

## D.7 Land Use and Recreation

### D.7.1 Environmental Setting for the Proposed Project

The Proposed Project lies entirely within San Diego County along an existing SDG&E ROW, which crosses unincorporated areas of southern San Diego County, the Cities of Santee and San Diego, and the federally owned and operated MCAS Miramar. Rough foothills with steep valleys and ravines generally characterize the area of the Proposed Project. The Proposed Project route crosses or adjoins many varied land uses and skirts a major metropolitan area and important open space and recreational lands. Figures B-1 and B-2 in Section B, Description of Proposed Project, display the Proposed Project ROW.

Progressing northeast from the Miguel Substation, the Proposed Project route begins in unincorporated San Diego County, passes through the San Diego National Wildlife Refuge Otay-Sweetwater Unit, and crosses State Route 94 (Campo Road) before turning north and crossing the Sweetwater River and the Cottonwood at Rancho San Diego Golf Club course. The ROW and Proposed Project route is located in close proximity to scattered residential communities near the unincorporated areas of Cottonwood, Crest, Glenview, and Johnstown; and undeveloped areas, including avocado groves. The route then crosses Interstate 8, skirts the southwestern edge of Lake Jennings, and crosses undeveloped lands and commercial and residential developments near Lakeside before joining the Los Coches Substation. (Only the 138 kV/69 kV circuits pass through this substation.) From Los Coches, the route travels briefly north, intersecting the San Diego River and the southern boundary of Louis A. Stelzer County Park, before turning west and traversing State Route 67, the residential communities of Eucalyptus Hills, the City of Santee, Santee Lakes Regional Park and Campground, and undeveloped areas, including the southeastern corner of MCAS Miramar at Fanita Junction. From Fanita Junction, the route proceeds southwest and crosses State Route 52, open space uses within Mission Trails Regional Park, near the community of Tierrasanta, and the northeastern portion of the Admiral Baker Golf Course. The route then crosses Interstate 15 before turning west again through portions of Mission Valley and connecting with the Mission Substation.

There are a number of locations where the proposed new 230 kV circuit and new 138 kV/69 kV poles would be located near residential houses or sensitive receptors (e.g., schools, churches, medical centers, recreational facilities, etc.). The sensitive receptors proximate to the ROW include:

- Twenty-seven schools located in the project area, including three schools within a quarter mile of the Proposed Project route (e.g., Steele Canyon High School);
- The Herrick Children's Center building (group home for children under age 12), located within 100 feet of the proposed 230 kV circuit;
- The Cottonwood at Rancho San Diego Golf Club course, which would be directly impacted by the placement of new transmission towers; and
- Other sensitive community and recreational uses, such as:
  - Louis A. Stelzer Regional Park
  - Eucalyptus Hills community
  - Singing Hills community
  - Granite Hills community
  - Gated community off of Vista de Montemar
  - Lakeside Christian Church
  - Mission Trails Regional Park
  - Admiral Baker Golf Course
  - San Diego National Wildlife Refuge Otay-Sweetwater Unit

## Recreational Resources

The Proposed Project passes through an area rich in recreational resources, which are considered sensitive receptors for the purpose of this environmental impact analysis. Recreational resources in the Proposed Project area, in addition to those mentioned above, include golf courses, parks, and a number of other county, city, and private recreational facilities. Table D.7-1 provides a listing of the recreational resources located near the Proposed Project ROW, and Figure D.7-1 shows the location of these recreational facilities relative to the Proposed Project route, which would be in the existing SDG&E ROW.

**Table D.7-1. Recreational Resources in the Project Area**

Recreational Resource	Description / Location
Class II Bikeways	The existing ROW crosses several Class II bikeways, which provide a restricted ROW designated for the exclusive or semi-exclusive use of bicycles associated with State Routes (SR) 94, 67, and 52, as well as with Interstate 15.
Cottonwood at Rancho San Diego Golf Club	Two 18-hole golf courses open year round. Project ROW passes directly through the course northeast of SR 94.
Lake Jennings County Park	Lake Jennings County Park is 100-acre county park near Lakeside (see Figure D.7-1) used by anglers, hikers, and campers. Project ROW crosses just west of the County Park parking lot. The park supports various species of fish, wildlife, waterfowl, and other birds (see Section D.3, Biological Resources, for a complete list of species present in the park).
San Diego River	Hikers utilize existing trails along river bottom. Project ROW crosses the San Diego River between El Monte and Willow Roads, north of the Los Coches Substation.
Louis A. Stelzer County Park	Louis A. Stelzer County Park is a 314-acre county park used for picnicking and camping, and includes a popular scenic location known as Kumeyaay Promontory. Project ROW crosses the southern edge of the park, which is located near the unincorporated community of Lakeside.
Santee Lakes Regional Park and Campground	Within the City of Santee, this 190-acre park is owned and operated by the Padre Dam Municipal Water District. The park's series of lakes offer fishing, boating, and a variety of day-use areas.
Mission Trails Regional Park	The project ROW crosses the East Fortuna and West Fortuna portions of the Mission Trails Regional Park, which encompasses approximately 5,800 acres of natural and developed recreational areas west of the City of Santee. The San Diego River runs through the park. The ROW parallels and crosses the Fortuna Mountain Saddle Trail.
Admiral Baker Golf Course	The project ROW crosses through the northeast portion of this 36-hole golf course, a facility used exclusively by military personnel.

Source: SDG&E PEA, 2002.

## Agricultural Resources

The U.S. Department of Agriculture, Soils Conservation Service, has identified farmlands as follows:

- Prime Farmland: Land that has the best combination of physical and chemical properties for the production of crops.
- Farmland of Statewide Importance: Similar to Prime Farmland, but with minor shortcomings (e.g., steeper slopes, inability to hold water).
- Unique Farmland: Land of lesser quality soils, but recently used for the production of specific high economic value crops.

Collectively, these lands are referred to as Farmland.

Figure D.7-1. Recreational Facilities Along Proposed Project Route

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The California Department of Conservation (DOC) established the Farmland Mapping and Monitoring Program (FMMP) in 1982 in response to a critical need for assessing the location and quantity of agricultural lands and conversion of these lands to other uses. Every even numbered year FMMP issues a Farmland Conversion Report. The FMMP data are used in elements of some county and city general plans, in environmental documents as a way of assessing project impacts on Prime Farmland and in regional studies on agricultural land conversion, and in assessing impacts of proposed projects reviewed through the process (DOC, 2004).

Following are the procedures by which the DOC determines the status of farmlands:

- DOC updates soil mapping every two years using infra-red aerial photos provided by NASA at a scale of 1:130,000. Their most recent update is for 2000.
- Based on these maps, land is evaluated to determine its farmland designation. If a particular piece of land is fallow, it is then flagged.
- In order to qualify as Prime Farmland, rather than just Prime soil, the land must be irrigated as well as having prime soil attributes.
- DOC has a minimum mapping unit of 10 acres, with smaller than 10-acre parcels being absorbed into the surrounding classifications.

The following non-Farmland agricultural activities occur near the project route:

- South of the Los Coches Substation, between Lake Jennings Park Road and La Cresta Road, the ROW crosses and then runs adjacent to (and west of) an avocado orchard, approximately 600 acres in size.
- East of the San Diego River, between Interstate 8 and State Route 67, the ROW crosses through a series of pastures either formerly or currently used for grazing.
- The ROW also runs adjacent to a small area planted with orange trees near Singing Vista Court (Granite Hills community).

## **Cedar Wildfire**

After preparation of this document began, the October 2003 Cedar wildfire ravaged the region, burning 273,246 acres, including lands and structures within all jurisdictions crossed by the Proposed Project (ESRI, 2003). While the fire temporarily affected land uses and recreational resources (e.g., Mission Trails Regional Park), the region is expected to fully recover and return to its existing state with regard to land usage and recreational resources. See Section A.3 for further details on the Cedar Wildfire.

## **D.7.2 Applicable Regulations, Plans, and Standards**

The Proposed Project would traverse land under the jurisdiction of the U.S. Department of Defense (MCAS Miramar), the California State Lands Commission (San Diego Sweetwater river bottoms), San Diego County, and the Cities of San Diego and Santee. Pursuant to Article XII, Section 8 of the California Constitution, the CPUC has exclusive jurisdiction in relation to local governments to regulate the design, construction, and operation of electric transmission facilities. However, the CPUC highly encourages cooperation with all affected local governments to ensure compatibility between Proposed Projects and the surrounding jurisdictions. Other State or federal agencies also have jurisdiction over applicable land affected by the project.

Plans, policies, and ordinances applicable to the Proposed Project area include:

### **Federal**

- U.S. Marine Corps, Miramar, Comprehensive Natural Resources Management Plan
- U.S. Marine Corps, Miramar, Committee for Land and Airspace Management Policy (1996)

### **State**

- California Land Conservation Act of 1965 (Williamson Act)

### **Local**

- City of San Diego Progress Guide and General Plan (updated in 1989)
- City of Santee 2020 General Plan (proposed in 2003)
- Zoning Ordinance of San Diego County (1978)
- Recreational Element (1972), San Diego County General Plan
- Regional Land Use Element (1979), San Diego County General Plan
- Public Facility Element (1991), San Diego County General Plan
- San Diego Multiple Species Conservation Program Subarea Plan

See Table D.7-3 for detailed descriptions of these applicable plans and policies, as well as discussion on the Proposed Project's consistency with them.

## **D.7.3 Environmental Impacts and Mitigation Measures**

### **D.7.3.1 Definition and Use of Significance Criteria**

Based on the CEQA Guidelines (Appendix G, Environmental Checklist Form), standard CEQA practice and previous environmental documents analyzing transmission line projects, the significance criteria presented below would be used to determine if the Proposed Project would result in a significant impact.

Policy consistency impacts would be considered significant if the project would:

- 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, zoning ordinance, habitat conservation plan or natural community conservation plan) adopted for the purpose of avoiding or mitigating an environmental effect.

The Proposed Project would result in significant land use impacts if it would:

- Physically divide an established community; or
- Create long-term disturbances that would disrupt an established land use.

Recreational resources would be significantly impacted if the Proposed Project would:

- Increase the use of existing neighborhood and regional parks or recreational facilities such that substantial deterioration of the facility would occur or be accelerated; or
- Disrupt recreational activities, which would adversely affect the recreational value of existing facilities.

The Proposed Project would significantly impact agricultural resources if it would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use; or
- Conflict with existing zoning for agricultural use or a Williamson Act contract.

### D.7.3.2 Project Protocols

SDG&E proposes to implement the Project Protocols presented in Table D.7-2 to reduce general land use, agricultural, and recreational impacts associated with construction (SDG&E, 2002). These protocols are considered part of the project description for the purposes of environmental impact analysis (i.e., they are not mitigation measures). The CPUC ensures compliance with these protocols by monitoring their implementation prior to, during, and after construction.

**Table D.7-2. Project Protocols – Land Use and Recreation**

PP No.	Description
18	To the extent feasible, transmission line facilities (e.g., the transmission ROW, access roads, tower sites, and other facilities) would be designed to avoid or minimize impact to agricultural land operations and production. Where project facilities cannot be relocated or redesigned to avoid impacts to agricultural lands or operations, SDG&E would pay just compensation to owners of agricultural lands where those lands or operations are permanently impacted (i.e., removed from practical use) by project facilities.
37	All new access roads constructed as part of the project that are not required as permanent access for future project maintenance and operation would be permanently closed. Where required, roads would be permanently closed using the most effective feasible and least environmentally damaging methods appropriate to that area with the concurrence of the underlying landowner and the governmental agency having jurisdiction (e.g., stock piling and replacing topsoil or rock replacement). This would limit new or improved accessibility into the area. Mowing of vegetation can be an effective method for protecting the vegetative understory while at the same time creating access to the work area. Mowing should be used when permanent access is not required since, with time, total revegetation is expected. If mowing is in response to a permanent access need, but the alternative of grading is undesirable because of downstream siltation potential, it should be recognized that periodic mowing would be necessary to maintain permanent access. The project biological construction monitor shall conduct checks on mowing procedures to ensure that mowing for temporary or permanent access roads is limited to a 12-foot-wide area on straight portions of the road (slightly wider on turns) and that the mowing height is no less than 4 inches from finished grade.
45	To the extent feasible, project facilities would be installed along the edges or borders of private property, open space parks, and recreation areas. When it is not feasible to locate project facilities along property borders, SDG&E would consult with affected property owners to identify facility locations that create the least potential impact to property and are mutually acceptable to property owners. When SDG&E cannot mutually resolve facility locations with property owners, SDG&E would pay just compensation to those property owners based on the facility locations identified by SDG&E.
46	To the extent feasible during final engineering design, coordinate the installation location of the project facilities line with landowners and/or the government agency having jurisdiction and/or the local government having an interest in the location of the facilities. When SDG&E cannot resolve facility location in coordination with the affected property owners that create the least potential impact to property and that are mutually acceptable to property owners, SDG&E would pay just compensation to those property owners based on the facility locations identified by SDG&E.
50	Where necessary to avoid significant protected environmental land use impacts, limit potential visual impacts and reduce the footprint of structures, use steel pole support structures in place of steel lattice tower structures.

Source: SDG&E, 2002.

### D.7.3.3 Proposed Miguel-Mission 230 kV #2 Project

#### Impact L-1: Conflict with an Applicable Land Use Plan, Policy, or Regulation

While local agencies do not have jurisdiction over the Proposed Project, a substantial noncompliance with adopted land use plans, policies, or regulations of these agencies would be considered a significant impact. All levels of government implement land use plans, policies, and regulations to reduce the impacts of development projects on the environment. Therefore, if the Proposed Project conflicted with one of these standards, it would negate the respective government’s attempt to reduce or avoid an environmental impact. By complying with local land use plans, policies, and regulations, the Proposed Project would meet each jurisdiction’s respective goals for reducing or eliminating the impacts of land use decisions. Table D.7-3 provides an analysis of the Proposed Project’s consistency with applicable plans and policies.

With CLAMP approval, the Proposed Project would be consistent with all applicable land use plans with the exception of the Recreational Element of the San Diego County General Plan. The impact related to consistency with the Recreational Element of the San Diego County General Plan is described further below (Impact L-5). Mitigation Measures L-5a and L-5b identified for Impact L-5 would mitigate this impact to a less than significant level (Class II).

**Table D.7-3. Consistency with Applicable Land Use Plans and Policies**

Agency Regulating Land Use	Regulation	Project Consistent?	Method of Consistency
City of San Diego	Progress Guide and General Plan (1989)	Yes	The major role of the Plan is to designate the desired general distribution, location, and extent of land use types. As the Proposed Project would be located within an existing transmission corridor allowed for in the Plan, the Proposed Project would be consistent with planned land uses.
City of Santee	2020 General Plan	Yes	Through the Land Use element, the Plan aims to guide the general pattern of land development within the City. As the Proposed Project would be located within an existing transmission corridor allowed for in the Plan, the Proposed Project would be consistent with planned land uses.
County of San Diego	Zoning Ordinance	Yes	Zoning Code S94 regulates land uses within transportation and utility corridors, and gives preference to transmission of electricity, among other similar uses. As a transmission line located within an existing transmission corridor, the Proposed Project would be consistent with this Zoning Ordinance.
County of San Diego	Recreational Element (1972), San Diego County General Plan	Yes, with Mitigation Measures (L-5a and L-5b)	The goal of the Recreation Element is to provide citizens opportunities for recreation. As discussed below under Impact L-5, the Proposed Project has the potential to disrupt recreation areas. However, implementation of Mitigation Measures L-5a and L-5b would reduce these impacts to less than significant levels. Therefore, the Proposed Project would not substantially deny citizens opportunities for recreation.



**Table D.7-3. Consistency with Applicable Land Use Plans and Policies**

Agency Regulating Land Use	Regulation	Project Consistent?	Method of Consistency
County of San Diego	Regional Land Use Element (1979), San Diego County General Plan	Yes	The overall goal of the Land Use Element is to accommodate population growth and influence its distribution in order to protect and wisely use scarce resources. As a transmission line located within an existing transmission ROW with the purpose of accommodating increased electrical demand, the Proposed Project fulfills the goals of the Land Use Element, and is consistent with this Plan.
County of San Diego	Public Facility Element (1991), San Diego County General Plan	Yes	The purpose of the Public Facility Element is to consider land use while planning for public facilities and to ensure adequate public facilities for the growing regional population. As a transmission line to accommodate increased electrical demand, the Proposed Project fulfills the goals of the Public Facility Element with regard to ensuring adequate electrical power supply. In addition, by meeting this demand within the confines of an existing transmission corridor, the Proposed Project fulfills the goal of land use planning consideration by not changing existing land uses on or near the Proposed Project site. This Element also includes consideration of recreation resources. Impact L-5, below, provides a detailed discussion of the Proposed Project's impacts on recreation.
U.S. Marine Corps, Miramar	Committee for Land and Airspace Management Policy (CLAMP)	Yes, with CLAMP approval	The CLAMP develops consistent policies on all land use planning issues and approves or disapproves all non-military land uses. Upon approval, the Proposed Project would be consistent with this policy. The Proposed Project would have to meet CLAMP approval, as MCAS Miramar is a federal installation whose authority supersedes that of the CPUC.
County of San Diego	San Diego Multiple Species Conservation Program Subarea Plan	See Biological Resources (Section D.3)	
U.S. Marine Corps, Miramar	Comprehensive Natural Resources Management Plan	See Biological Resources (Section D.3)	
State of California	California Land Conservation Act of 1965 (Williamson Act)	Yes	The Proposed Project does not cross or run adjacent to any lands under a Williamson Act contract.

**Impact L-2: Physically Divide an Established Community**

Typically, transmission lines can physically divide communities by introducing a substantial linear facility with actual and perceived physical barriers to crossing. Major linear facilities separate communities by at least the width of the ROW, introducing a physical separation that would result in fewer interactions among community members. However, the Proposed Project is within an existing transmission corridor.

The Proposed Project and construction access routes would cross or run adjacent to a range of land use types, including residential, agricultural, industrial, public service, open space, and recreational lands. While a major linear facility such as a transmission line has the potential to physically divide a commu-

nity, the Proposed Project is part of an existing transmission corridor and would therefore not further divide an established community.

The Proposed Project would have an adverse but less than significant impact (Class III) with regard to physical division of communities because the proposed modifications to the existing transmission corridor would not result in further physical division of the nearby communities as a result of long-term physical or visual barriers.

### **Impact L-3: Disrupt an Established Land Use**

The Proposed Project and construction access routes would cross or run adjacent to a range of land use types, including residential, agricultural, industrial, institutional, public service, open space, and recreational lands. During operation, the Proposed Project would not disrupt these established land uses because it is not a substantial change from the existing use of the ROW. However, construction activities would have the potential to disrupt land uses along the transmission corridor for short periods. For example, temporary staging areas located outside the ROW could temporarily affect surrounding communities and the respective land uses by disrupting access to properties adjacent to the ROW or precluding some outdoor activities very close to the ROW, such as at Herrick Children's Center or Steele Canyon High School, as both these institutions abut the ROW. However, these instances are expected to be short-term and infrequent because most if not all the construction activity would take place within the existing corridor (see Section B, Description of Project).

In addition, any new access roads constructed as part of the Proposed Project and not needed for future maintenance activities would be permanently closed (PP-37). This would limit new or improved accessibility to the area, preventing land use changes stemming from improved accessibility to the ROW. PP-45 and PP-46 also ensure SDG&E would pay just compensation to any landowners affected by the location of project facilities.

Due to their temporary and intermittent nature, impacts resulting from disruptions to established land uses would be adverse but less than significant (Class III).

Other factors, such as air quality, noise, and traffic, could disrupt adjoining land uses. These issue areas are analyzed elsewhere in Section D.

### **Impact L-4: Substantially Deteriorate a Recreational Facility**

The Proposed Project would result in or accelerate the substantial physical deterioration of recreational facilities if it increased their use beyond existing capacity. Generally, this increased use is a result of an increase in population local to the recreational resources. As shown in Section D.11, Socioeconomics, the Proposed Project is not expected to induce either short-term or long-term population growth, and is unlikely to draw additional residents or recreationists to the area. Therefore, the Proposed Project would not increase local need for recreational resources, and the Proposed Project would not lead to the physical deterioration of recreational facilities due to increased use.

The Proposed Project could also deteriorate recreational facilities if it reduced the value of their use. This could occur, for example, through reduced visual value, increased noise and traffic, or increased dust and emissions. These impacts are addressed in their respective sections elsewhere in Section D. The Proposed Project could also reduce the value of recreational resources through a physical intrusion into the resource. However, the Proposed Project would not include any permanent components outside the existing ROW. This limits potential physical intrusions to recreational resources resulting

from temporary construction activities. As noted in Section B, Project Description, construction activities would usually occur within the existing ROW. Due to their temporary and intermittent nature, impacts resulting from deterioration of recreational facilities would be adverse but less than significant (Class III).

### **Impact L-5: Disrupt Recreational Activities**

As discussed above, the Proposed Project passes through or near a variety of recreational facilities, including:

- Class II Bikeways
- Lake Jennings County Park
- San Diego River
- Louis A. Stelzer County Park
- Santee Lakes Regional Park & Campground
- Mission Trails Regional Park
- Admiral Baker Golf Course
- Cottonwood at Rancho San Diego Golf Club

Restriction or preclusion of use of these facilities could result in adverse impacts on users of these recreational facilities (see Figure D.7-1). Recreational resources could be affected temporarily by work on the transmission towers and substations or by re-stringing activities. Operation of the Proposed Project could permanently affect recreation areas if the placement of the towers restricts or precludes access to all or a portion of a recreational facility.

**Temporary Impacts Resulting from Construction Activities.** Transmission tower removal and replacement and substation construction would largely occur within the boundary of the existing ROW and outside the boundaries of recreational areas. Due to the expected location of construction outside the majority of recreation areas, work on the transmission towers and substations is not anticipated to substantially restrict access or preclude the use of recreational facilities. Project construction activities, could, however, restrict the use of access roads or otherwise temporarily block access to recreational resources near the ROW, particularly Cottonwood at Rancho San Diego Golf Club. The Proposed Project passes directly over Cottonwood just before the intersection of the ROW and Willow Glen Drive. These impacts would be considered potentially significant (Class II), but could be reduced to less than significant levels with the implementation of Mitigation Measures L-5a and L-5b (below). While SDG&E includes as part of the Proposed Project various Project Protocols intended to reduce impacts of the Proposed Project, these protocols do not fully mitigate recreational resource disruptions to less than significant levels. Mitigation Measures L-5a and L-5b (below) address potentially significant impacts the Protocols do not address, and would reduce construction disruption impacts to less than significant.

**Permanent Impacts Resulting From Operational Activities.** Operation of the Proposed Project would not restrict or preclude access to recreational resources. Operation of the Proposed Project would have a less than significant impact (Class III) on access to or use of recreational facilities because the Proposed Project would follow the existing alignment. This ensures that the Proposed Project would not alter regional recreational resources as they currently exist. In addition, SDG&E would use steel pole support structures in place of steel lattice tower structures where necessary to avoid visual impacts (PP-50). This change could reduce potential visual impacts and the structural footprint, thus improving the scenic quality of recreational areas, which would improve recreational users' experiences.

### ***Mitigation Measures for Impact L-5, Disrupt Recreational Activities***

**L-5a Avoid peak recreational usage.** SDG&E shall not schedule construction during times of peak usage (i.e., weekends and holidays) at the following recreational areas:

- All Class II Bikeways
- Cottonwood at Rancho San Diego Golf Club
- Lake Jennings County Park
- San Diego River
- Louis A. Stelzer County Park
- Santee Lakes Regional Park and Campground
- Mission Trails Regional Park
- Admiral Baker Golf Course
- Any other recreational resource the CPUC determines to be impacted by construction. If the CPUC determines another recreational resource is being impacted during peak recreational hours, SDG&E shall reschedule the appropriate construction activities such that they occur outside times of peak usage (i.e., weekends and holidays).

**L-5b Notify users of recreational resources.** During construction, SDG&E shall provide appropriate notice to all affected recreationists by doing the following:

- Onsite notification of recreational access closures at least thirty days in advance, through the posting of signs and/or other notices at all public entrances and/or other areas of high visibility (i.e., visitors' center, clubhouse, etc.); and
- Public notification through community newspapers and bulletins.

Without mitigation, the Proposed Project could significantly disrupt recreational activities during construction. By avoiding impacts to most recreationists, implementation of Mitigation Measures L-5a and L-5b would reduce these impacts to less than significant levels.

### **Impact L-6: Convert Farmland to Non-Agricultural Use**

The conversion of Farmland to non-agricultural uses is considered a significant impact due to its high capacity for agricultural production. The Proposed Project does not cross or run adjacent to any lands designated by the DOC as Farmland (PEA, 2002). Therefore, impacts to Farmland from the Proposed Project are unlikely and would be considered less than significant (Class III).

Transmission line projects generally have the potential to affect agricultural lands through construction activities or permanent encroachment. However, PP-18 ensures that if the Proposed Project affects any other agricultural lands (i.e., non-Farmland used for agricultural purposes), SDG&E would pay owners of these lands just compensation if avoidance of impacts were not possible.

### **Impact L-7: Conflict with an Existing Agricultural Use or a Williamson Act Contract**

The Proposed Project does not cross or run adjacent to any properties under a Williamson Act contract (SDG&E, 2002). Therefore, no impacts are expected to lands under a Williamson Act contract.

None of these lands are under a Williamson Act contract or are designated Farmland, as described above. The Proposed Project would not adversely affect these agricultural uses, with the possible excep-

tion of short-term construction related impacts or disruptions (e.g., noise, traffic, dust). In addition, the Proposed Project follows the existing ROW crossing through or running adjacent to the agricultural lands described above. As such, it would not cause changes in land use around the ROW that could lead to the conversion of these agricultural lands to non-agricultural uses. Therefore, the Proposed Project's impacts to agricultural lands are expected to be less than significant (Class III).

### **D.7.3.4 Future 230 kV Circuit within Miguel-Mission ROW**

As opposed to the Proposed Project, which includes the construction of a new alignment to replace the 138 kV and 69 kV circuits with the 230 kV circuit, the addition of the future 230 kV circuit within the ROW would include only stringing activities from Miguel Substation to Fanita Junction (see Section B.1.2). Impacts resulting from these future stringing activities would be nearly identical to those described for the Proposed Project in type, but less severe because the future circuit would involve only restringing, and no new tower erection.

The construction of the future 230 kV circuit would be consistent with all applicable plans and policies, as described in Table D.3.7, with the approval of CLAMP.

The activities involved in the addition of a future 230 kV circuit within the ROW would consist of adding a second circuit to the new 230 kV alignment. Therefore, the following would not occur:

- Division of an established community,
- Disruption of established land uses,
- Deterioration of recreational facilities,
- Conflict with agricultural uses, and
- Conversion of agricultural lands to non-agricultural uses.

There would be a potential for the temporary disruption of recreational activities during the stringing of lines over or adjacent to recreational areas, but these activities would be short-term and temporary. Impacts to recreation areas due to disruption would be considered adverse, but less than significant (Class III).

Operation of the future 230 kV circuit would have no impact, as neither the Proposed Project nor the additional circuit would change the use or boundaries of the existing ROW.

## **D.7.4 Project Alternatives**

### **D.7.4.1 Jamacha Valley 138 kV/69 kV Underground Alternative**

#### **Environmental Setting**

This section of the route passes near homes and the Cottonwood, Steele Canyon, and Singing Hills Golf Courses, as well as some undeveloped areas (see Figure D.7-1). After crossing the Cottonwood at Rancho San Diego Golf Club and turning northeast, this alternative follows Willow Glen Drive and passes approximately 1,000 feet east of a subdivision at Wind River Court. Scattered residences occur just east of the ROW and west of Willow Glen Drive. After crossing Hillsdale Road and associated sparse residences, Willow Glen Drive and this alternative pass 2,000 feet from a subdivision at Indigo Drive. This alternative then turns northward in an area of sparse development and passes near residences again in the vicinity of proposed Towers #670 to #680. Residences also occur along Willow

Glen Drive in this section. Singing Hills Country Club and Golf Course occur approximately 1,000 feet east of the ROW and abut Willow Glen Drive. This alternative then crosses Dehesa Road and returns to the Proposed Project's configuration.

### **Environmental Impacts and Mitigation Measures**

Construction impacts resulting from undergrounding the 138 kV/69 kV circuits in Jamacha Valley would be potentially greater than the Proposed Project due to a longer construction schedule and increased potential disruptions of access associated with the undergrounding process. Impacts L-2 (Physically Divide an Established Community), L-3 (Disrupt an Established Land Use), L-4 (Substantially Deteriorate a Recreational Facility), L-6 (Convert Farmland to Non-Agricultural Use), and L-7 (Conflict with an Existing Agricultural Use or a Williamson Act Contract) would be adverse, but less than significant (Class III), while Impacts L-1 (Conflict with an Applicable Land Use Plan, Policy, or Regulation) and L-5 (Disrupt Recreational Activities) would be potentially significant. Implementation of Mitigation Measures L-5a (Avoid peak recreational usage) and L-5b (Notify users of recreational resources) would reduce these impacts to less than significant levels (Class II).

Operational activities would result in no adverse impacts to land use, recreation, or agriculture.

### **Comparison to Proposed Project**

Compared to the Proposed Project, this alternative would have potentially greater (Class II/Class III) construction impacts and similar operational impacts (Class III).

### **Comparison to Proposed Project with Future Circuit**

Compared to the Proposed Project with the additional 230 kV circuit, this alternative (also with an additional 230 kV circuit) would have potentially greater (Class II/Class III) construction impacts and similar operational impacts (Class III).

## **D.2.4.2 Jamacha Valley Overhead A Alternative**

### **Environmental Setting**

Because this alternative would be located in the existing ROW, its setting is similar to the Proposed Project in Jamacha Valley from a point near the Herrick Center (Steele Canyon Road and Jamul Drive) to the intersection of the Miguel-Mission ROW and Hillside Road. The segment would be located in close proximity to scattered residential communities near the unincorporated areas of Cottonwood, Crest, Glenview, and Johnstown, and undeveloped areas, including avocado groves.

### **Environmental Impacts and Mitigation Measures**

Construction impacts to land use, recreation, and agriculture resulting from this alternative placement would be similar to those identified for the Proposed Project. Impact L-2 (Physically Divide an Established Community), L-3 (Disrupt an Established Land Use), L-4 (Substantially Deteriorate a Recreational Facility), L-6 (Convert Farmland to Non-Agricultural Use), and L-7 (Conflict with an Existing Agricultural Use or a Williamson Act Contract) would be adverse, but less than significant (Class III), while Impacts L-1 (Conflict with an applicable land use plan, policy, or regulation) and L-5 (Disrupt recreational activities) would be potentially significant. Implementation of Mitigation Measures L-5a

(Avoid peak recreational usage) and L-5b (Notify users of recreational resources) would reduce these impacts to less than significant levels (Class II). Operational activities would result in no adverse impacts to land use, recreation, or agriculture.

### **Comparison to Proposed Project**

Compared to the Proposed Project, construction of the 138 kV/69 kV poles near the east edge of the ROW under this alternative would have a slightly longer duration of construction impacts due to construction of new access roads. Operational impacts (Class III) would be similar.

### **Comparison to Proposed Project with Future Circuit**

Compared to the Proposed Project with the additional 230 kV circuit, this alternative (also with an additional 230 kV circuit) would have both similar (Class II/Class III) construction and operational impacts (Class III).

## **D.7.4.3 Jamacha Valley Overhead B Alternative**

### **Environmental Setting**

This alternative would begin at the Herrick Center (Steele Canyon Road and Jamul Drive) and would end near Dehesa Road. The ROW and alternative route then pass close to scattered residential communities near the unincorporated areas of Cottonwood, Crest, Glenview, and Johnstown, and undeveloped areas, including avocado groves until it would cross to the northwest of the intersection of Dehesa Road and Willow Glen Drive and becomes identical to the Proposed Project.

### **Environmental Impacts and Mitigation Measures**

Construction impacts to land use, recreation, and agriculture resulting from this alternative placement would be similar to those identified for the Proposed Project. Impacts L-2 (Physically Divide an Established Community), L-3 (Disrupt an Established Land Use), L-4 (Substantially Deteriorate a Recreational Facility), L-6 (Convert Farmland to Non-Agricultural Use), and L-7 (Conflict with an Existing Agricultural Use or a Williamson Act Contract) would be adverse, but less than significant (Class III), while Impacts L-1 (Conflict with an applicable land use plan, policy, or regulation) and L-5 (Disrupt recreational activities) would be potentially significant. Implementation of Mitigation Measures L-5a and L-5b would reduce these impacts to less than significant levels (Class II). Operational activities would result in no adverse impacts to land use, recreation, or agriculture.

### **Comparison to Proposed Project**

Compared to the Proposed Project, this alternative would require construction of an additional pole alignment, resulting in greater construction activity and duration in Jamacha Valley, which would have potentially greater construction impacts. Operational impacts (Class III) would be similar.

### **Comparison to Proposed Project with Future Circuit**

Compared to the Proposed Project with the additional 230 kV circuit, this alternative (also with an additional 230 kV circuit) would have potentially greater construction impacts, but similar operational impacts (Class III).

#### **D.7.4.4 City of Santee 138 kV/69 kV Underground Alternative**

##### **Environmental Setting**

This section of the route passes near homes and the Santee Lakes Regional Park and Campground, as well as some undeveloped areas (see Figure D.7-1). This alternative diverges from the existing ROW and traverses a paved access road for 0.6 miles to follow Princess Joann Road for 0.75 miles before rejoining the existing ROW near existing 138 kV/69 kV Tower Number #1330. In this section, both the ROW and Princess Joann Road abut a relatively dense residential neighborhood (approximately 10-12 houses per 1,000 feet).

##### **Environmental Impacts and Mitigation Measures**

Construction impacts resulting from undergrounding the 138 kV/69 kV circuits in Santee would be greater than those of the Proposed Project due to the more intense construction activity of trenching, a longer construction schedule, and increased disruption of access associated with the undergrounding process. Impacts L-2 (Physically Divide an Established Community), L-3 (Disrupt an Established Land Use), L-4 (Substantially Deteriorate a Recreational Facility), L-6 (Convert Farmland to Non-Agricultural Use), and L-7 (Conflict with an Existing Agricultural Use or a Williamson Act Contract) would be adverse, but less than significant (Class III), while Impacts L-1 (Conflict with an Applicable Land Use Plan, Policy, or Regulation) and L-5 (Disrupt Recreational Activities) would be potentially significant. CLAMP approval and implementation of Mitigation Measures L-5a and L-5b would reduce these impacts to less than significant levels (Class II). Operational activities would result in no adverse impacts to land use, recreation, or agriculture.

##### **Comparison to Proposed Project**

Compared to the Proposed Project, this alternative would have greater (Class II/Class III) construction impacts and similar operational impacts (Class III).

##### **Comparison to Proposed Project with Future Circuit**

Compared to the Proposed Project with the additional 230 kV circuit, this alternative (also with an additional 230 kV circuit) would have greater (Class II/Class III) construction impacts and similar operational impacts (Class III).

#### **D.7.4.5 City of Santee 230 kV Overhead Northern ROW Boundary Alternative**

##### **Environmental Setting**

The setting for this alternative is similar to the Proposed Project in the City of Santee because it would be located adjacent to the Proposed Project along the northern boundary of the ROW from the water tanks due east of the eastern end of Princess Joann Road to a point approximately 800 feet northwest of the western end of Princess Joann Road. However, because the route would be along the northern boundary of the ROW, it would be located farther from the residences that are along the southern boundary of the existing ROW.



## Environmental Impacts and Mitigation Measures

Construction impacts to land use, recreation, and agriculture resulting from this alternative placement would be similar to those identified for the Proposed Project. However, two additional 230 kV steel mono-poles would be added to allow crossover of the circuits at the two endpoints of this alternative segment (in areas removed from residences). Impact L-2 (Physically Divide an Established Community), L-3 (Disrupt an Established Land Use), L-4 (Substantially Deteriorate a Recreational Facility), L-6 (Convert Farmland to Non-Agricultural Use), and L-7 (Conflict with an Existing Agricultural Use or a Williamson Act Contract) would be adverse, but less than significant (Class III), while Impacts L-1 (Conflict with an applicable land use plan, policy, or regulation) and L-5 (Disrupt recreational activities) would be potentially significant. Implementation of Mitigation Measures L-5a and L-5b would reduce these impacts to less than significant levels (Class II). Operational activities would result in no adverse impacts to land use, recreation, or agriculture.

### Comparison to Proposed Project

Although the poles would be installed farther from homes along the south side of the ROW, the construction activities would have a similar ability to disrupt sensitive land uses during construction. The construction of two additional crossover mono-poles would result in slightly greater construction activity, but this impact would also be minor in comparison to the Proposed Project. Therefore, compared to the Proposed Project, construction of the 230 kV poles near the northern edge of the ROW under this alternative would have similar (Class II/Class III) construction impacts as well as similar operational impacts (Class III).

### Comparison to Proposed Project with Future Circuit

Compared to the Proposed Project with the additional 230 kV circuit, this alternative (also with an additional 230 kV circuit) would have both similar (Class II/Class III) construction and operational impacts (Class III).

## D.7.5 Environmental Impacts of the No Project Alternative

The No Project Alternative would consist of additional regional generation and/or CAISO-implemented congestion measures. Although new power plants may be necessary in the San Diego area, their location and schedule for development cannot be predicted. The development of new power plants would result in temporary local construction noise, dust, and other nuisance impacts. Long-term operational impacts would include incremental increases in operational noise and air emissions, both of which could potentially result in impacts at the closest residential receptors. The air emissions would incrementally contribute to the pollutant load at these locations, which could also potentially create significant impacts to residential receptors.

A potential land use impact associated with CAISO-implemented congestion measures would be on growth and new development. Businesses desiring to locate in the San Diego service area or existing businesses wishing to expand facilities or operations could be precluded from doing so due to potential significant increases in energy costs. This could affect land use development patterns within the San Diego area.

## D.7.6 Mitigation Monitoring, Compliance, and Reporting Table

Table D.7-4 shows the mitigation monitoring, compliance, and reporting program for Land Use and Recreation.

**Table D.7-4. Mitigation Monitoring Program – Land Use and Recreation**

<b>IMPACT L-5</b>	<b>Disrupt Recreational Activities (Class II)</b>
<b>MITIGATION MEASURE</b>	<p><b>L-5a: Avoid peak recreational usage.</b> SDG&amp;E shall not schedule construction during times of peak usage (i.e., weekends and holidays) at the following recreational areas:</p> <ul style="list-style-type: none"> <li>• All Class II Bikeways</li> <li>• Cottonwood at Rancho San Diego Golf Club</li> <li>• Lake Jennings County Park</li> <li>• San Diego River</li> <li>• Louis A. Stelzer County Park</li> <li>• Santee Lakes Regional Park and Campground</li> <li>• Mission Trails Regional Park</li> <li>• Admiral Baker Golf Course</li> </ul> <p>• Any other recreational resource the CPUC determines to be impacted by construction. If the CPUC determines another recreational resource is being impacted during peak recreational hours, SDG&amp;E shall reschedule the appropriate construction activities such that they occur outside times of peak usage (i.e., weekends and holidays).</p>
<b>Location</b>	Throughout Proposed Project area as described in the mitigation measure
<b>Monitoring / Reporting Action</b>	<ul style="list-style-type: none"> <li>• Review copy of notification,</li> <li>• Verify construction scheduling, and</li> <li>• Verify notification provided for and present at each affected site.</li> </ul>
<b>Effectiveness Criteria</b>	Proof of notification is sufficient that construction disturbance at recreational facilities is minimized.
<b>Responsible Agency</b>	SDG&E
<b>Timing</b>	During construction
<b>MITIGATION MEASURE</b>	<p><b>L-5b: Notify users of recreational resources.</b> SDG&amp;E shall provide appropriate notice to all affected recreationists by doing the following:</p> <ul style="list-style-type: none"> <li>• Onsite notification of recreational access closures at least thirty days in advance, through the posting of signs and/or other notices at all public entrances and/or other areas of high visibility (i.e., visitors' center, clubhouse, etc.); and</li> <li>• Public notification through community newspapers and bulletins.</li> </ul>
<b>Location</b>	Throughout Proposed Project area
<b>Monitoring / Reporting Action</b>	SDG&E shall submit to CPUC copies of all notices sent regarding restriction of recreational access.
<b>Effectiveness Criteria</b>	Proof of notification is sufficient that construction disturbance at recreational facilities is minimized.
<b>Responsible Agency</b>	SDG&E
<b>Timing</b>	Prior to and during construction (30 days prior to all construction potentially affecting recreational resources)

## D.7.7 References

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