill Specific Plan areas. MM AES-2 would require undergrounding, which would prevent conflict of 115-kV Segment VIG2 with Section 17.204.030H for the North Peak and Ramsgate Specific Plan areas. Visual impacts from 115-kV Segment VIG5 are discussed in Impact AES-3 (VIG) in Section 4.1, "Aesthetics."
<b>Menifee</b>	
<b>Policy LU-3.5:</b> <i>Facilitate the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Menifee.</i>	<b>CONSISTENT.</b> This policy would apply to 115-kV Segment VIG1. In Menifee, 115-kV Segment VIG1 would be located in the same corridor as existing utilities, including a 500-kV transmission line. The proposed project would not conflict with Policy LU-3.5.
<b>Policy CD-4.8:</b> <i>Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric or communication distribution lines, which would be visible from the City's scenic highway corridors.</i>	<b>CONSISTENT.</b> This policy would apply to 115-kV Segment VIG1. 115-kV Segment VIG1 would not be visible from any scenic highway corridors in Menifee. The proposed project would not conflict with Policy CD-4.8.

Table 4.10-3 Valley-Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<b>Perris</b>	
<i>Safety Element Implementation Measure I.E.1: Require geological and geotechnical investigations by State-licensed professionals in areas with potential for earthquake-induced liquefaction, landsliding, other slope instability, or settlement as part of the environmental and development review process.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segment VIG1. The applicant would perform geotechnical analyses for the proposed project, as described in Section 4.6.4.1, "Project Commitments (Valley-Ivyglen Project)," Project Commitment F. The proposed project would not conflict with Safety Element Implementation Measure I.E.1.
<i>Safety Element Implementation Measure I.E.2: Require implementation of mitigation measures identified in investigations completed per Implementation Measure I.E.1 prior to the issuance of grading and building permits.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segment VIG1. The applicant would perform geotechnical analyses for the proposed project and would apply them to final engineering designs for the proposed project, as described in Section 4.6.4.1, "Project Commitments (Valley-Ivyglen Project)," Project Commitment F. The proposed project would not conflict with Safety Element Implementation Measure I.E.2.
<i>Safety Element Implementation Measure I.E.7: Geotechnical studies will be required for all projects to determine the potential for damage from expansive soils, and to define appropriate mitigation measure to address the damage potential that is identified.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segment VIG1. The applicant would perform geotechnical analyses for the proposed project, as described in Section 4.6.4.1, "Project Commitments (Valley-Ivyglen Project)," Project Commitment F. The proposed projects would not conflict with Safety Element Implementation Measure I.E.1.
<i>Conservation Element Implementation Measure IV.A.2: For all projects subject to CEQA, applicants will be required to submit results of an archaeological records search request through the Eastern Information Center at the University of California, Riverside.</i>	<b>CONSISTENT.</b> This policy would be applicable to 115-kV Segment VIG1. Archaeological records searches were conducted for the proposed projects as described in "Records Search" under Section 4.5.1. The proposed project would not conflict with Conservation Element Implementation Measure IV.A.2.
<i>Conservation Element Implementation Measure IV.A.3: Require Phase I Surveys for all projects located in areas that have not previously been surveyed for archaeological or historic resources, or which lie near areas where archaeological and/or historic sites have been recorded.</i>	<b>POTENTIALLY CONSISTENT.</b> Various levels of surveys were conducted for the proposed project as described under "Surveys" in Section 4.5.1. Some areas were not surveyed if access could not be obtained. The proposed project would therefore conflict with Conservation Element Implementation Measure IV.A.3. MM CUL-1a would require that all work areas be surveyed to an Intensive Cultural Resources Inventory level and would eliminate the conflict.
<i>Conservation Element Implementation Measure IV.A.4: In Area 1 and Area 2 shown on the Paleontological Sensitivity Map, paleontologic monitoring of all projects requiring subsurface excavations will be required once any excavation begins. In Areas 4 and 5, paleontologic monitoring will be required once subsurface excavations reach five feet in depth, with monitoring levels reduced if appropriate, at the discretion of a certified Project Paleontologist.</i>	<b>INCONSISTENT.</b> This policy would apply to 115-kV Segment VIG1. This segment is located in Areas 3 and 5 on the Paleontological Sensitivity Map. Excavation would be required in Area 5; without monitoring, there would be a conflict with Conservation Element Implementation Measure IV.A.4. As discussed in Impact CR-2 (VIG) in Chapter 4, "Cultural Resources," MM CR-4 would require paleontological resources monitoring where there is a high or undetermined paleontological sensitivity and a potential for fossils to occur at a depth where they could be affected by project activities. Areas monitored under MM CR-4 may not completely overlap with Areas 4 and 5. There may still be a conflict with this policy. Impacts on paleontological resources are discussed in Impact CR-2 (VIG) in Chapter 4.5, "Cultural Resources."

Table 4.10-3 Valley-Ivyglen Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<i>Conservation Element Implementation Measure VI.A.4: Review water quality impacts during the project review and approval phases to ensure appropriate BMPs are incorporated into the project design and long-term operations.</i>	<b>CONSISTENT.</b> This policy would apply to 115-kV Segment VIG1. The applicant would be required to adhere to Best Management Practices as a condition of the NPDES permit requirements, as described in Impact WQ-1 (VIG) in Section 4.9, "Hydrology and Water Quality." The proposed project therefore would not conflict with Conservation Element Implementation Measure VI.A.4.

Key:

ASP = System Project

FAA = Federal Aviation Administration

I-15 = Interstate 15

kV = kilovolt

LWS = lightweight steel

MM = Mitigation Measure

NPDES = National Pollutant Discharge Elimination System

ROW = right-of-way

SR-74 = State Route 74

TSP = tubular steel pole

VIG = Valley-Ivyglen

1  
2 Due to the CPUC’s regulatory preemption of local land use regulations, any potential inconsistency  
3 between the proposed projects and a local plan would not require plan amendments for implementation of  
4 the proposed project. The types of impacts that local land use policies and regulations are meant to avoid  
5 or reduce are discussed in other sections; references to applicable impacts analyses are provided in this  
6 analysis.

7  
8 **Impact LU-2 (VIG): Conflict with any applicable habitat conservation plan or natural  
9 community conservation plan.**

10 *LESS THAN SIGNIFICANT WITH MITIGATION*

11  
12 The entirety of the proposed Valley-Ivyglen 115-kV subtransmission line would be located within the  
13 plan areas of the MSHCP and SKR HCP (Figure 4.4-2), with the exception of the center portion of  
14 Segment VIG5, which is located on private land. The proposed project’s consistency with the MSHCP  
15 and SKR HCP is discussed in Impact BR-6 (VIG) in Chapter 4.4, “Biological Resources.” Environmental  
16 impacts associated with construction of the proposed project in these areas would be less than significant  
17 with mitigation, as described in Impact BR-6 (VIG).

18  
19 ***Mitigation Measures***

20 **MM BR-6: Oak tree protection measures.**

21  
22 **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.**

23  
24 **MM BR-8: Special Status Plant Avoidance and Mitigation Measures.**

25  
26 **MM BR-11: Migratory Birds and Raptors Impact Reduction Measures.**

27  
28 **MM BR-12: Burrowing Owl Impact Reduction Measures.**

29  
30 **4.10.5 Environmental Impacts and Mitigation Measures (Alberhill Project)**

31  
32 **Impact LU-1 (ASP): Conflict with any applicable land use plan, policy, or regulation of an agency  
33 with jurisdiction over the project (including, but not limited to the general  
34 plan, specific plan, local coastal program, or zoning ordinance) adopted for  
35 the purpose of avoiding or mitigating an environmental effect.**

36 *NO IMPACT*

37  
38 Alberhill System Project components would be located in unincorporated Riverside County and the Cities  
39 of Lake Elsinore, Menifee, and Wildomar. Table 4.10-4 presents the results of a land use consistency  
40 analysis. The consistency analysis first states whether components would potentially conflict with a local  
41 policy, regulation, or ordinance meant to avoid an environmental impact. The consistency analysis also  
42 includes: (1) a discussion of the project components likely to create the conflict and (2) a summary of any  
43 environmental impacts and mitigation measures relating to the project components in potential conflict  
44 with the plan. As noted earlier, this land use consistency analysis is being undertaken for the sole purpose  
45 of identifying any environmental impacts that might result from conflicts with local land use policies and  
46 regulations. None of the land use policy conflicts disclosed in Table 4.10-2 would themselves result in an  
47 environmental impact because the conflicts would not cause a physical change in the environment. There  
48 would therefore be no impact under this criterion.

Table 4.10-4 Alberhill Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<b>Riverside County and City of Wildomar<sup>a</sup></b>	
<p><b>LU 13.4:</b> <i>Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments ASP1, ASP1.5, ASP2, and ASP5. Some structures and conductor would be placed within 50 feet of the ROW of Eligible State Scenic Highways (I-15 and SR-74). One structure of 115-kV Segment ASP1 may be placed within 50 feet of the I-15 ROW, conflicting with LU 13.4. 115-kV segment ASP1.5 would come within 50 feet of I-15's ROW in unincorporated Riverside County where it runs parallel to Temescal Canyon Road 30 feet to the southwest in the existing ROW and crosses over the highway in a northwest/southeast direction, which would cause a conflict with LU 13.4. 115-kV segment ASP2 would come within 50 feet of I-15's ROW in unincorporated Riverside County north of Lake Elsinore between Concordia Ranch Road and Billings Lane where it crosses over the highway in a southwest direction and continues south into the City of Lake Elsinore, which would result in a conflict with LU 13.4. Visual impacts to I-15 from the structures are discussed under Impact AES-2 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>LU 13.15:</b> <i>Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments ASP1, ASP1.5, ASP2, ASP4, and ASP5. Some structures and conductor would be visible from Eligible State Scenic Highways (I-15 and SR-74). 115-kV Segments ASP1, ASP1.5, ASP4, and ASP5 would involve placement of new permanent structures aboveground. These structures would be visible from I-15. 115-kV Segment ASP2, which would involve placement of additional conductor on existing poles, would be visible from both I-15 and SR-74. These segments would conflict with LU 13.5.</p> <p>Visual impacts to I-15 and SR-74 from the structures are discussed under Impact AES-2 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>LU 14.7:</b> <i>Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.</i></p>	<p><b>POTENTIALLY CONSISTENT.</b> This policy is applicable to 115-kV Segments ASP1, ASP1.5, ASP2, ASP4, and ASP5, 500-kV transmission lines, and the Alberhill Substation. Tall structures may present a risk to navigable airspace, which would conflict with LU 14.7. Potential aviation hazards are discussed in Section 4.15, "Traffic". Potential hazards would be addressed through compliance with Project Commitment G which require consultation with the FAA and a finding of no hazard. With mitigation, construction of these structures would not conflict with this policy.</p>
<p><b>LU 17.1</b> <i>Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments ASP2 and ASP5, and Staging Area ASP1. 115-kV Segment ASP2 would involve adding conductor, crossarms, anchors, and insulators to existing poles but would not require grading. 115-kV Segment ASP2 would not conflict with LU 17.1. 115-kV Segment ASP5 would involve replacing existing wood poles with new, taller TSPs. Grading may be required for pole foundations, which may result in areas that look unnatural; this would conflict with LU 17.1. Staging Area ASP1 may require minor grading, which may result in a conflict with LU 17.1.</p> <p>Visual impacts from grading are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>LU 17.3</b> <i>Ensure that development does not adversely impact the open space and rural character of the surrounding area.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segments ASP2 and ASP5, and Staging Area ASP1. 115-kV Segment ASP2 would involve adding conductor, crossarms, anchors, and insulators to existing poles. This would adversely impact open space characteristics of the area, causing a conflict with LU 17.3. 115-kV Segment ASP5 would involve replacing existing wood poles with new, taller TSPs. This would adversely impact semi-rural characteristics of the area, causing a conflict with LU 17.3. Staging Area ASP1 would not involve new development but would be temporarily disturbed, which would adversely impact semi-rural characteristics of the area, causing a potential conflict with LU 17.3.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>

Table 4.10-4 Alberhill Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<p><b>LU 18.1</b> <i>Require that structures be designed to maintain the environmental character in which they are located.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 115-kV Segment ASP5. 115-kV Segment ASP5 would involve replacing existing wood poles with new, taller TSPs, which would result in a visual change that may conflict with LU 18.1.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>LU 20.1</b> <i>Require that structures be designed to maintain the environmental character in which they are located.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 500-kV transmission lines SA and VA, and 115-kV Segment ASP2. The 500-kV transmission lines would be visible from several Key Viewpoints in the area and would not be designed to match the open space area in which they are located. This would result in a conflict with LU 20.1. 115-kV Segment ASP2 would involve adding conductor, crossarms, anchors, and insulators to existing poles. These components would not be designed to match the open space area in which they are located, which would result in a conflict with LU 20.1.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>LU 20.2</b> <i>Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 500-kV transmission lines SA and VA, and 115-kV Segment ASP2. The 500-kV transmission lines would not blend with the undeveloped surroundings and would look manufactured, which would result in a conflict with LU 20.2. 115-kV Segment ASP2 would involve adding conductor, crossarms, anchors, and insulators to existing poles. These components would not blend with undeveloped surroundings and would look manufactured, which would result in a conflict with LU 20.2.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>LU 20.4</b> <i>Ensure that development does not adversely impact the open space and rural character of the surrounding area.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 500-kV transmission lines SA and VA, and 115-kV Segment ASP2.</p> <p>The 500-kV transmission lines would adversely affect the rural character of the surrounding area, which would result in a conflict with LU 20.4. 115-kV Segment ASP2 would involve adding conductor, crossarms, anchors, and insulators to existing poles. These components would not blend in with the rural character of the surrounding area, which would result in a potential conflict with LU 20.4.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>C 25.2:</b> <i>Locate new and relocated utilities underground when possible. All remaining utilities shall be located or screened in a manner that reduces their visibility to the public.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 500-kV transmission lines SA and VA, 115-kV Segments ASP1, ASP1.5, ASP2, ASP4, and ASP5, and the Alberhill Substation. The 500-kV transmission lines, 115-kV Segments ASP1 and ASP1.5, and the Alberhill Substation would be installed aboveground, which would conflict with C 25.2. 115-kV Segments ASP2, ASP4, and ASP5 would involve replacing poles or adding infrastructure to existing poles aboveground, which would conflict with C 25.2.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>ELAP 13.1</b> <i>Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to 500-kV transmission lines SA and VA, 115-kV Segments ASP1, ASP1.5 and ASP2, and the Alberhill Substation. The 500-kV transmission lines, 115-kV Segments ASP1 and ASP1.5, and the Alberhill Substation would be visible from I-15 and would diminish the aesthetic value of adjacent properties, which would conflict with ELAP 13.1. 115-kV Segment ASP2 would be visible from both I-15 and SR-74, which would conflict with ELAP 13.1.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) in Section 4.1, "Aesthetics."</p>

Table 4.10-4 Alberhill Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<b>Lake Elsinore</b>	
<b>Community Form Policy 1.1:</b> <i>Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities.</i>	<b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. These components would not result in destruction of a unique natural feature or open space recreational opportunities. There would be no conflict with Community Form Policy 1.1.
<b>Public Safety and Welfare Policy 3.3:</b> <i>Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident.</i>	<b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. Disposal of hazardous materials is discussed in Section 4.8, "Hazards and Hazardous Materials," under Impact HZ-1 (ASP). The applicant would comply with applicable federal, state, and location regulations as well as implement MM HZ-1, which outlines requirements for hazardous materials management. There would be no conflict with Public Safety and Welfare Policy 3.3.
<b>Public Safety and Welfare Policy 4.1:</b> <i>Require on-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary.</i>	<b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines and 115-kV Segments ASP2 through ASP4. As explained in Section 4.8.2, the California Public Resources Code contains requirements related to vegetation management around transmission and subtransmission structures, including a 10-foot firebreak around certain structures. There would be no conflict with Public Safety and Welfare Policy 4.1.
<b>Public Safety and Welfare Policy 5.1:</b> <i>Continue to ensure that new construction in floodways and floodplains conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.</i>	<b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines and 115-kV Segments ASP2 through ASP4. Structures would be designed to withstand flooding, as discussed under Impact WQ-7 (ASP) and Impact WQ-8 (ASP) in Chapter 4.9, "Hydrology and Water Quality." There would be no conflict with Public Safety and Welfare Policy 5.1.
<b>Public Safety and Welfare Policy 6.2:</b> <i>Continue to require Alquist-Priolo and other seismic analyses be conducted for new development to identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in accordance with the Fault Rupture Hazard Overlay District adopted by the City of Lake Elsinore Zoning Code. The City may require site-specific remediation measure during permit review that may be implemented to minimize impacts in these areas.</i>	<b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines and 115-kV Segments ASP2 through ASP4. The applicant would perform geotechnical analyses for the proposed project, as described in Section 4.6.5.1, "Project Commitments (Alberhill Project)," Project Commitment F. The proposed project would not conflict with Public Safety and Welfare Policy 6.2.
<b>Resource Protection Policy 1.4:</b> <i>Encourage revegetation with native plants compatible with surrounding habitat where soils have been disturbed during construction, and discourage plants identified in the MSHCP as unsuitable for conservation areas.</i>	<b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, Staging Area ASP2, ASP4, and ASP8. The applicant would revegetate temporarily disturbed areas as described in Section 4.4.5.1, "Project Commitments (Alberhill Project)," Project Commitment D. The proposed project would not conflict with Resource Protection Policy 1.4.

Table 4.10-4 Alberhill Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<p><b>Resource Protection Policy 2.2:</b> <i>Development or modification shall be discouraged in areas containing riparian habitat of high functions and values or corridors with 80% or more of natural native habitat that link larger patches of natural habitat containing 80% or more native plant species. Further, development in areas described for conservation, including areas planned for riparian/riverine restoration included in the MSHCP, shall also be discouraged.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to the 500-kV transmission lines and 115-kV Segments ASP2 through ASP4. Construction of these segments could impact riparian habitat, causing a potential conflict with Resource Protection Policy 2.2. Impacts to riparian habitat are discussed in Impact BR-2 (ASP) and Impact BR-3 (ASP) in Chapter 4.4, "Biological Resources."</p>
<p><b>Resource Protection Policy 3.4:</b> <i>Preserve the City's visual character, in particular the surrounding hillsides, which topographically define the lake region.</i></p>	<p><b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. These segments are not located on topographically significant areas of Lake Elsinore, and substantial grading would not be conducted. The proposed project would not conflict with Resource Protection Policy 3.4.</p>
<p><b>Resource Protection Policy 4.3:</b> <i>Require Best Management Practices through project conditions of approval for development to meet the Federal NPDES permit requirements.</i></p>	<p><b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. The applicant would be required to adhere to Best Management Practices as a condition of the NPDES permit requirements, as described in Impact WQ-1 (ASP) in Section 4.9, "Hydrology and Water Quality." The proposed project therefore would not conflict with Resource Protection Policy 4.3.</p>
<p><b>Resource Protection Policy 6.1:</b> <i>Encourage the preservation of significant archeological, historical, and other cultural resources located within the City.</i></p>	<p><b>POTENTIALLY CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. Cultural and historical resources are known along the project alignment; there is a potential for unanticipated finds in these areas, as well. Damage to these resources would conflict with Resource Protection Policy 6.1. As discussed in Impact CR-1 (ASP) in Chapter 4.5., "Cultural Resources." Project Commitment B, MM CR-1a, MM CR-1b, MM CR-2, and MM CR-3 would eliminate the conflict.</p>
<p><b>Resource Protection Policy 6.3:</b> <i>When significant cultural/archeological sites or artifacts are discovered on a site, coordination with professional archeologists, relevant state and, if applicable, federal agencies, and the appropriate Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts or by other means of protection, prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers shall waive any and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act.</i></p>	<p><b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. There is a potential for impacts to undiscovered resources, as discussed in Impact CR-1 (ASP) in Chapter 4.5., "Cultural Resources." Impacts to undiscovered resources could result in a conflict with Resource Protection Policy 6.3. Project Commitment B, MM CR-1a, MM CR-1b, MM CR-2, MM CR-3, and MM CR-6 would eliminate the conflict.</p>

Table 4.10-4 Alberhill Land Use Plans, Policies, and Regulations Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<p><b>Resource Protection Policy 8.1:</b> <i>For development in areas delineated as "High" or "Undetermined" potential sensitivity for paleontological resources, require the project applicant to hire a certified paleontologist, who must perform a literature search and/or survey and apply the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. A literature search was completed for the Alberhill Project, but a survey was not completed, which would cause a conflict with Resource Protection Policy 8.1. Impacts to paleontological resources are discussed in Impact CR-2 (ASP) in Chapter 4.5, "Cultural Resources."</p>
<p><b>Resource Protection Policy 11.6:</b> <i>Coordinate with agencies to screen, landscape and otherwise obscure or integrate public utility facilities, including electric power substations, domestic water and irrigation wells, switching and control facilities.</i></p>	<p><b>INCONSISTENT.</b> This policy is applicable to the 500-kV transmission lines and 115-kV Segments ASP2 through ASP4. These segments would be placed overhead and would not be obscured or integrated into the existing environment. The proposed project would therefore conflict with Resource Protection Policy 11.6.</p> <p>Impacts to visual character are discussed under Impact AES-2 (ASP) and Impact AES-3 (ASP) in Section 4.1, "Aesthetics."</p>
<p><b>Resource Protection Policy 14.1:</b> <i>By 2020, the City will reduce greenhouse gas emissions from within its boundaries to 1990 levels consistent with AB32.</i></p>	<p><b>CONSISTENT.</b> This policy is applicable to the 500-kV transmission lines, 115-kV Segments ASP2 through ASP4, and Staging Areas ASP2, ASP4, and ASP8. As described in Impact GHG-2 (ASP) in Chapter 4.7, "Greenhouse Gases," the proposed project would be consistent with AB32. There would be no conflict with Resource Protection Policy 14.1.</p>
<p><b>Section 17.204.030.H (General Provisions and standards for a specific plan district):</b> <i>All electrical and telephone facilities, fire alarm conduits, streetlight wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.</i></p>	<p><b>INCONSISTENT.</b> This regulation would apply to 115-kV Segment ASP2. This segment would be placed overhead, which would conflict with Section 17.204.030.H, which applies in the Alberhill Ranch and Murdock Alberhill Ranch Specific plan areas. Visual impacts from 115-kV Segment ASP2 are discussed in Impact AES-2 (ASP).</p>
<p><b>Menifee</b></p>	
<p><b>Policy LU-3.5:</b> <i>Facilitate the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Menifee.</i></p>	<p><b>CONSISTENT.</b> This policy would apply to 115-kV Segments ASP5 through ASP8. In Menifee, these segments would be located in the same corridor as existing utilities. The proposed project would not conflict with Policy LU-3.5.</p>

Key:

- AB32 = Assembly Bill 32
- ASP = Alberhill System Project
- FAA = Federal Aviation Administration
- I-15 = Interstate 15
- KV = kilovolt
- MM = Mitigation Measure
- ROW = right-of-way
- SR-74 = State Route 74
- TSP = tubular steel pole

Note:

(a) At the time of preparation of this document, the City of Wildomar had not adopted a general plan; it was incorporated in 2008 and adopted all County of Riverside ordinances at that time, which remain in effect until the City enacts ordinances to supersede them.

1 Due to the CPUC’s regulatory preemption of local land use regulations, any potential inconsistency  
2 between the proposed projects and a local plan would not require plan amendments. The types of impacts of  
3 the nature that local land use policies and regulations are meant to avoid or reduce are discussed in other  
4 sections; references to applicable impacts analyses are provided in this analysis.

5  
6 **Impact LU-2 (ASP): Conflict with any applicable habitat conservation plan or natural community  
7 conservation plan.**  
8 *LESS THAN SIGNIFICANT WITH MITIGATION*  
9

10 With the exception of an approximately 2-mile-long section of 115-kV Segment ASP2, each component of  
11 the proposed Alberhill Project would be constructed within the plan areas of the MSHCP and SKR HCP  
12 (Figure 4.4-2). The proposed projects’ consistency with the MSHCP and SKR HCP is discussed in Impact  
13 BR-6 (ASP) in Chapter 4.4, “Biological Resources.” Impacts would be less than significant with mitigation,  
14 as described in Impact BR-6 (ASP).

15  
16 ***Mitigation Measures***

- 17 **MM BR-2: Preconstruction Surveys.**
- 18
- 19 **MM BR-3: Biological Monitoring During Construction.**
- 20
- 21 **MM BR-6: Oak tree protection measures.**
- 22
- 23 **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.**
- 24
- 25 **MM BR-8: Special Status Plant Avoidance and Mitigation Measures.**
- 26
- 27 **MM BR-9: Invasive Plant Control Measures.**
- 28
- 29 **MM BR-11: Migratory Birds and Raptors Impact Reduction Measures.**
- 30
- 31 **MM BR-12: Burrowing Owl Impact Reduction Measures.**
- 32
- 33 **MM BR-16: Stephens’ Kangaroo Rat Take Avoidance within Core Reserve.**
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35 **4.10.6 References**

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