D.13 Visual Resources

Visual resources consist of the landforms, vegetation, rock and water features, and cultural modifications that create the visual character and sensitivity of a landscape. A number of factors are documented for the existing visual resources of the project area, in order to determine the manner in which those resources or characteristic landscapes may be modified by the Proposed Project or Alternatives. The primary existing visual condition factors considered in this study are defined below and include: Visual Quality, Viewer Type and Volume of Use, Viewer Exposure, and Overall Visual Sensitivity. The analysis of these factors was conducted from Key Observation Points (KOPs) that are representative of the visual conditions in the project area. KOPs are described in Section D.13.1. The types and degree of visual changes that would be caused by the Proposed Project or alternatives are subsequently discussed in Section D.13.3. Visual changes are shown in computer-generated photographic simulations from select KOPs to illustrate the effects of the Proposed Project and alternatives from sensitive viewing locations. Visual photosimulations are presented at the end of this section.

Visual Quality is defined as the overall visual impression or attractiveness of an area as determined by the particular landscape characteristics, including landforms, rock forms, water features, and vegetation patterns. The attributes of variety, vividness, coherence, uniqueness, harmony and pattern contribute to the overall visual quality of an area. For the purposes of this EIR, visual quality is defined according to three levels: (1) indistinctive or degraded — defined as generally lacking in visual resource amenities typical of the region (low), (2) representative — defined as visual resources typical or characteristic of the region (moderate), and (3) distinctive — defined to include visual resources that are unique or exemplary (high). Visual quality is assessed in this EIR for landscapes that would be directly affected by the Proposed Project and areas that would incur visual changes due to the visibility of the project and alternatives.

Viewer Type and Volume of Use considers the type of use and volume of use that various land uses receive that may be visually sensitive to the Proposed Project or alternatives. Areas considered to be of potential high visual sensitivity in this report include residential areas, park and recreation areas, major travel and recreation routes, and public facilities of community value, including schools and other public facilities.

Viewer Exposure addresses the variables that affect viewing conditions from potentially sensitive areas. Viewer exposure considers the following factors: (1) landscape visibility (the ability to see the landscape where the project will be); (2) the viewing distance (i.e., the proximity of viewers to the project); (3) viewing angle — whether the project or alternatives would be viewed from above (superior), below (inferior) or from a level (normal) line of sight; (4) extent of visibility — whether the line of sight is open and panoramic to the project area or restricted by terrain, vegetation and/or buildings; and (5) duration of view.

Visual Sensitivity is the overall measure of an existing landscape's susceptibility to adverse visual changes. This analysis of visual sensitivity is based on the combined factors of visual quality, number and type of viewers, and potential visual exposure to the Proposed Project or alternatives. Visual Sensitivity is reflected in this EIR according to high, moderate and low visual sensitivity ranges. A landscape with a high degree of visual sensitivity is less able to accommodate adverse visual changes from the Proposed Project or alternatives, than areas deemed to be of moderate or low sensitivity.

Overall Visual Sensitivity is concluded based on a composite analysis of an area's aesthetic qualities and potential for being affected by adverse visual changes in the seen environment.

Key Observation Points (KOPs) are representative viewing locations in the area potentially affected by the Proposed Project or Alternatives. KOPs were selected to document both the most critical locations from which the project would be seen, as well as typical viewing locations of the project area. KOPs consist of views from sensitive residential neighborhoods, recreational sites and travel routes, as well as public schools and other public areas. KOPs are described in Section D.13.1.2 and assessed in Section D.13.3 for potential visual effects from the Proposed Project and alternatives.

D.13.1 Environmental Setting for the Proposed Project

D.13.1.1 Overview

Landscape Visual Quality

The Proposed Project is located in San Diego County, and lies within the Lower Californian physiographic province (Fenneman, 1946). The Lower Californian province is characterized by granite upland areas, dissected by deep valleys and rivers. The project area ranges in elevations from San Miguel Mountain, with a summit elevation of 2,565 feet above mean sea level (amsl), to approximately 100 feet amsl near the Mission Substation. Deep valleys subdivide the rolling uplands and basins into mesas that vary in character from developed residential and urban areas, to undeveloped open space. Within the project area, granite outcroppings range from relatively small boulders and rocks to more massive outcroppings. Major physiographic features in the project area include San Miguel Mountain, Mother Miguel Mountain, Sweetwater Reservoir and River, Jamacha Valley, Lake Jennings, Santee Lakes, Moreno Valley, Eucalyptus Hills, Wildcat Canyon, Oak Canyon, Spring Canyon, Little Sycamore Canyon and Sycamore Canyon, and the San Diego River.

The visual character of the project area landscapes varies significantly from highly developed residential and commercial community areas in the vicinity of Jamacha Valley, El Cajon, Santee, and Tierrasanta to predominantly undeveloped open spaces of the San Miguel Mountain and Mission Trails Regional Park. Large granite boulders are scattered throughout the undeveloped portions of the undeveloped hills, north of San Miguel Mountain. Vegetation cover in undeveloped areas is predominantly low-lying coastal sage scrub, chaparral, and native grasses. Taller overstory trees are predominantly found in undeveloped areas along major drainages and rivers. Soil colors vary from dark browns to light tans, and create strong contrasts with low-lying vegetation covers, particularly during the spring season and where vegetation contrasts may be prominent year-round (e.g., orchards and chaparral). Major natural landscapes and open space are found near San Miguel Mountain, Mother Miguel Mountain, the Sweetwater Regional Park and Reservoir, Mission Trails Regional Park, and parts of Miramar Air Station. Large portions of Mission Trails Regional Park and Miramar Air Station were recently burned in the October 2003 fires, as well as the Louis A. Stelzer County Park and portions of Lake Jennings County Park.

Much of the study area has been altered from a natural state and supports a variety of land uses and non-native vegetation. Developed areas range from dispersed residential communities on large acreages to more densely populated residential neighborhoods, community parks, golf courses and commercial centers. Altered and developed landscapes are most concentrated north of San Miguel Mountain, along Jamacha Valley, and in residential areas of El Cajon, Santee, Granite Hills and Tierrasanta. Introduced landscapes include ornamental plantings, including a mix of overstory deciduous canopy trees, palms, and evergreens. Turf grass and dry rock garden areas dominate in the developed urban landscapes. In general, the visual quality of the project area is considered representative of the physiographic region

and urban landscapes of Southern California. Developed areas with distinctive visual quality are often associated with highly landscaped areas, including parks and golf courses. Undeveloped landscapes of distinctive visual quality are generally associated with rivers, lakes and reservoirs, and undeveloped canyons supporting stands of native oaks and sycamores. Mission Trails Regional Park and Louis A. Stelzer County Park are representative areas that have historically been valued for their undisturbed aesthetic landscape qualities. Although the October 2003 fires recently altered and degraded both park environments, these changes are considered to be temporary (5 to 15 years to recovery).

Viewer Types and Volume of Use

Visually sensitive areas within the project area include an array of residential neighborhoods, community parks and recreation areas, regional parks and golf courses, and Interstate and State highways, along with local roads used for recreational travel and destinations. Visually sensitive areas were identified in the field according to those locales that currently have views to SDG&E's existing utility corridor. Overall, the existing utility corridor is highly visible, often extending 1.5 to 2.0 miles away due to the location of the existing 230 kV line and 138 kV/69 kV line on elevated ridgelines and slopes. For the purposes of this study, the assessment of visually sensitive areas focuses on residential, park, recreation and other public land uses and travel routes between the Miguel Substation and Fanita Junction that could be further impacted by the project by new tower or pole facilities. While areas between Fanita Junction and the Mission Substation are described in this EIR, they are not evaluated in detail, since the Proposed Project in this segment would consist only of adding a 230 kV circuit to existing towers. No other new structures would be installed along this section of the project.

Miguel Substation to Fanita Junction. Areas currently within view of SDG&E's utility corridor between the Miguel Substation and Fanita Junction include the following neighborhoods and community resources that are considered sensitive to visual changes from the Proposed Project or alternatives due to type of use and/or viewer volume.

Residential Areas – Dispersed rural and subdivision residences located near the Miguel Substation, Mission Substation or transmission corridor, including residences of unincorporated San Diego County, and the Cities of El Cajon, Santee, and San Diego. Specific communities and residential developments that are, and would be, within view of facilities in SDG&E's utility corridor include portions of the Pointe Development near Sweetwater Reservoir, residential neighborhoods near the Jamacha Elementary School and Steele Canyon High School, the Cottonwood, Johnston and Glenview neighborhoods, the Monarch Ridge Development, Willow Bend Ranch, West Village of Singing Hills, Silverado Development, Granite Hills in El Cajon, and residential areas of the City of Santee.

Specific residential areas of visual sensitivity include homes located along or near the following streets:

- ***Between Miguel Substation and Jamul Road/SR 94 (unincorporated San Diego County, residential areas near Sweetwater Regional Park and the Pointe Development)*** – San Miguel Road, Miller Ranch Road, SR 94, Jamacha View Road, Jamacha Road, Pointe Parkway and Destiny Mountain Court, Steele Canyon Road, Ivanhoe Drive, Jamul Road;
- ***Between SR 94 and Dehesa Road (unincorporated San Diego County, developments and neighborhoods of Monarch Ridge, Cottonwood, Silverado, Willow Bend Ranch, and West Village of Singing Hills)*** – Willow Glen Drive, Wind River Road, Lime Rock Court, Ricardo Court, Lola and Elan Roads, Monarch Ridge Road, Vista Rodeo, Vista Madera Ofelia Lane, Singing Trails Court, Singing Vista Way;

- ***Between Dehesa Road and La Cresta Road (City of El Cajon, Granite Hills)*** – Calle de la Sierra, Camino Monte Sombre Trail, Shadow Mountain Road;
- ***Between La Cresta Road and I-8 (communities of Crest, Glenview, and Johnston)*** – Paseo del Mar, Laguna Vista, Marbrook Way, East County Drive, Piping Rock, Heath Cliff Court, Harwick Drive, Harwick Terrace, Cordial Road;
- ***Between I-8 and Lake Jennings County Park (unincorporated San Diego County)*** – Pinchard Way, Deanly Court, Jack Oak Lane, Deanly Street, Pony Express and Pioneer Terrace, American Way, Settlers Road, Stage Coach, Domino Drive and Choisser Lane;
- ***Between Lake Jennings County Park and Fanita Junction (unincorporated San Diego County and the City of Santee)*** – residential north of Willow Road, residences between Cuyamaca Street and Princess Joann Road, Summit Avenue, residences in the vicinity of Summit Crest Drive.

Park and Recreation Areas – Park and recreation areas are considered of high sensitivity to visual changes due to the type of outdoor use and high viewer volumes. Locations considered visually sensitive to SDG&E's Proposed Project include park and recreation areas where the existing utility corridor is clearly visible. The following areas currently have views to SDG&E's utility corridor and/or substations, and would be subject to additional visual changes from the Proposed Project: Bonita Golf Course, Sweetwater County Park and Summit Campground, Hilton Head County Park, Steele Canyon County Park, Cottonwood at Rancho San Diego Golf Club, Sycuan Casino and Resort, Singing Hills Golf Course, the Singing Hills Memorial Park, Lake Jennings County Park, Louis A. Stelzer County Park, Cactus County Park, Santee Lakes Regional Park and Campground, and Mission Trails Regional Park (proposed extension area).

Highways and Scenic/Recreation Roads – A number of highways and scenic/recreation roads are within view of SDG&E utility corridor between Miguel Substation and Fanita Junction. The following highways and scenic/recreation roads are considered to be potentially sensitive to visual changes due to the scenic status, high volume and/or type of use these roads receive: SR 94 and I-8 (State Eligible Scenic Highways), Willow Glen Drive, Willow Road and El Monte Road (County Eligible Scenic Roads); and the following recreation destination routes: SR 67, Wildcat Canyon Road, and Lake Jennings Park Road.

Other Public Facilities – In addition to the residential, recreation, park and highway/road areas discussed above, the following public facilities are considered to be visually sensitive, due to the high number of viewers and associated uses: Steele Canyon High School and the Jamacha Elementary School.

Fanita Junction to Mission Substation. SDG&E's utility corridor is visible from the following neighborhoods and community facilities between Fanita Junction and Mission Substation, which could be visually sensitive to the project:

Residential Areas – **N**eighborhoods in the City of San Diego, including portions of Tierrasanta and Mission Village.

Park and Recreation Areas – Including Mission Trails Regional Park, Tierrasanta Community Park and Recreation Area, and the Admiral Baker Golf Course.

Highways and Scenic/Recreation Roads – SR 52, I-15, and I-805.

Viewer Exposure

Viewer exposure reflects the degree to which viewers are exposed to views of the landscape and existing SDG&E utility corridor. This evaluation also considers the viewing conditions of the project area with respect to whether the project would be visually screened by foreground or background topography, vegetation or buildings or would be skylined[1] on primary or secondary ridgelines. Viewer exposure varies by observation points and is described for the KOPs evaluated in detail below. The following variables are considered:

Landscape Visibility conditions are influenced by a number of seasonal and atmospheric conditions and may vary significantly depending on the time of day and whether atmospheric conditions are clear or hazy. Within the project area, while visibility conditions were found to vary along the route, open and panoramic visibility conditions are typical due to the elevated location of the existing right-of-way and utility facilities on primary and secondary ridgelines.

Viewing Distance is typically considered according to whether the project would be viewed within a foreground, middleground, or background distance zone. For the Miguel-Mission 230 kV #2 Project, the following distance zones were identified as pertinent to this project and are based on field studies of the project area: foreground – within 0.5 miles; middleground – 0.5 to 1.5 miles, and background – 1.5 miles and greater. Within the immediate *foreground distance zone* of visually sensitive locations, the Proposed Project lattice towers, poles, hardware and conductors have the potential to be clearly visible and dominant. Within the *middleground distance zone*, the project would be viewed as in-scale with other surrounding land uses due to the intervening distance. Tower and pole visibility may vary significantly depending on whether the facilities are screened by background terrain or viewed against the sky on ridgelines. Within the middleground distance zone, the horizontal lines created by the conductors may be the most visually evident feature of the project, particularly in natural homogeneous settings, or during early morning and late afternoon low sun angle conditions. In the *background distance zone*, the project may be visually discernable, would be substantially screened by foreground and/or background landscape features, and may be difficult to discern depending on atmospheric conditions. Within this distance zone, the project may be clearly visible on ridgelines, and where access road improvements would occur on elevated hills.

Viewing Angle and Extent of Visibility considers the relative location of the project to the viewer and whether visibility conditions from a sensitive location would facilitate long views of the project (i.e., views to multiple towers and poles) or be limited by intervening vegetation, structures or terrain. Three *viewing angles* are considered in this study: *inferior, superior,* and *normal* view angles. An inferior view angle occurs where the viewer is located below the project, and his/her line of sight is directed upwards towards the project. In these instances, transmission lines are typically skylined and may be visually dominant if located on prominent ridgelines, where long views of the towers and lines are possible. Inferior view angles are prevalent throughout the Mission-Miguel project area, as the existing utility ROW and lattice structures are often seen elevated on secondary ridgelines and slopes. Superior lines of sight occur in instances where the viewer is situated above the project and looks down towards the project, or over the project to more distant scenery. Normal line-of-sight conditions pertain to situations where the viewer and project are on a similar elevation or view plain. The *extent of visibility* is a measure of how much of the project would be seen. In general, long line-of-sight views are created

[1] An object would be "skylined" if it were visible extending over the top of a natural feature, such as a hill or mountain.

where multiple towers, poles, and conductors are seen, while restricted lines of sight typically reflect viewing conditions where only a small segment (e.g., one or two poles/towers) of the project would be viewed. Long line-of-sight conditions are often associated with superior or inferior view angles, while more restricted visibility of the project is more typical in normal view angle conditions.

Duration of View pertains to the amount of time the project would typically be seen from a sensitive viewpoint. In general, duration of view would be less in instances where the project would be seen for short or intermittent periods (such as from major travel routes and recreation destination roads) and greater in instances where the project would be seen regularly and repeatedly (such as from permanent residences or public use areas).

D.13.1.2 Description of Key Observation Points

Twenty-four KOPs have been identified to reflect the range of visual conditions and sensitive views that occur in the project area between the Miguel Substation and Fanita Junction, where project changes would be visually noticeable.[2] The KOPs are illustrated in Figure D.13-1. The existing viewing conditions at KOPs are addressed below. Since the Miguel-Mission Project would be a modification and expansion of facilities within an already developed utility right-of-way, the description of KOPs takes into account the on-going visual effects of SDG&E's facilities, and provides a basis for measuring the existing condition factors described above. Each KOP is described below according to visual quality, visual sensitivity and viewer exposure; and shown photographically in Figures D.13-2 through D.13-30. It should be noted that the visual quality of some KOPs has been altered recently by the October 2003 fires. The KOP descriptions acknowledge these changes. Long-term visual quality is assumed to be the same or similar to pre-existing fire conditions, however, since landscapes are expected to return to restored or reclaimed conditions within 5 to 15 years.

[2] Key observation points have not been evaluated in detail in this EIR between Fanita Junction and the Mission Substation since transmission and substation changes proposed by SDG&E would be restricted to the addition of new conductors to existing facilities and would result in minor visual changes.

Figure D.13-1. Project Location

CLICK HERE TO VIEW

KOP 1 – Bonita Golf Course, View Looking East towards Miguel-Mission ROW and Mother Miguel Mountain (Figure D.13-2)

The Bonita Golf Course is an 18-hole golf course that is situated more than a mile west of the Miguel Substation and existing SDG&E Miguel-Mission right-of-way. Foreground views are to the landscaped golf course greens and trees. Middleground and background views are towards Mother Miguel Mountain that primarily supports native shrub vegetation. Existing developments visible from KOP 1 on Mother Miguel Mountain primarily consist of the existing SDG&E right-of-way, access roads and lattice towers and conductors.

Summary of Visual Qualities

Visual Quality: Representative to distinctive. Natural and man-made landscapes on Mother Miguel Mountain and at the golf course, respectively, are representative of the physiographic region and developed golf course resorts. Distinctive landscape quality is typical at the golf course due to the emphasis on high-quality landscaping and maintenance.

Viewer Type and Volume: Public recreation area that relies on the quality of the built and natural landscape for its value and function. High user volume.

Viewer Exposure:

- **Viewing Distance Zone:** Background.
- **Viewing Angle and Extent of Visibility:** Inferior views. Elevated and long views of the transmission line. Lines and towers are primarily backscreened by Mother Miguel Mountain.
- **Duration of View:** Moderate – Transient recreation use.

Overall Visual Sensitivity Level: Low.

Figure D.13-2. KOP 1 – Bonita Golf Course, Existing View to East

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 2 – Sweetwater Regional County Park and Summit Campground, View Looking East towards Miguel Substation, Miguel-Mission ROW and Mother Miguel and San Miguel Mountains (Figure D.13-3)

The Sweetwater Regional Park, Summit Site provides 53 camp sites and opportunities for horseback riding, hiking, and mountain biking on a system of trails along the Sweetwater River and Reservoir. Views from the campground and trails provide panoramic views to Mother Miguel and San Miguel Mountain, located to the east/northeast. The existing SDG&E Miguel-Mission ROW is elevated and visible along the western slopes of the mountains. In addition, the Miguel Substation is openly visible from elevated viewing locations at the campground. Existing views from the campground are to mixed residential and industrial uses in the middleground and background views to the mountains and transmission ROW.

Summary of Visual Qualities

Visual Quality: Representative. Background mountains are predominantly natural, and representative of the physiographic province. Middleground views are to both mixed rural residential and industrial uses, typical of developments in this part of San Diego County.

Viewer Type and Volume: Public recreation area that relies on the quality of the built and natural landscape for its value and function. High user volume.

Viewer Exposure:

- **Viewing Distance Zone:** Middleground to background.
- **Viewing Angle and Extent of Visibility:** Predominantly normal views. Panoramic and open, long views of the transmission line are typical. Lines and towers are primarily backscreened by Mother Miguel and San Miguel Mountain, although some skylining occurs to the northeast.
- **Duration of View:** Moderate – Transient recreation use.

Overall Visual Sensitivity Level: Moderate.

Figure D.13-3. KOP 2 – Sweetwater Regional County Park and Summit Campground, Existing View to East

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 3 – Residential Area, West of Miguel Substation, View Looking East/Northeast towards Miguel-Mission ROW and Mother Miguel and San Miguel Mountains (Figure D.13-4)

Rural residential homes and ranchettes are scattered to the west and south of the Miguel-Mission transmission line in the Sunnyside Area of unincorporated San Diego County. Residential areas along San Miguel Road and surrounding streets are within view of the existing transmission corridor, which is elevated along the slopes of San Miguel and Mother Miguel Mountains. KOP 3 is a representative residential location, situated approximately 0.5 miles from the corridor (Figure D.13-4). Middleground views are towards San Miguel Mountain that primarily supports native shrub vegetation. Existing developments visible from KOP 3 primarily consist of the existing SDG&E right-of-way, access roads, lattice towers and conductors, and numerous communication facilities on San Miguel Mountain.

Summary of Visual Qualities

Visual Quality: Representative. Landscape quality is predominantly natural, and representative of the physiographic region. Utility corridors and communication facilities are the primary man-made elements in the seen landscape.

Viewer Type and Volume: Residential, moderate to low viewer volume.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to middleground.
- **Viewing Angle and Extent of Visibility:** Inferior view angle. Existing transmission line corridor is elevated on the mountain slopes. Existing transmission towers are both skylined and backscreened. Long views of the transmission line corridor are predominant.
- **Duration of View:** High. Permanent residential area and viewers.

Overall Visual Sensitivity Level: Low to moderate.

Figure D.13-4. KOP 3 – Residential Area, West of Miguel Substation, Existing View to East/Northeast

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 4 – Residential Area, Pointe Development, View Looking Southeast towards Miguel-Mission ROW and San Miguel Mountain (Figure D.13-5)

Residential homes of the Pointe Development are located to the west of the Miguel-Mission Transmission Line in unincorporated San Diego County. KOP 4 is a representative residential location, situated approximately 1.0 mile from the corridor (Figure D.13-5). Middleground views are towards San Miguel Mountain, that primarily supports native shrub vegetation. Existing developments visible from KOP 4 primarily consist of the existing SDG&E right-of-way, access roads, lattice towers and conductors, and numerous communication facilities on San Miguel Mountain.

Summary of Visual Qualities

Visual Quality: Representative to Distinctive. Landscape quality is predominantly natural, and representative of the physiographic region to the west, in the direction of SDG&E's Miguel-Mission ROW. Utility corridors and communication facilities are the primary man-made elements in the seen landscape. Distinctive scenery characterizes southerly views towards Sweetwater Reservoir, the Pacific Ocean and Colorado Island.

Viewer Type and Volume: Residential neighborhood, medium density. Low viewer volume.

Viewer Exposure:

- **Viewing Distance Zone:** Middleground.
- **Viewing Angle and Extent of Visibility:** Inferior to normal view angles. Existing transmission line corridor is elevated on the mountain slopes. Existing transmission towers are both skylined and backscreened. Long views of the transmission line corridor are predominant.
- **Duration of View:** High. Permanent residential area and viewers.

Overall Visual Sensitivity Level: Moderate.

Figure D.13-5. KOP 4 – Residential Area, Pointe Development, Existing View to Southeast

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 5 – Steele Canyon High School, View Looking Northeast (Figure D.13-6), Southwest (Figure D.13-7) and East (Figure D.13-8)

Steele Canyon High School is located immediately west of, and adjacent to, SDG&E's existing ROW along Steele Canyon and SR 94/Campo Road. The school currently has unobstructed foreground views to the transmission line facilities in south, east, and north directions. Long views of the transmission lines are possible, with numerous poles, towers, conductors and access roads visible from the High School. Viewing conditions include both backscreened and skylined towers and poles.

Summary of Visual Qualities

Visual Quality: Representative. Landscape quality is predominantly natural shrub slopes with small granite outcroppings. Mature trees occur along Steele Canyon, and landscaped turf areas are characteristic of the school grounds. Residential developments are visible to the east, along with SDG&E's transmission and distribution lines.

Viewer Type and Volume: Public high school. High volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground.
- **Viewing Angle and Extent of Visibility:** Normal to inferior viewing conditions. Towers and conductors are seen at normal angles to the east, while the line is elevated on hills to the south and north. Long views to multiple lines and poles/towers are characteristic of this setting.
- **Duration of View:** Transient use by many viewers.

Overall Visual Sensitivity Level: High.

Figure D.13-6. KOP 5 – Steele Canyon High School, Existing View to Northeast

CLICK HERE TO VIEW

This page intentionally blank.

Figure D.13-7. KOP 5 – Steele Canyon High School, Existing View to South/Southwest

CLICK HERE TO VIEW

This page intentionally blank.

Figure D.13-8. KOP 5 – Steele Canyon High School, Existing View to East

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 6 – Jamacha Elementary School, View Looking West/Southwest (Figure D.13-9) and North (Figure D.13-10)

Jamacha Elementary School is situated adjacent to, and east of, SDG&E's ROW along Jamul Road. The school currently has unobstructed foreground to middleground views to the transmission line facilities in south and north-west directions. Long views of the transmission lines are possible, with numerous poles, towers, conductors and access roads visible from the school. Viewing conditions include both backscreened and skylined towers and poles.

Summary of Visual Qualities

Visual Quality: Representative. Landscape quality consists of natural shrub slopes with small granite outcroppings, riparian vegetation along the Sweetwater River, landscaped turf areas at the school and nearby residential homes. Residential developments are visible to the south and west, along with SDG&E's transmission and distribution lines.

Viewer Type and Volume: Public elementary school. High volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to middleground distance zones.
- **Viewing Angle and Extent of Visibility:** View angle is primarily normal, although the line is elevated on hills to the south, providing inferior view angles from the school and other nearby residential areas. Long and mainly unobstructed views of the transmission ROW are possible from the school.
- **Duration of View:** Transient use by many viewers at the school.

Overall Visual Sensitivity Level: High.

Figure D.13-9. KOP 6 – Jamacha Elementary School, Existing View to West/Southwest

CLICK HERE TO VIEW

This page intentionally blank.

Figure D.13-10. KOP 6 – Jamacha Elementary School, Existing View to North

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 7 – Steele Canyon County Park, Views Looking Southwest (Figure D.13-11), West (Figure D.13-12), and Northwest (Figure D.13-13)

Steele Canyon County Park is operated by the County of San Diego and provides community facilities including tennis courts, basketball courts, and playground equipment. The park is situated less than 0.25 miles to the east of the existing SDG&E ROW. The park and utility corridor are separated by a residential subdivision.

Summary of Visual Qualities

Visual Quality: Representative. Landscape quality predominantly consists of man-made turf and exotic tree and plant species landscapes, associated with the park and the residential neighborhood surrounding the park. Native shrub vegetation and dispersed small outcroppings are characteristic of the surrounding hills to the south.

Viewer Type and Volume: Public park. Moderate volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground.
- **Viewing Angle and Extent of Visibility:** The viewing angle is mainly on a similar plane (i.e., normal) as the transmission line ROW, although the ROW is elevated on hillsides to the south, providing inferior angle of views to the ROW. Due to the proximity of the ROW to the park, most towers are partially or wholly skylined.
- **Duration of View:** Transient use and users.

Overall Visual Sensitivity Level: Moderate to high.

Figure D.13-11. KOP 7 – Steele Canyon County Park, Existing View to Southwest

CLICK HERE TO VIEW

This page intentionally blank.

Figure D.13-12. KOP 7 – Steele Canyon County Park, Existing View to West

CLICK HERE TO VIEW

This page intentionally blank.

Figure D.13-13. KOP 7 – Steele Canyon County Park, Existing View to Northwest

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 8 – Cottonwood at Rancho San Diego Golf Club, View Looking North (Figure D.13-14)

The Cottonwood at Rancho San Diego Golf Club is an 18-hole course, situated along Willow Glen Drive in Jamacha Valley. The landscape of the golf course is typical of golf resorts in Southern California and includes a variety of exotic species and turf grounds. SDG&E's existing ROW crosses the golf course, and then parallels the golf course to the west on west-side slopes above Willow Glen Drive. Views to the transmission line are limited to immediate foreground conditions in many areas of the golf course, due to the presence of intervening exotic tree species. Views to portions of the towers (either bottom portions or top portions) are typical.

Summary of Visual Qualities

Visual Quality: Representative to distinctive. Distinctive landscape quality is typical of golf courses in Southern California due to the emphasis on high-quality landscaping and maintenance. Surrounding hills, with natural shrub vegetation cover and rock outcroppings, are considered representative of the physiographic region.

Viewer Type and Volume: Public golf course. High volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to middleground.
- **Viewing Angle and Extent of Visibility:** Normal to inferior viewing angles. Transmission line and towers are typically skylined due to either the close viewing distance to the ROW, and/or the elevated location of the transmission facilities on hill sides to the west/northwest. In general, the extent of views to the ROW from the golf course is limited by intervening exotic vegetation. Long views to the existing towers and conductors are possible, however, at middleground distance zones on the elevated hillsides to the west/northwest.
- **Duration of View:** Moderate – Transient use.

Overall Visual Sensitivity Level: High.

Figure D.13-14. KOP 8 – Rancho San Diego, Cottonwood Golf Course, Existing View to Northeast

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 9 – Residential Area East of Cottonwood Golf Course from Palm Vista Court, View Looking West (Figure D.13-15)

Views from a residential neighborhood to the east of the Cottonwood Golf Course are shown on KOP 9, Figure D.13-15. KOP 9 is a foreground view to the existing SDG&E Miguel-Mission transmission facilities from Palm Vista Court. The residential neighborhood is typical of medium density Mediterranean style residential developments in San Diego County. Visibility to the transmission lines and towers varies substantially from block to block, depending on the intervening homes and landscaping. From KOP 9, the existing transmission facilities are visually dominant in the landscape due their adjacent location to homes on Palm Vista Court.

Summary of Visual Qualities

Visual Quality: Representative. Landscape character is residential subdivision with extensive exotic species and turf in landscaped areas.

Viewer Type and Volume: Residential, moderate to low volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground. Less than 100 feet.
- **Viewing Angle and Extent of Visibility:** The viewing angle at KOP 9 is normal. Due to the proximity of the towers to residential homes, views are primarily to specific towers, rather than long views of the overall transmission corridor. Towers are typically skylined due to their proximity to homes; however, intervening structures and vegetation provide partial screening of the transmission towers from most other streets in the subdivision.
- **Duration of View:** High. Permanent residential use and viewers.

Overall Visual Sensitivity Level: High.

Figure D.13-15. KOP 9 – Palm Vista Court East of Cottonwood Golf Course, Existing View to West

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 10 – Hilton Head County Park, View Looking Southeast (Figure D.13-16)

Hilton Head County Park (formerly County Park) is operated by the County of San Diego for local community recreation. The park provides a variety of recreational facilities and opportunities, including walking trails, playground equipment and basketball courts. The Hilton Head Community Park lies approximately 0.5 to 0.75 miles to the west of SDG&E's ROW and has partial views to the existing utility facilities within a middleground viewing distance zone. The existing facilities are partially screened by intervening vegetation and residential homes at the closest viewing distances, although the towers are fully skylined and visible on the hills to the south, approximately 1.0 mile+ away.

Summary of Visual Qualities

Visual Quality: Representative. Landscape quality is composed of landscaped residential areas in the immediate foreground, with natural shrub covered hills in the background, to the southeast.

Viewer Type and Volume: Public community park. Moderate volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Middleground, approximately 0.5 to 1.0 miles away.
- **Viewing Angle and Extent of Visibility:** Viewing angle ranges from superior views (elevated view looking down towards the ROW) to inferior viewing angles (where the viewer looks upward towards the towers and lines, elevated and skylined on ridgelines). Partial, long views are possible.
- **Duration of View:** High. Transient use, by multiple, frequent viewers.

Overall Visual Sensitivity Level: Moderate.

Figure D.13-16. KOP 10 – Hilton Head County Park, Existing View to Southeast

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 11 – Cottonwood Residential Neighborhood, View Looking Northeast (Figure D.13-17)

The Cottonwood residential neighborhood extends both east and west of SDG&E's ROW and is part of unincorporated San Diego County. KOP 11 is a view from a residence located adjacent to the ROW, near Hillsdale Road, where viewing conditions range from normal to inferior viewing angles. Residential development in the Cottonwood neighborhood is primarily dispersed on larger rural lots. Landscape character typically reflects the influences of both native shrub and rock outcroppings on adjacent hills and slopes, and extensive man-made landscaping and exotic species and turf areas at home sites.

Summary of Visual Qualities

Visual Quality: Representative. Combination of natural landscape qualities of shrub and rock covered hills and slopes and extensive man-made landscaping, exotic tree and shrub species and turf surfaces.

Viewer Type and Volume: Residential, moderate to low use volume in neighborhood.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to middleground zones are typical.
- **Viewing Angle and Extent of Visibility:** Viewing angles vary from normal to inferior views. The existing transmission towers and lines are typically skylined where the ROW crosses elevated slopes and ridgelines. Backscreening of towers by adjacent hills is provided at foreground viewing distances, where the viewing angles are similar (normal viewing angles). Skylining of towers and lines is typical at middleground viewing distances. Short to long views of the existing corridor occur and vary by residential setting.
- **Duration of View:** High. Permanent residential use.

Overall Visual Sensitivity Level: High.

Figure D.13-17. KOP 11 – Cottonwood Residential Neighborhood, Existing View to North

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 12 – Cottonwood Residential Neighborhood, View Looking Southwest from Vista Rodeo Drive (Figure D.13-18)

Parts of the Cottonwood neighborhood, located east of the existing ROW, are characterized by inferior views to the existing ROW. In these settings, represented by KOP 12, the existing ROW and transmission facilities are highly visible due to their elevated and skylined location adjacent to homes (Figure D.13-18). Residential development in this part of the Cottonwood neighborhood is primarily large Mediterranean style homes on small to medium size lots. Landscape character primarily reflects the residential architecture and extensive man-made landscaping utilizing exotic species and turf areas at home sites.

Summary of Visual Qualities

Visual Quality: Representative. Landscape character is primarily man-made and reflects both architectural influences of residential homes and associated exotic landscaping and turf areas.

Viewer Type and Volume: Residential, low user volume.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground. Towers and conductors are within 100 feet of homes.
- **Viewing Angle and Extent of Visibility:** The inferior viewing angle primarily provides views of the tower structures at close range (foreground). Conductors and marker balls are also strong visual elements that may draw the viewer's attention.
- **Duration of View:** High. Permanent residential use.

Overall Visual Sensitivity Level: High.

Figure D.13-18. KOP 12 – Cottonwood Residential Neighborhood, Existing View to Southwest

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 13 – Cottonwood Residential Neighborhood, View Looking South from Vista Rodeo Drive (Figure D.13-19)

Other parts of the Cottonwood residential neighborhood provide superior to normal views to the existing transmission facilities and ROW. KOP 13 is a view from a residential home, located on Vista Rodeo Drive, that is elevated on the ridgeline and has panoramic views to the Singing Hills Golf Course and surrounding natural hills and ridges. Within this setting, views to the transmission line and towers vary from normal to superior angles.

Summary of Visual Qualities

Visual Quality: Representative to distinctive. The elevated ridgelines of the Cottonwood neighborhood provide panoramic views to the Jamacha Valley and Singing Hills Golf Club below and more distant mountains of the Peninsular Range. Visual quality ranges from representative to distinctive, depending on specific viewing conditions. From KOP 13, the existing transmission conductors are viewed at foreground distance zones, and partially obstruct scenic views to the east.

Viewer Type and Volume: Residential, low volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground.
- **Viewing Angle and Extent of Visibility:** Foreground views to the east are primarily of the conductors. Long views to the towers and other lines are possible to the south.
- **Duration of View:** High. Permanent residential use.

Overall Visual Sensitivity Level: High.

Figure D.13-19. KOP 13 – Cottonwood Residential Neighborhood, Existing View to South from Vista Rodeo Drive

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 14 – Willow Glen Drive, View Looking North (Figure D.13-20)

Willow Glen Drive is a San Diego County Eligible Scenic Byway, used principally for local access and for recreation destinations and travel county-wide. Views from Willow Glen Drive are principally to the Cottonwood and Singing Hills Golf Courses, Sweetwater River to the east, and to residential neighborhoods and natural shrub and rock covered hills to the west. SDG&E's existing ROW is a major cultural feature to the west, along with intermittent residential developments on the ridgelines and hillsides. KOP 14 is a view of the landscape and ROW to the west, north of the Cottonwood Golf Course. The visual quality of the landscape is strongly influenced by SDG&E's existing utility facilities.

Summary of Visual Qualities

Visual Quality: Representative. Natural shrub and rock covered hills, intermittent residential homes on ridgelines and slopes, and SDG&E's existing facilities are visually dominant features to the west.

Viewer Type and Volume: Roadside traveler. Eligible County Scenic Route and recreation destination route. High viewer volume.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to middleground.
- **Viewing Angle and Extent of Visibility:** Inferior viewing angle. Transmission line and towers are elevated above the road on hillsides to the west, providing long views to the transmission towers and conductors. Towers are skylined for most of the roadside views.
- **Duration of View:** Low. Intermittent and transient views. Viewing angle reduces potential views to some degree to northbound travelers.

Overall Visual Sensitivity Level: Moderate to high.

Figure D.13-20. KOP 14 – Willow Glen Drive, Existing View to North

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 15 – Sycuan Casino and Resort, Singing Hills Golf Club, View Looking West/Southwest (Figure D.13-21)

The Singing Hills Golf Club is located approximately 0.5 miles east of SDG&E's existing ROW. The golf course is an 18-hole public recreation club that is part of the Sycuan's Casino and Resort complex. The landscape of the golf course is typical of golf resorts in Southern California, and includes a variety of exotic species and turf grounds. SDG&E's existing ROW is elevated on the hillside and ridgeline, west of the golf course. Views to the transmission line are within foreground to middleground distance zones and towers are typically skylined on the ridgeline above.

Summary of Visual Qualities

Visual Quality: Representative to Distinctive. Distinctive landscape quality is typical of golf courses in Southern California due to the emphasis on high-quality landscaping and maintenance. Surrounding hills, with natural shrub vegetation cover and rock outcroppings, are considered representative of the physiographic region.

Viewer Type and Volume: Recreation visitor to casino, hotel and golf course, high volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to middleground.
- **Viewing Angle and Extent of Visibility:** Elevated on the ridgeline to the west/southwest, visitors at the golf course and club have inferior views oriented upwards towards the project. Long views of the existing transmission facilities, skylined on the ridgeline, are typical.
- **Duration of View:** Moderate. Intermittent use by many visitors.

Overall Visual Sensitivity Level: Moderate to low.

Figure D.13-21. KOP 15 – Sycuan Casino and Resort, Singing Hills Golf Club, Existing View to Southwest

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 16 – Residential Area from Singing Vista Way, View Looking South (Figure D.13-22)

The view from KOP 16 along Singing Vista Way — a residential area located north of Dehesa Road — is to the base of one of SDG&E's existing lattice structures. Landscape quality consists of exotic tree and shrub species that currently screen part of the transmission tower base, which is located adjacent to this home. Confined visibility characterizes this KOP location, due to the density and height of exotic tree and shrub species.

Summary of Visual Qualities

Visual Quality: Representative. Typical of heavily landscaped residential areas of rural San Diego County.

Viewer Type and Volume: Residential, low volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground. Within 50 feet of house.
- **Viewing Angle and Extent of Visibility:** Inferior viewing angle. View is predominantly to the base of the lattice structure, due to vegetation cover. Extent of visibility is severely limited by landscaping.
- **Duration of View:** High. Permanent residential use.

Overall Visual Sensitivity Level: High.

Figure D.13-22. KOP 16 – Residential Area, Singing Vista Way, Existing View to South

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 17 – Residential Area from Calle de la Sierra in Granite Hills, View Looking West (Figure D.13-23)

KOP 17 is a residential area in Granite Hills that was recently damaged by the fires in San Diego (October 2003). As seen in Figure D.13-23, existing landscaping was burned on some residential lots, while other areas were spared. Elsewhere in this residential community, whole lots, including homes and landscaping, were destroyed in their entirety and are in the process of being rebuilt and restored. SDG&E's existing utility corridor passes through this residential community that has traditionally supported up-scale homes on large executive/rural lots. A mixture of exotic and native landscaping, along with large boulder and rock outcroppings, has historically constituted much of the landscape character of this neighborhood. Visual qualities considered in this analysis reflect the traditional visual values and features of Granite Hills, rather than recent conditions caused by the October 2003 fire event.

Summary of Visual Qualities

Visual Quality: Representative.

Viewer Type and Volume: Residential, low to moderate volume.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground distance zone.
- **Viewing Angle and Extent of Visibility:** Normal to inferior view angles are most prevalent. Transmission towers are elevated above viewers in many instances, as shown in the photo.
- **Duration of View:** High. Permanent viewer.

Overall Visual Sensitivity Level: High.

Figure D.13-23. KOP 17 – Granite Hills Residential Area, Calle de la Sierra, Existing View to West

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 18 – Glenview Residential Neighborhood, View Looking South from Cordial Road (Figure D.13-24)

KOP 18 is located south of I-8 in the residential community of Glenview. Homes in this area are located within 0.25 to 0.5 miles of the existing SDG&E utility corridor. Landscape character is predominantly an established medium density residential neighborhood of ranch style homes and exotic landscaping and turf surfaces. To the east, the surrounding hills support established orchards as well SDG&E's utility facilities.

Summary of Visual Qualities

Visual Quality: Representative. Landscape character is primary developed areas, including residential structures, man-made landscaping and orchards in the background to the east.

Viewer Type and Volume: Residential, low to moderate volume.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground.
- **Viewing Angle and Extent of Visibility:** The view angle is generally normal, although some towers are elevated on the hills to the east, resulting in partial skylining of the lattice towers. The extent of visibility is generally limited by intervening homes and landscaping, although homes on the eastern edge of the subdivision may have open views to specific towers.
- **Duration of View:** High. Permanent residential use.

Overall Visual Sensitivity Level: Moderate to high.

Figure D.13-24. KOP 18 – Glenview Residential Neighborhood, Existing View to South/Southwest

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 19 – Lake Jennings County Park, View Looking Northwest/North (Figure D.13-25)

Lake Jennings County Park is operated by the County of San Diego and provides camping, hiking, fishing, and boating opportunities. The park has historically been valued for its scenic amenities, including Lake Jennings, and views to El Capitan, open space preserves, El Cajon Mountain, and the San Diego River Valley. The Lake Jennings Campground provides approximately 100 sites suitable for large recreational vehicles as well as primitive tent camping. Lake Jennings County Park was recently damaged in the San Diego Fires of October 2003. While the campground facilities were saved, the fires destroyed native vegetation communities to the north, as well as around the lake itself.

Summary of Visual Qualities

Visual Quality: Representative to distinctive. Distinctive scenery has historically been associated with this park, due to the scenic qualities of Lake Jennings itself, as well as the panoramic views to San Diego River Valley and surrounding natural open space. Scenic quality has been recently damaged, but would be expected to improve significantly over the next 5 to 10 years.

Viewer Type and Volume: Public park and campground. High use volume.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to background . The SDG&E Miguel to Mission Corridor is adjacent to, and crosses the western edge of the park. The existing corridor and lattice facilities are highly visible from the park entrance and visible from the lake, within a foreground distance zone. The existing corridor and facilities also pass adjacent to several campsites within the park. Distant views to the existing corridor are possible to the west, where the transmission facilities cross the San Diego River Valley below.
- **Viewing Angle and Extent of Visibility:** Viewing angles from the county park are primarily normal to superior views. The existing lattice facilities are generally on a level viewing plain at the park entrance, and then fall below the park as it crosses the San Diego River Valley. The extent of visibility is high, where panoramic views to the west and river valley are possible.
- **Duration of View:** Intermittent, transient users and viewers.

Overall Visual Sensitivity Level: High.

Figure D.13-25. KOP 19 – Lake Jennings County Park, Existing View to North

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 20 – Cactus County Park, View Looking North (Figure D.13-26)

Cactus County Park is located south of the San Diego River, and approximately 1.0 mile south of SDG&E's existing utility corridor. The park is used extensively for the operation of remote-control model airplanes. The park's airplane operations area has open views to the north, including to the San Diego River corridor and riparian vegetation, and to open space rocky shrub covered hills of the Louis A. Stelzer County Park. SDG&E's existing transmission facilities are elevated and partially skylined on the hills to the north.

Summary of Visual Qualities

Visual Quality: Representative. Visual quality from the park is principally composed of natural landscape features, including the San Diego River corridor and the natural open space hills to the north. At the park itself, there are both open space native vegetation areas and a number of man-made facilities including a runway for the model air planes, rest rooms and picnic area.

Viewer Type and Volume: Public park, moderate use volume. Views are principally oriented towards the airplane operations.

Viewer Exposure:

- **Viewing Distance Zone:** Middleground. The existing transmission facilities are clearly visible where skylined on ridges to the north, but more difficult to see where the rock and shrub covered hills provide a backdrop to the towers and conductors.
- **Viewing Angle and Extent of Visibility:** The existing transmission facilities are elevated on the hills to the north, providing inferior view angles from the park. Long views of the transmission line are possible to the east.
- **Duration of View:** Intermittent and transient use.

Overall Visual Sensitivity Level: Moderate.

Figure D.13-26. KOP 20 – Cactus County Park, Existing View to North

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 21 – City of Santee Residential Neighborhood, View Looking East to Southeast (Figure D.13-27)

KOP 21 is a residential neighborhood in Santee, California. The KOP view is located along the existing SDG&E transmission ROW. The visual quality of this area is a composite of both developed residential homes and exotic landscaping and natural open space hills to the north. Numerous rock outcroppings, combined with the shrub vegetation cover, are the predominant natural qualities present. SDG&E's existing utility corridor is set against the open space hills and is slightly elevated. The existing lattice towers and conductors are consequently visible from many parts of this residential neighborhood.

Summary of Visual Qualities

Visual Quality: Representative.

Viewer Type and Volume: Residential, moderate volume.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground.
- **Viewing Angle and Extent of Visibility:** Elevated slightly on the hills to the north, the existing ROW and lattice towers provide inferior viewing angles from residential homes to the south, in most cases.
- **Duration of View:** High. Permanent residential area.

Overall Visual Sensitivity Level: High.

Figure D.13-27. KOP 21 – City of Santee Residential Neighborhood, Existing View to East/Southeast

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 22 – Santee Lakes Regional Park and Campground, View Looking North (Figure D.13-28)

Santee Lakes Regional Park and Campground was formed in 1959 and has been open to the public for recreational use since 1961. The park consists of seven small lakes and is operated by the Padre Dam Municipal Water District. Fishing is a primary activity, although the park also provides amenities for camping, picnicking, lake boating, and other recreational pursuits. KOP 22 is located at the northern end of the park, and is within 0.5 miles of SDG&E's existing utility corridor. Scenic amenities at the park are principally the established water features and exotic landscaped grounds.

Summary of Visual Qualities

Visual Quality: Representative to distinctive. The system of seven lakes and landscaped grounds contribute to the scenic amenities in this developed recreational park.

Viewer Volume and Type of Use: High, Outdoor Recreational Use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground to middleground, depending on location.
- **Viewing Angle and Extent of Visibility:** The transmission line facilities are situated north of the park facilities and are generally at a similar elevation that provides normal viewing angles. Typically, views are open on the lakes, and become restricted by intervening structures and vegetation in the campground areas and other developed sites.
- **Duration of View:** Intermittent and transient use and viewers.

Overall Visual Sensitivity Level: Moderate to high.

Figure D.13-28. KOP 22 – Santee Lakes Regional Park and Campground, Existing View to North/Northeast

CLICK HERE TO VIEW

This page intentionally blank.

This page intentionally blank.

KOP 23 – Singing Hills Memorial Park at Intersection of Willow Glen Drive and Dehesa Road, View Looking Northwest (Figure D.13-29)

The Singing Hills Memorial Park is located east of the intersection of Willow Glen Drive and Dehesa Road. Views to the existing SDG&E utility corridor are limited by topography in this area. The visual quality at KOP 23 primarily consists of landscaped open spaces at the memorial park. Surrounding the park to the west and north are open space shrub and rock covered hills that were recently damaged in the fires of 2003. Other developed features present include subtransmission and distribution lines to the north, and the road intersection facilities at Willow Glen Drive and Dehesa Road. The entrance to the Singing Hills Golf Club is to the southeast.

Summary of Visual Qualities

Visual Quality: Representative of highly landscaped and maintained memorial parks.

Viewer Type and Volume: Private memorial park. Moderate to low volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Some limited views to the existing transmission corridor are possible from the park entrance. Middleground distance zone.
- **Viewing Angle and Extent of Visibility:** Extent of visibility is very limited by topography and existing landscaping.
- **Duration of View:** Intermittent, period use by visitors.

Overall Visual Sensitivity Level: Moderate.

KOP 24 – Cottonwood Neighborhood West of SDG&E ROW and South of Hillsdale Road (Figure D.13-30)

This part of the Cottonwood residential neighborhood provides superior views to the existing transmission facilities and ROW. KOP 24 is a view from a residential home, located on Wind River Road that is elevated on the ridgeline and has panoramic views to Jamacha Valley and the surrounding natural hills and ridges.

Summary of Visual Qualities

Visual Quality: Representative to distinctive. The elevated ridgelines of the Cottonwood neighborhood provide panoramic views to the Jamacha Valley and Rancho San Diego at Cottonwood Golf Club below, and more distant mountains of the Peninsular Range. Visual quality ranges from representative to distinctive, depending on specific viewing conditions. From KOP 24, the existing transmission conductors are viewed at foreground distance zones, and partially obstruct scenic views to the east.

Viewer Type and Volume: Residential, low volume of use.

Viewer Exposure:

- **Viewing Distance Zone:** Foreground.
- **Viewing Angle and Extent of Visibility:** Foreground views to the east are primarily of the conductors. Long views to the towers and other lines are possible to the south.
- **Duration of View:** High. Permanent residential use.

Overall Visual Sensitivity Level: High.

Figure D.13-29. KOP 23 – Singing Hills Memorial Park, Existing View to Northwest

CLICK HERE TO VIEW

This page intentionally blank.

Figure D-13-30. KOP 24 – Cottonwood Neighborhood West of SDG&E ROW and South of Hillsdale Road

CLICK HERE TO VIEW

This page intentionally blank.

D.13.2 Applicable Regulations, Plans, and Standards

Applicable regulations, plans, and standards pertinent to visual resources would be reflected in the goals, objectives, policies and implementation strategies of local and State adopted plans. The local jurisdictions responsible for planning in the project area include the County of San Diego, the City of San Diego, and the City of Santee. The consistency of the project with the adopted plans and policies of these jurisdictions is discussed in Section D.7, Land Use. None of the adopted plans set forth specific goals, objectives, policies and/or guidelines that are specifically related to minimizing visual effects from transmission lines.

D.13.3 Environmental Impacts and Mitigation Measures

D.13.3.1 Definition and Use of Significance Criteria

Approach

An adverse visual impact may occur when: (1) an action perceptibly changes the existing physical features of the landscape that are characteristic of the region or locale; (2) an action introduces new features to the physical landscape that are perceptibly uncharacteristic of the region or locale, or become visually dominant in the viewshed; or (3) an action blocks or totally obscures aesthetic features of the landscape. The degree of visual impact depends upon how noticeable the adverse change is. The noticeability of a visual impact is a function of the project features, context and viewing conditions (angle of view, distance and primary viewing directions). The key factors in determining the degree of visual impact are visual contrast, project dominance, and view blockage.

Visual Contrast – Visual contrast is a measure of the degree of change in line, form, color and texture that the project will create, when compared to the existing landscape. Visual contrast ranges from none to strong, and are defined as:

- **None** – The element contrast is not visible or perceived.
- **Weak** – The element contrast can be seen but does not attract attention.
- **Moderate** – The element contrast begins to attract attention and begins to dominate the characteristic landscape.
- **Strong** – The element contrast demands the viewer's attention and cannot be overlooked.

Project Dominance – Visual dominance is a measure of a feature's apparent size relative to other visible landscape features in the viewshed, or seen area. A feature's dominance is affected by its relative location in the viewshed and the distance between the viewer and feature. The level of dominance can range from subordinate to dominant.

View Blockage or Impairment is a measure of the degree to which project features would obstruct or block views to aesthetic features due to the project's position and/or scale. Blockage of aesthetic landscape features or views can cause adverse visual impacts, particularly in instances where scenic or view orientations are important to the use, value or function of the land use. View blockage is assessed in this study according to high, moderate, or low levels.

Overall Visual Impact reflects the composite visual changes to both the directly affected landscape and from sensitive viewing locations. The visual impact levels references in this EIR indicate the relative degree of overall change to the visual environment that the Proposed Project or alternatives would create, considering visual contrast, project dominance and view blockage or impairment. Overall impact levels range from low to high.

The assessment of visual impacts was conducted in the field from the representative key observation points, described in Section D.13.1.2. Computer-generated visual simulations were prepared from selected KOPs to represent the range of changes the project could cause under different distance zones, landscape settings, and atmospheric and lighting conditions. At each KOP, the analysis included an assessment of the potential visual contrast, view blockage, or impairment and project dominance that the Proposed Project or alternatives could cause.

Significance Criteria

The criteria used to assess the significance of visual impacts resulting from the project takes into consideration the factors described above and CEQA Guidelines pertaining to visual resources. Appendix G of the CEQA Guidelines identifies the following circumstances that can lead to a determination of significant visual impact:

- The project has a substantial adverse effect on a scenic vista.
- The project substantially damages scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.
- The project substantially degrades the existing visual character or quality of the site and its surroundings.
- The project creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

These factors are considered in the assessment of impacts and determination of impact significance. In general, the determination of impact significance is made based on consideration of the Overall Visual Sensitivity of an area or KOP in conjunction with the Overall Degree of Visual Change that the project would cause. The inter-relationships of these two overall factors in determining whether impacts are significant are shown in Table D.13-1.

This impact methodology acknowledges that for a visual impact to be considered significant, two conditions must exist: (1) the visual sensitivity of an area must be in the high range due to the visual quality and/or viewer types and values; and (2) the visual changes brought about by the project would be substantial in terms of contrast, view blockages, and/or dominance, when compared to the existing landscape conditions. After determining where an impact falls in Table D.13-1, it is then determined whether mitigation is required, and if so, whether it can reduce the impact to a level that is less than significant. In this EIR, impacts are classified as: Class I (significant, cannot be mitigated to a level that is less than significant); Class II (significant, can be mitigated to a level less than significant) Class III (adverse but less than significant) and Class IV (beneficial). No Class I impacts are identified in the Visual Resources section.

Table D.13-1. Guidelines for Determining Visual Impact Significance

OVERALL VISUAL SENSITIVITY	OVERALL VISUAL CHANGE				
	Low	Low to Moderate	Moderate	Moderate to High	High
LOW	Not significant	Not significant	Adverse but less than significant	Adverse but less than significant	Adverse but less than significant
LOW TO MODERATE	Not significant	Adverse but less than significant	Adverse but less than significant	Adverse but less than significant	Adverse but less than significant
MODERATE	Adverse but less than significant	Adverse but less than significant	Adverse but less than significant	Adverse and potentially significant	Adverse and potentially significant
MODERATE TO HIGH	Adverse but less than significant	Adverse but less than significant	Adverse and potentially significant	Adverse and potentially significant	Significant
HIGH	Adverse but less than significant	Adverse and potentially significant	Adverse and potentially significant	Significant	Significant

Not significant – Impacts may or may not be perceptible but are considered minor in the context of existing landscape characteristics and view opportunity.

Adverse but less than significant – Impacts are perceived as negative but do not exceed environmental thresholds.

Adverse and potentially significant – Impacts are perceived as negative and may exceed environmental thresholds depending on project- and site-specific circumstances. Mitigation could reduce impacts to less than significant levels.

Significant – Impacts with feasible mitigation may be reduced to less than significant levels or avoided all together. Without mitigation or avoidance measures, significant impacts would exceed environmental thresholds.

D.13.3.2 Project Protocols

In this EIR, the Applicant's Project Protocols are considered to be part of the Proposed Project. Project Protocols (PPs) that are proposed by the Applicant are presented in Section B-6, Table B–5 and those relevant to visual resources are shown in Table D.13-2. PPs pertinent to visual resources were assumed to be implemented in the assessment. Where the assessment findings indicate there is a potential for significant, adverse visual effects even after implementation of PPs, mitigation measures are presented.

Table D.13-2. Project Protocols – Visual Resources

PP No.	Description
3	Project construction activities shall be designed and implemented to avoid or minimize new disturbance, erosion on manufactured slopes, and off-site degradation from accelerated sedimentation, and to reduce maintenance and repair costs. Maintenance of cut and fill slopes created by project construction activities would consist primarily of erosion repair. In situations where revegetation would improve the success of erosion control, planting or seeding with native hydroseed mix may be done on slopes.
4	In areas where recontouring is not required, vegetation would be left in place wherever feasible and original ground contour would be maintained to avoid excessive root damage and allow for resprouting.

Table D.13-2. Project Protocols – Visual Resources

PP No.	Description
5	In areas where ground disturbance is substantial or where recontouring is required (e.g., marshaling yards, tower sites, spur roads from existing access roads), surface restoration would occur as required by the governmental agency having jurisdiction. The method of restoration normally would consist of returning disturbed areas back to their original contour, reseeding (if required), installing cross drains for erosion control, placing water bars in the road, and filling ditches for erosion control. Erosion would be minimized on access roads and other locations primarily with water bars. The water bars would be constructed using mounds of soil shaped to direct the flow of runoff and prevent erosion. Soil spoils created during ground disturbance or recontouring shall be disposed of only on previously disturbed areas, or used immediately to fill eroded areas. However, material for filling in eroded areas in roads or road ruts should never be obtained from the sides of the road that contain habitat without the approval of the onsite biological resource monitor. Cleared vegetation would be hauled off-site to a permitted disposal location. To limit impact to existing vegetation, appropriately sized equipment (e.g., bulldozers, scrapers, backhoes, bucket-loaders, etc.) would be used during all ground disturbance and recontouring activities.
36	Environmentally sensitive tree trimming locations for the project would be identified in SDG&E's existing vegetation management tree trim database utilized by tree trim contractors. The biological field construction monitor shall be contacted prior to trimming in environmentally sensitive areas. Whenever feasible, trees in environmentally sensitive areas, such as areas of riparian or native scrub vegetation, would be scheduled for trimming during non-sensitive (i.e., outside of breeding or nesting) times. Where trees cannot be trimmed during non-sensitive times, SDG&E would perform three site surveys to determine presence or absence of endangered nesting bird species in riparian or native scrub vegetation. Endangered nesting bird species for which surveys would be performed include the least Bell's vireo, coastal California gnatcatcher, Southern California rufous-crowned sparrow, grasshopper sparrow, coastal cactus wren, Cooper's hawk, and golden eagle. SDG&E would submit results of those surveys to the USFWS and CDFG in accordance with its NCCP and consult on mitigation measures for potential impacts prior to tree trimming in environmentally sensitive areas. However, these site surveys would not replace the need for SDG&E to perform detailed on-the-ground surveys as required by Protocol 43. Where riparian areas with overstory vegetation are crossed, tree removal (i.e., clear-cut) widths would be varied where feasible to minimize visual landscape contrast and to maintain habitat diversity at established wildlife corridor edges. Where tree removal widths cannot be varied, SDG&E would consult with the USFWS and CDFG to develop alternative tree removal options that could reasonably maintain edge diversity.
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.
40	To minimize ground disturbance and/or reduce scarring (visual contrast) of the landscape, the alignment of any new access roads (i.e., bladed road) or cross-country route (i.e., unbladed route) would follow the landform contours in designated areas to the extent feasible, providing that such alignment does not additionally impact sensitive features (e.g., riparian area, habitat of sensitive species, cultural site). To the extent feasible, new access roads would be designed to be placed in previously disturbed areas and areas that require the least amount of grading in sensitive areas. Whenever feasible, in areas where there are existing access roads, preference shall be given to the use of new spur roads rather than linking facilities tangentially with new, continuous roads. Where it is infeasible to locate roads along contours, or in previously disturbed areas, or use spur roads to limit grading, the revegetation/seeding plans for the project would incorporate plant species in areas adjacent to access roads that are capable of screening the visual impacts of the roads.

Table D.13-2. Project Protocols – Visual Resources

PP No.	Description
41	In areas designated as sensitive by SDG&E or the resource agencies, to the extent feasible structures and access roads would be designed to avoid sensitive and/or to reduce visual contrast. These areas of sensitive features include but are not limited to high- value wildlife habitats and cultural sites, and/or to allow conductors to clearly span the features, within limits of standard tower or pole design (also see PP-52 for avoidance of sensitive water resource features). If the sensitive features cannot be completely avoided, poles and access roads would be placed to minimize the disturbance to the extent feasible. When it is not feasible to avoid constructing poles or access roads in high value wildlife habitats, SDG&E would perform three site surveys to determine presence or absence of endangered species in those sensitive habitats. SDG&E would submit results of those surveys to the USFWS and CDFG in accordance with its NCCP and consult on mitigation measures for potential impacts, prior to constructing poles or access roads. However, these site surveys would not replace the need for SDG&E to perform detailed on-the-ground surveys as required by Protocols 20, 21 42, 43, and 44. Where it is not feasible for access roads to avoid sensitive water resource features such as streambed crossings, such crossings would be built at right angles to the streambeds. Where such crossings cannot be made at right angles, roads constructed parallel to streambeds would be limited to a maximum length of 500 feet at any, one transmission line crossing location. Such parallel roads would be constructed in a manner that minimizes potential adverse impacts on "waters of the U.S." Streambed crossings or roads constructed parallel to streambeds would require review and approval of necessary permits from the USACOE, CDFG, and RWQCB. When it is not feasible for poles or access roads to avoid cultural sites, SDG&E would consult with the appropriate federal, State SHPO, and local (indigenous Native American tribes) cultural resource agencies and specialists to either modify the project or develop alternative construction techniques to avoid cultural resources or develop appropriate mitigation measures. Appropriate mitigation measures may include actions such as data recovery studies, cultural resource removal and cataloging, and/or cultural resource removal and relocation.
48	Non-specular conductors would be used to reduce visual impacts.
61	To reduce visual contrast, new pole locations would correspond with spacing of existing transmission line structures where feasible and within the limit of pole design. The normal span would be modified to correspond with existing towers where feasible, but not necessarily at every new pole location.
62	To reduce potential visual impacts at highway, canyon, and trail crossings, poles would be placed at the maximum feasible distance from the crossing within limits of pole design.

D.13.3.3 Proposed Miguel-Mission 230 kV #2 Project

Visual impacts from the project would be long-term and would result from SDG&E's proposed changes to the existing utility ROW. Long-term visual changes would be most noticeable between the Miguel Substation and Fanita Junction, where upgrades to existing structures, and the installation of new structures, are proposed. This EIR section documents these visual changes along SDG&E's ROW from Miguel Substation to Fanita Junction. Impacts are summarized for the KOPs described in Section D.13.1. Visual changes would be minor between Fanita Junction and Mission Substation since the new 230 kV conductors would be installed on a vacant location on the existing lattice structures. Visual impacts along this part of the Proposed Project are briefly discussed due to the limited nature of the changes. Construction-related aesthetic and visual impacts are described as well.

Overall, the following types of short-term and long-term visual impacts would result from the Proposed Project:

- V-1: Short-Term Visibility of Construction Activities and Equipment
- V-2: Long-Term Visibility of Upgraded/New 230 kV Structures
- V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures
- V-4: Long-Term Visibility of New 230 kV Conductors
- V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Supporting the discussion of these impacts are computer-generated visual simulations that illustrate the visual features of the Proposed Project from selected KOPs. The following figures, all presented at the end of Section D.13, show the Proposed Project visual changes from representative KOPs and should be referenced in reviewing this impact analysis:

- Figure D.13-31, KOP 5 – Simulation of Proposed Project from Steele Canyon High School
- Figure D.13-32, KOP 6 – Simulation of Proposed Project from Jamacha Elementary School
- Figure D.13-33, KOP 8 – Simulation of Proposed Project from Cottonwood at Rancho San Diego Golf Club
- Figure D.13-34, KOP 11 – Simulation of Proposed Project from Cottonwood Residential Neighborhood near Hillsdale Avenue
- Figure D.13-35, KOP 13 – Simulation of Proposed Project from Cottonwood Residential Neighborhood near Vista Rodeo Drive
- Figure D.13-36, KOP 17 – Simulation of Proposed Project from Granite Hills Residential Neighborhood near Calle de la Sierra
- Figure D.13-37, KOP 18 – Simulation of Proposed Project from Glenview Residential Neighborhood near Cordial Road
- Figure D.13-38, KOP 19 – Simulation of Proposed Project from Lake Jennings County Park
- Figure D.13-39, KOP 20 – Simulation of Proposed Project from Cactus County Park
- Figure D.13-40, KOP 21 – Simulation of Proposed Project from City of Santee Neighborhood
- Figure D.13-41, KOP 22 – Simulation of Proposed Project from Santee Lakes Regional Park

Table D.13-3 summarizes the types of visual impacts that the Proposed Project would have on the KOPs described in Section D.13.1.2. Following the table are discussions of each impact (V-1 through V-5) and the relevant mitigation measures.

Table D.13-3. Summary of Visual Impacts from the Proposed Project – by KOP

#	KOP	Visual Sensitivity Level	Overall Visual Change Level	Primary Impact Types*	Mitigation Measures*	Impact Significance
1	Bonita Golf Course	Low	Low	V-3, V-4	N/A	Class III
2	Sweetwater Park and Summit G.C.	Moderate	Low	V-3, V-4	N/A	Class III
3	Rural residential west of Miguel Substation	Low to Moderate	Low to Moderate	V-3, V-4	N/A	Class III
4	Pointe Dev. residential area	Moderate	Low	V-3, V-4	N/A	Class III
5	Steele Canyon H.S.	High	Moderate to High	V-2, V-3, V-4	V-2a, V-2b, V-5a	Class II
6	Jamacha Elementary School	High	Moderate to High	V-2, V-3, V-4	V-2a, V-2b, V-5a	Class II
7	Steele Canyon County Park	Moderate to High	Moderate	V-3, V-4	V-1b, V-2a, V-2b, V-5a	Class II
8	Rancho San Diego Cottonwood G.C.	High	Moderate	V-3, V-4	V-1b, V-2a, V-2b, V-5a	Class II
9	Res. east of Cottonwood G.C.	High	Moderate	V-3, V-4	V-2a, V-5a	Class II
10	Hilton Head County Park	Moderate	Moderate to Low,	V-3, V-4	V-2a (recommended)	Class III
11	Cottonwood residential area Near Hillsdale	High	Moderate to High	V-2, V-3, V-4	V-2a, V-2b, V-4a, V-5a	Class II
12	Cottonwood residential area – Vista Rodeo - W	High	Moderate	V-2, V-3, V-4	V-2a, V-5a	Class II
13	Cottonwood residential area – Vista Rodeo - S	High	Moderate	V-2, V-3, V-4	V-2b, V-4a, V-5a	Class II
14	Willow Glen Drive	Moderate to High	Moderate	V-2, V-3, V-4	V-2a, V-2b	Class II
15	Sycuan Casino & Resort, Singing Hills G.C.	Moderate to Low	Moderate to Low	V-3, V-4	N/A	Class III

Table D.13-3. Summary of Visual Impacts from the Proposed Project – by KOP

#	KOP	Visual Sensitivity Level	Overall Visual Change Level	Primary Impact Types*	Mitigation Measures*	Impact Significance
16	Residential near Singing Vista Way	High	Moderate	V-3, V-4	V-2a, V-4a, V-5a	Class II
17	Granite Hills residential area	High	Moderate to High	V-3, V-4	V-2a, V-2b, V-4a, V-5a	Class II
18	Glenview residential area	Moderate to High	Moderate	V-3, V-4	V-2b, V-5a	Class II
19	Lake Jennings County Park	High	Moderate	V-2, V-3, V-4	V-1b, V-2b, V-5a	Class II
20	Cactus County Park	Moderate	Low	V-3, V-4	V-2b (recommended)	Class III
21	Santee residential area	High	Moderate to High	V-3, V-4	V-2b, V-5a	Class II
22	Santee Lakes Regional Park	Moderate to High	Moderate	V-2, V-3, V-4	V-1b, V-2b, V-5a	Class II
23	Singing Hills Memorial Park	Moderate	Low	V-3, V-4	N/A	Class III

Types of visual/aesthetic impacts from project construction/operation:

* V-1: Short-Term Visibility of Construction Activities and Equipment: Mitigation Measure V-1a applies to entire project; Mitigation Measure V-1b applies where noted above and in Table D.13-9 (Mitigation Monitoring). Impact V-1 is less than significant so Mitigation Measures V-1a/V-1b are not required.
V-2: Long-Term Visibility of Upgraded/New 230 kV Structures. "Recommended" is shown where impact is Class III (less than significant) but the mitigation measure is recommended to further reduce the level of impact.
V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures
V-4: Long-Term Visibility of New 230 kV Conductors
V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Impacts of Transmission Line Construction

Impact V-1: Short-Term Visibility of Construction Activities and Equipment

Visual impacts would result from the temporary presence of construction equipment, materials, and work forces at substation sites, staging areas, access roads, and within the Miguel-Mission ROW. Construction impacts would result in the removal of native and exotic vegetation within the ROW and necessary grading along access roads and at new pole sites or staging areas. Construction equipment and activities would be seen by viewers in close proximity to the staging sites, new 138 kV/69 kV pole sites, and 230 kV lattice structures. Viewers would include nearby residents, users and visitors to the developed recreation sites and parks near the ROW, pupils and staff at the Steele Canyon High School and Jamacha Elementary School, and travelers along roads that are visible to the ROW and existing lattice structures. View durations would vary from brief and intermittent to extended.

Construction activities would be most visible at the stringing/snub sites along the ROW. Sensitive view locations that are adjacent to, or within the foreground distance of these sites include: (1) the Steele Canyon High School and adjacent residences to the east; (2) Steele Canyon County Park and adjacent residences; (3) Jamacha Valley Elementary School and adjacent residential areas in the Cottonwood neighborhood near Hillsdale Road; (4) the Cottonwood neighborhood near Vista Rodeo Drive; (5) the Granite Hills neighborhood; (6) from I-8 and near adjacent residential areas north of the interstate; (7) at Lake Jennings County Park; (8) near residences located east of Moreno Avenue; (9) in the City of Santee neighborhood between Princess Joann and Cuyamaca Streets; (10) at Mission Trails Regional Park; and (11) at the Admiral Baker Golf Course.

The construction of the transmission line and substations and use of the staging areas/snub/stringing sites would result in the visual intrusions from construction vehicles, equipment, storage materials and

workers. Due to the relatively short duration of project construction, however, project impacts would be adverse but less than significant (Class III). However, implementation of Mitigation Measures V-1a (applicable to all locations) and V-1b (applicable to locations defined in the text of the measure) described below would further reduce impacts at sensitive viewing locations and is recommended.

Mitigation Measures for Impact V-1, Short-Term Visibility of Construction Activities and Equipment

V-1a **Reduce visibility of construction activities and equipment.** Adjacent to residences, parks, recreation areas, and public schools, ground disturbance due to staging and storage areas shall be screened with temporary fencing of an appropriate design and color. Along the entire ROW, all evidence of construction activities, including ground disturbance due to staging and storage areas, shall be removed and all disturbed areas shall be remedied to an original or improved condition upon completion of construction, including the replacement of any vegetation or paving removed during construction. SDG&E shall submit final construction plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.

V-1b **Avoid construction on weekends and holidays near recreation sites and parks**. Construction activities shall not occur on weekends or holidays on or adjacent to developed recreation sites and parks. In order to minimize visual impacts from construction activities and at snub/stringing sites, construction shall not occur on weekends or holidays or within 0.25 miles of the following recreation areas and parks: Steele Canyon County Park, Cottonwood at Rancho San Diego Golf Club, Lake Jennings County Park, Santee Lakes County Park, Louis A. Stelzer County Park (if reopened by time construction occurs), Mission Trails Regional Park, and Admiral Baker Golf Course.

Impacts of Transmission Line Operation

Four impacts (Impacts V-2 through V-5) address the long-term visual impacts of the Proposed Project. Each is described below and mitigation is recommended where required.

Impact V-2: Long-Term Visibility of Upgraded/New 230 kV Structures

Class III Impacts. SDG&E is proposing several types of structure upgrades and new structures to support the proposed 230 kV conductor between Miguel Substation and Fanita Junction, which will result in a range of visual changes. Along the majority of the ROW between Miguel Substation and Fanita Junction, the cross arms and insulators on the existing 138 kV/69 kV lattice structures would be modified to support the proposed 230 kV circuit. These types of structural changes would result in very minor visual changes and contrasts that would not be very perceptible to most viewers, particularly beyond the foreground Viewing Distance Zone. Changes to the cross-arms and insulators will not appreciably increase the mass, bulk or scale of the 230 kV structures, over the existing conditions. In total, approximately 65 of the structures for the new 230 kV transmission line would be upgrades of the existing 138 kV/69 kV lattice structures. These types of visual changes are assessed as less than significant (Class III) impacts and no mitigation measures would be required.

Approximately 34 new mono-pole 230 kV structures would be built, including replacing approximately 29 existing 138 kV/69 kV lattice structures, and installing five new 230 kV structures. The 230 kV mono-pole structures would introduce changes in line, form, color, and texture that may be adverse or beneficial, depending on the setting and the design of the other transmission facilities with which they would be viewed. The removal of the existing 138 kV/69 kV lattice structures, and the installation of the new 230 kV mono-poles in their place, would improve the existing situation with respect to visual

effects, assuming implementation of the mitigation measures described below, where the design and color/tone of the mono-poles would be more compatible with urban design standards than the existing lattice structures. In these instances, the visual contrasts and dominance of the existing 138 kV/69 kV structures would be reduced with the 230 kV mono-poles. Similar beneficial impacts may also occur where the mono-pole design and color/tone effectively blends with background natural landscapes. All impacts are assessed as less than significant (Class III). Implementation of Mitigation Measures V-2a and V-2b, described below, are recommended, however, to ensure that the new structures would be visually compatible with existing settings, to the extent feasible.

With the implementation of this mitigation, the existing environment would actually be improved as a result of the replacement of the 138 kV/69 kV lattice structures with the following 230 kV mono-poles:

- Adjacent to Steele Canyon High School along SR 94 (KOP 5, Figure D.13-7)
- North of Jamacha Elementary School (KOP 6, Figure D.13-32)
- West of Willow Glen Drive and the Cottonwood Golf Course
- In the Cottonwood neighborhood, northeast of Hillsdale Road (KOP 11, Figure D.13-34)
- North of Dehesa Road, along Singing Vista Way (KOP 16, Figure D.13-22)
- Across portions of several neighborhoods, including Granite Hills, Glenview (KOP 18, Figure D.13-37), Eucalyptus Hills, and neighborhoods south of Lake Jennings County Park.

Mitigation Measures for Impact V-2, Long-Term Visibility of Upgraded/New 230 kV Structures

V-2a **Reduce visual contrast of upgraded structures and new poles in urban and community settings with appropriate paint treatments that would be compatible with community design.** Transmission structures that are visible from sensitive viewing locations, within a foreground distance zone, shall be painted appropriate colors and maintained during the life of the project to blend with established neighborhood and community design standards. This measure shall apply to pole locations that are predominantly in residential or community settings. SDG&E shall submit a painting plan demonstrating compliance with this plan to the CPUC for review and approval at least 60 days prior to the start of construction.

V-2b **Reduce visual contrast of upgraded structures and new poles in natural settings with appropriate neutral earth-tone paint treatments.** Transmission structures that are visible from sensitive viewing locations, within a foreground distance zone, shall be painted appropriate neutral/earth-tone colors and maintained during the life of the project to blend the structures with the visible background landscape to the greatest degree possible. This measure shall apply to pole locations that are predominantly in natural settings and backscreened by hills and slopes. SDG&E shall submit a painting plan demonstrating compliance with this plan to the CPUC for review and approval at least 60 days prior to the start of construction.

Impact V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures

SDG&E has proposed to install new steel mono-pole and wood pole structures to support the relocated 138/69 kV circuits. Approximately 108 new structures would be installed in the ROW, and would vary in their placement, relative to the existing and future 230 kV lattice structures. While the new 138 kV/69 kV structures would generally be shorter than the existing lattice towers, the introduction of a new structure design, as well as the increased number of poles that would be visible from many sensitive viewing locations, may cause overall adverse visual impacts depending on site-specific viewing conditions. The visual contrasts and degree of visual change resulting from the new 138 kV/69 kV structures would vary substantially depending on viewing distance, angle of view, and the placement of the poles.

Class III Impacts. Adverse impacts that would be less than significant (Class III) requiring no mitigation would result from the new 138 kV/69 kV structures from KOPs that are within the middleground viewing distances and/or where topography, landscaping and vegetation/rock patterns would provide effective screening for most of the transmission lines. These types of viewing conditions are associated with:

- KOP 1 – Bonita Golf Course
- KOP 2 – Sweetwater Regional Park and Summit Campground
- KOP 3 – Rural residential areas near San Miguel Road
- KOP 4 – Residential neighborhood in the Pointe Development.

From these KOPs, San Miguel Mountain and Mother Miguel Mountain would provide sufficient background screening for most of the poles and would reduce visual contrasts to low levels.

Other KOPs where adverse visual impacts would be less than significant (Class III) would occur due to intervening distance and/or screening and include:

- KOP 10 – Hilton Head County Park (Figure D.13-16)
- KOP 15 – Singing Hills Golf Course at Sycuan Casino and Resort (Figure D.13-21)
- KOP 20 – Cactus County Park (Figure D.13-26).

Class II Impacts. Potentially significant (Class II) visual impacts would occur where the proposed 138 kV/69 kV poles would be viewed from visually sensitive locations, within a foreground distance zone and in combination with long views of multiple poles, and/or skylining. These viewing conditions would result in moderate to high visual contrasts. The Proposed Project's visual character would become more visually dominant due to the varied designs and increased number of structures and lines viewed. Potentially significant (Class II) visual impacts requiring implementation of Mitigation Measures V-2a and V-2b are identified from the following KOPs and other areas:

- KOP 5 – Steele Canyon High School (Figure D.13-31)
- KOP 6 – Jamacha Elementary School (Figure D.13-32)
- KOP 7 – Steele Canyon County Park
- KOP 8 – Cottonwood at Rancho San Diego Golf Club (Figure D.13-33)
- KOP 9 – Residential area east of Cottonwood Golf Course
- KOP 11 – Cottonwood residential neighborhood near Hillsdale (Figure D.13-34)
- KOPs 12 and 13 – Cottonwood residential neighborhoods near Vista Rodeo (Figures D.13-18 and D.13-35)
- KOP 14 – Willow Glen Drive (Figure D.13-20)
- KOP 16 – Residential area along Singing Vista Way
- KOP 17 – Granite Hills residential area (Figure D.13-36)
- KOP 18 – Glenview neighborhood (Figure D.13-37)
- KOP 19 – Lake Jennings County Park (Figure D.13-38)
- KOP 21 – City of Santee neighborhood (Figure D.13-40)
- KOP 22 – Santee Lakes Regional Park (Figure D.13-41)
- KOP 23 – Singing Hills Memorial Park (Figures D.13-29, and D.13-30)

Similar, potentially significant (Class II) visual effects would also occur at the following locations:

- Crossings of SR 94, I-8, Willow Road, and SR 67/Wildcat Canyon Road
- From portions of Eucalyptus Hills
- From residential neighborhoods north and south of I-8
- Cottonwood residential neighborhood near Hillsdale
- Granite Hills residential area.
- From Louis A. Stelzer County Park.

Mitigation Measures for Impact V-3, Long-Term Visibility of Upgraded/New 138 kV/69 kV Structures

Implementation of Mitigation Measures V-2a (Reduce visual contrasts of upgraded structures and new poles in urban and community settings with appropriate paint treatments that would be compatible with community design) and V-2b (Reduce visual contrasts of upgraded structures and new poles in natural settings with appropriate neutral earth-tone paint treatments), defined above for Impact V-2 would ensure that potentially significant (Class II) impacts are reduced to less than significant levels.

Impact V-4: Long-Term Visibility of New 230 kV Conductors

SDG&E's Proposed Project would result in the installation of a new bundled 230 kV circuit, consisting of three sets of bundled conductors (two conductors per set or "phase"). Between the Miguel Substation and Fanita Junction, the 230 kV circuit would be installed on the upgraded or new 230 kV lattice and mono-poles. Between Fanita Junction and the Mission Substation, the 230 kV circuit would be placed in a vacant position on existing 230 kV steel lattice and pole structures.

From a visual perspective, the new 230 kV circuit would add a total of six conductors (three sets of two pairs). At present, there are 18 lines supported in the ROW between Miguel Substation and Fanita Junction, that are associated with the existing 230 kV system (12 lines) and 138 kV/69 kV system (six lines). Between Fanita Junction and Mission Substation, the existing ROW supports a 230 kV circuit (six lines) on one site of the existing structures. Consequently, while the proposed 230 kV circuit would increase the number of horizontal lines in the ROW from 18 to 24, the Proposed Project would not introduce a new visual element that is noticeably different in line, form, color, or texture than what exists presently.

The visibility of the proposed 230 kV conductors would vary substantially depending on setting, time of day, season, and atmospheric conditions. SDG&E has committed to using non-specular conductors that would help limit the degree of conductor visibility and reflectivity. During mid-day lighting conditions (typically from 10:00 a.m. to 2:00 or 3:00 p.m.) non-reflective 230 kV conductors are typically very effective in minimizing visibility and may be difficult to perceive beyond a foreground viewing distance. Visual contrasts of conductors are also typically minimized where the conductors are screened by background topography, with mottled patterns of vegetation and rock outcroppings. Conductors are most visible, however, where viewed on elevated ridgelines with background open skies. Similar high visibility and contrast conditions may occur when the conductors become reflective during low sun conditions in early morning and later afternoon periods. In these settings, the Proposed Project's conductors would increase strong visual contrasts due to the number and reflectivity of the conductor's horizontal lines. Conductors viewed under these conditions may cause visual impacts within both foreground and middleground distance zones, often extending 1.5 miles. Conductor visibility may also increase in instances where the lines are viewed against a homogeneous background of shrub vegetation, similar to conditions at San Miguel and Mother Miguel Mountains.

Since the Proposed Project would increase the number of existing 230 kV lines, rather than introducing a new visual element, the visual impacts of the new conductor are assessed as adverse but less than significant (Class III), in most instances. Increased impacts from the proposed 230 kV conductors or the relocated 138 kV/69 kV conductors are considered to be potentially significant (Class II), only in instances where the conductors may increase view obstructions or create new view obstructions from sensitive KOPs.

Class III Impacts. KOPs between the Fanita Junction and the Mission Substation that are assessed as less than significant (Class III) due to the increased number of conductors include: Mission Trails Regional Park, the Admiral Baker Golf Course, City of San Diego neighborhoods in Tierrasanta with views of the corridor, and at the crossings of SR 52, and I-15. In addition, less than significant impacts from the increased conductors would result at crossings of SR 94 and SR 67, I-8, and along Lake Jennings Road. No mitigation is required for these impacts.

Class II Impacts. Potentially significant impacts from the new 230 kV circuits and/or relocated 138 kV/69 kV conductors would occur where the lines would be in the direct line of sight of residential homes, located on elevated hillsides of the Cottonwood neighborhood, west of Willow Glen Drive. KOP 13, Figure D.13-35, is a simulation of the Proposed Project from a residence along Vista Rodeo Drive, where a Class II impact may occur. The potential for new or substantially increased visual impacts from the conductors is possible from this type of setting, which has panoramic elevated views to Jamacha Valley below and the mountains to the east and south. The potential for view obstructions is due to both the increased number of conductors, as well as the variable terrain upon which the new structures and conductors will be placed. Other areas where similar viewing conditions may occur include other adjacent rim locations in the Cottonwood neighborhood, and elevated areas of the Granite Hills and Eucalyptus neighborhoods. Mitigation Measure V-4a is required at these locations to reduce the potentially significant impact to less than significant levels.

Mitigation Measure for Impact V-4, Long-Term Visibility of New 230 kV Conductors

V-4a **Reduce potential for visual impacts due to view obstructions.** To the degree feasible, transmission structures shall be designed to ensure that conductors do not cause new or significantly increased view obstructions from residential areas. Conductors that have the potential to cause significantly increased view obstructions shall be designed to be at the same or similar elevation as the existing conductors, or at an elevation that reduces or avoids potential conflicts with residential views. SDG&E shall submit a plan demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.

Impact V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Ground disturbances from the Proposed Project, including the removal of native vegetation and exotic landscaping, would primarily be short-term and occur during construction. Impacts to aesthetic landscape resources resulting from project construction activities are discussed under Impact V-1, and associated mitigation measures are described in Mitigation Measure V-1a.

Impact V-5 is related to potential impacts to public and private aesthetic resources that may result during the life of the project due to routine line maintenance activities. During the life of the project, SDG&E personnel would need to periodically gain access to the ROW across private lands, and maintain adequate clearances under and around the structure bases and conductors. These routine activities may result in physical impacts or damage to landscaped areas or native plant surfaces due to the movement of equipment and vehicles along the ROW, and/or damages to fences or other features of aesthetic

value to the landowner. Routine clearing of the ROW may also result in trimming or damage to trees that encroach into the ROW and areas where electrical clearances must be maintained.

Class II Impacts. KOP 16 (Figure D.13-22) is an example of a residential area particularly susceptible to on-going impacts from project maintenance and vegetation clearing practices. Impacts at this location are assessed as potentially significant (Class II). Other KOPs where Impact V-5 is considered to be potentially significant are KOPs 5, 9, 11-13, 16-19, and 21-22. These areas include residential neighborhoods, park and recreation areas, public schools and golf courses that are crossed by, or adjacent to the ROW. Implementation of Mitigation Measure V-5a would ensure that impacts are reduced to less than significant levels.

Mitigation Measure for Impact V-5, Long-Term Damage to Landscape Resources from Maintenance Activities

V-5a Reduce direct impacts to, and visual degradation of, exotic landscapes and natural scenic areas for the life of the project. Ground disturbances resulting from routine access to the ROW during the operational life of the project shall be minimized to the extent possible. This measure shall apply to all park and recreation areas, residential areas, and public facilities' landscaped grounds crossed by and adjacent to the ROW. All evidence of maintenance activities, including ground disturbances from the movement and use of vehicles and equipment shall be remedied to an original or improved condition, outside of access roads, including the replacement of any vegetation or paving removed during construction. SDG&E shall submit final maintenance plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.

D.13.3.4 Future 230 kV Circuit Within Miguel-Mission ROW

Impacts of Future Transmission Line Construction

Visual impacts from the installation of the future 230 kV conductor would be adverse but less than significant (Class III). During construction of the Proposed Project, access roads would have been improved and the ROW cleared of any vegetation that presented an electrical hazard. Consequently, no additional direct impacts to landscape features would occur with the future installation of the 230 kV circuit. The temporary presence of construction equipment and vehicles would be intermittent and short-term, resulting in adverse but less than significant (Class III) visual impacts.

Impacts of Future Transmission Line Operation

The long-term visual impacts of installing the future 230 kV conductor would be similar to, although greater than, those described under Impact V-4 for the Proposed Project's new 230 kV conductor between Miguel Substation and Fanita Junction. The future 230 kV circuit would add six additional conductors to the Proposed Project's 230 kV structures' on the vacant position. Visually, the additional circuit would increase the number of lines from 18 (existing condition today) to 30 (including the six lines to be installed with the Proposed Project, and six additional lines for the future 230 kV conductor). Visually, the larger diameter 230 kV conductors would increase from 12 (existing conditions) to 24 (considering both the proposed and future 230 kV conductors). This change would represent a 100% increase in the number of 230 kV conductors over what are visible today. The visual impacts of this change would be most evident at close viewing locations (i.e., within a foreground Viewing Distance Zone), or from middleground viewing distances where the lines would be skylined or

reflective due to low angle sun conditions. Overall, visual contrasts would be low to moderate depending on specific viewing conditions. In almost all instances, the visual impacts of the future 230 kV circuit in conjunction with the Proposed Project would be adverse but less than significant (Class III), except in instances where the new lines may obstruct scenic views. In these situations, the impact would be potentially significant (Class II), but mitigable to less than significant levels with implementation of Mitigation Measure V-4a. See the discussion of Impact V-4, under the Proposed Project (Section D.13.3.3) for description of impacts that may result from the increased number or spacing of the conductors.

D.13.4 Project Alternatives

D.13.4.1 Jamacha Valley 138 kV/69 kV Underground Alternative

Existing Setting

The Jamacha Valley 138 kV/69 kV Underground Alternative would extend from the southern end of Willow Glen Drive, west of the Cottonwood Golf Course, to west of the intersection of Willow Glen Drive and Dehesa Road. The existing setting in this part of the Jamacha Valley consists of both natural and man-made visual resources, including natural open space that supports coastal sage scrub vegetation and rock outcroppings to the west, and developed residential areas both west and east of the road. The visual qualities of the residential and natural hillsides are representative of the physiographic region and rural residential estate developments in East San Diego County. Both the Cottonwood at Rancho San Diego Golf Club and the Sycuan Casino and Resort Singing Hills Golf Course are located east of Willow Glen Drive; these areas support exotic landscaped areas of high aesthetic quality. At the northern terminus of this alternative is the Singing Hills Memorial Park. KOPs that are associated with this alternative are listed in Table D.13-4 and include:

- KOP 8 – Rancho San Diego at Cottonwood Golf Club (Figure D.13-14)
- KOPs 11, 12, and 13 – in the Cottonwood residential neighborhood (Figures D.13-17, D.13-18, and D.13-19)
- KOP 14 – Willow Glen Drive (Figure D.13-20)
- KOP 15 – Sycuan Casino and Resort, Singing Hills Golf Club (Figure D.13-21)
- KOP 23 – Singing Hills Memorial Park, near the intersection of Willow Glen Drive and Dehesa Road (Figures D.13-29 and D.13-30).

Environmental Impacts and Mitigation Measures

Visual impacts resulting from this alternative would include short-term construction impacts (Class III) and long-term operational impacts (Class II and III). Long-term visual impacts associated with this alternative are summarized in Table D.13-4 by KOP. Overall, this alternative would result in visual changes that would be similar to, although slightly greater than, the baseline setting and the on-going visual effects of the lines present in SDG&E's existing ROW from approximately the ROW's intersection with Cottonwood at Rancho San Diego Golf Club and Willow Glen Drive to near the intersection of Willow Glen Drive and Dehesa Road. This alternative would result in weak visual contrasts and would not substantially increase the visual dominance of the project over existing conditions. The increased number and diameter of the 230 kV conductors would be the most evident visual changes seen by sensitive viewers. Visual simulations of this alternative include the following:

- Figure D.13-42, KOP 11 – from the Cottonwood residential neighborhood near Hillsdale Drive
- Figure D.13-43, KOP 13 – from the Cottonwood residential neighborhood along Vista Rodeo Drive

With implementation of Mitigation Measures V-1a, V-2a, V-2b, V-4a, V-5a, V-6a (see Impact V-6 below), and V-6b (see Impact V-6 below), all impacts from this alternative would be less than significant.

Table D.13-4. Summary of Visual Impacts and Mitigation Measures for the Jamacha Valley 138 kV/69 kV Underground Alternative – by KOP

#	KOP	Visual Sensitivity Level	Visual Change Level	Primary Impact Types*	Mitigation Measures*	Impact Significance
8	Rancho San Diego Cottonwood G.C.	High	Low	V-2, V-6, V-4	V-1b, V-2a, V-2b, V-5a, V-6a, V-6b	Class II
11	Cottonwood residential area Near Hillsdale	High	Low	V-2, V-4	V-2a, V-2b, V-4a, V-5a (Recommended)	Class III
12	Cottonwood residential area near Vista Rodeo - W	High	Low	V-2, V-4	V-2a, V-5a (Recommended)	Class III
13	Cottonwood residential area near Vista Rodeo - S	High	Low	V-2, V-4,	V-2b, V-4a, V-5a (Recommended)	Class III
14	Willow Glen Drive	Moderate to High	Low	V-2, V-4, V-6	V-2a, V-2b, V-6a, V-6b (Recommended)	Class III
15	Sycuan Casino & Resort, Singing Hills G.C.	Moderate to Low	Low	V-2, V-4	N/A	Class III
23	Singing Hills Memorial Park	Moderate	Low	V-3, V-4, V-5, V-6	V-6a, V-6b (Recommended)	Class III

Types of visual/aesthetic impacts from project construction/operation:

*V-1: Short-Term Visibility of Construction Activities and Equipment: Mitigation Measure V-1a applies to entire project; Mitigation Measure V-1b applies where noted above and in Table D.13-9 (Mitigation Monitoring). Impact V-1 is less than significant so Mitigation Measures V-1a/V-1b are not required.

V-2: Long-Term Visibility of Upgraded/New 230 kV Structures. "Recommended" is shown where impact is Class III (less than significant) but the mitigation measure is recommended to further reduce the level of impact.

V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures

V-4: Long-Term Visibility of New 230 kV Conductors

V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

V-6: Long-Term Visibility of Overhead/Underground Transition Stations

Impact V-1: Short-Term Visibility of Construction Activities and Equipment

Construction impacts on visual resources would result from the presence of equipment, materials, and work force at the substation sites, staging areas, along access road, and within the Miguel-Mission ROW, and along Willow Glen Drive, where the 138 kV/69 kV lines would be underground. Construction impacts along the ROW for the 230 kV system installation would be the same as described previously for the Proposed Project. Construction equipment and activities would be seen by viewers in close proximity to the staging sites, and the new and modified 230 kV lattice structures.

Construction activities for undergrounding the 138 kV/69 kV line would be most visible along Willow Glen Drive. The transmission lines would be installed in the road shoulder, thereby eliminating the potential for direct impacts to natural or man-made landscapes of aesthetic qualities along Willow Glen Drive. Near the intersection of Willow Glen Drive and Dehesa Road, the 138 kV/69 kV circuits would turn westward, continuing underground in an existing utility access road. All construction impacts would be short-term, as the roadway and natural hillside north of Dehesa Road would be restored to

pre-existing conditions. Physical disturbances to native vegetation and rock outcroppings would be avoided or minimized by following the existing access route. This is an adverse but less than significant (Class III) impact. Implementation of Mitigation Measure V-1a is recommended to further reduce the impact because it would result in all evidence of construction activities and disturbances being removed and the slopes restored to pre-existing or improved landscape conditions.

In addition, Mitigation Measure V-1b (avoid construction on weekends and holidays near recreation sites and parks) is recommended for KOP 8 (Rancho San Diego Cottonwood Golf Course) to minimize disruption at the recreation area.

Impacts associated with long-term vegetation clearing are addressed below, under Impacts of Transmission Line Operation.

Impact V-2: Long-Term Visibility of Upgraded/New 230 kV Structures

Class III Impacts. The Jamacha Valley 138 kV/69 kV Underground Alternative would have the same visual impacts as described previously under Impact V-2 for the Proposed Project. This alternative would not alter the proposed 230 kV system or related visual consequences. Mitigation Measures V-2a and V-2b are recommended for the Class III visual impact locations discussed for the Proposed Project to reduce visual impacts to the extent feasible.

Impact V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures

The Jamacha Valley 138 kV/69 kV Underground Alternative would eliminate the installation of new 138 kV/69 kV mono-poles from approximately the west edge of the Cottonwood at Rancho San Diego Golf Club to the intersection of Willow Glen Drive and Dehesa Road. Visual/aesthetic impacts from the new 138 kV/69 kV mono-pole structures, reported for the Proposed Project, would not occur under this alternative along this 3.5-mile stretch of SDG&E's existing ROW. Visual impacts would occur, however, where the 138 kV/69 kV lines would transition to overhead and reconnect to SDG&E's ROW, from approximately the intersection of Willow Glen Drive and Dehesa Road, westward to the existing ROW. These impacts are discussed under Impact V-6. Mitigation Measures V-2a and V-2b would apply to this short stretch of overhead 138 kV/69 kV line, and would reduce potentially significant impacts to less than significant levels (Class II).

Impact V-4: Long-Term Visibility of New 230 kV Conductors

The Jamacha Valley 138 kV/69 kV Underground Alternative would have the same impacts as reported for the Proposed Project for Impact V-4. SDG&E's Proposed Project would result in the installation of a new bundled 230 kV circuit, consisting of three phases of bundled conductors (two conductors per phase) along the section of ROW that would be modified by this alternative. See Proposed Project impacts and Table D.13-4 for discussion of KOPs that would be affected by this alternative. Visual impacts at KOP 13 would be potentially significant (Class II), but mitigable to less than significant levels with implementation of Mitigation Measure V-4a, since new or increased scenic view obstructions could occur. Visual impacts at other KOPs, resulting from the additional lines of the 230 kV conductors would be adverse, less than significant (Class III).

Impact V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Ground disturbances from the Jamacha Valley 138 kV/69 kV Underground Alternative, including the removal of native vegetation and exotic landscaping would primarily be short-term and occur during

construction. Impacts to aesthetic landscape resources resulting from project construction activities are discussed under Impact V-1, and Mitigation Measure V-1a is recommended to ensure that the impact remains less than significant (Class III).

Impact V-5 is related to potential impacts to public and private aesthetic resources that may result during the life of the project due to routine line maintenance activities. During the life of the project, SDG&E personnel would need to periodically gain access to the ROW across private lands to maintain adequate clearances under and around the structure bases and conductors. These routine activities may result in physical impacts or damage to landscaped areas or native plant surfaces due to the movement of equipment and vehicles along the ROW, and/or damages to fences or other features of aesthetic value to the landowner. Implementation of Mitigation Measure V-5a would ensure that potentially significant (Class II) impacts would be reduced to less than significant levels.

Impact V-6: Long-Term Visibility of Overhead/Underground Transition Stations

The Jamacha Valley 138 kV/69 kV Underground Alternative would result in long-term visual changes along Willow Glen Drive and Dehesa Road, where the 138 kV/69 kV lines would require transition poles from overhead to underground. Depending on the final pole location, these stations may be visible from residences located north and south of Dehesa Road. Based on the PEA's Figure 3-1, the design of these poles would be similar in height and scale as the proposed 230 kV structures. The visual contrasts of the transition poles would be somewhat greater at these locales, however, due to the hardware requirements. The impact is potentially significant (Class II); Mitigation Measures V-6a and V-6b are required to reduce impacts to less than significant levels.

Mitigation Measures for Impact V-6, Long-Term Visibility of Overhead/Underground Transition Stations

V-6a **Reduce visual impacts at transition poles/stations.** All evidence of construction activities, including ground disturbance due to installation of the overhead to underground transition stations shall be removed and all disturbed areas shall be remedied to an original or improved condition upon completion of construction, including the replacement of any vegetation or paving removed during construction. Long-term visual impacts at the transition sites shall be reduced for the life of the project through color treatment of poles to blend with surrounding landscapes, use of non-specular hardware, and landscaping, as required. SDG&E shall submit final construction, landscaping, and pole/station color treatment plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.

V-6b **Reduce potential visual impacts of 138 kV/69 kV lines near Willow Glen Drive and Dehesa Road Transition Station.** In order to reduce potential visual impacts on natural hillsides near the transition station, all natural and landscaped areas disturbed by undergrounding the 138 kV and 69 kV lines shall be revegetated and restored to pre-existing conditions. The new 138 kV/69 kV overhead poles that would be needed to connect to SDG&E's existing ROW shall be painted a neutral earth-tone color to blend with the natural landscape and maintained during the life of the project. SDG&E shall submit final construction and maintenance plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.

Comparison to Proposed Project

Overall, the Jamacha Valley 138 kV/69 kV Underground Alternative would cause less visual impact than SDG&E's Proposed Project, and would result in visual changes being very similar to the existing conditions. In comparison to the Proposed Project, visual impacts would be reduced where the 138 kV/69 kV circuits would be undergrounded and the proposed 138 kV/69 kV mono-poles would be eliminated on the slopes west of Willow Glen Drive between the Cottonwood at Rancho San Diego Golf Club and Dehesa Road. The undergrounding of the 138 kV/69 kV line through Jamacha Valley would reduce potential visual impacts to a number of sensitive viewing locations, including:

- KOP 8 – Rancho San Diego at Cottonwood Golf Club
- KOPs 11, 12, and 13 – in the Cottonwood residential neighborhood
- KOP 14 – Willow Glen Drive
- KOP 15 – Sycuan Casino and Resort, Singing Hills Golf Club.

By undergrounding the 138 kV/69 kV circuits along the road shoulder of Willow Glen Drive, the need for 14 proposed 138 kV/69 kV steel or wood poles would be eliminated along this stretch of SDG&E's ROW, which is highly visible from these residential and recreation areas, as well as Willow Glen Drive. Visual impacts associated with the Proposed Project's new 138 kV/69 kV structures would therefore be avoided in this part of Jamacha Valley. The Jamacha Valley 138 kV/69 kV Underground Alternative would also result in the installation of two mono-pole steel transition structures, however, along Willow Glen Drive. In these locales, the visual impacts of the Jamacha Valley 138 kV/69 kV Underground Alternative would be adverse and potentially significant (Class II). Visual impacts would be reduced to less than significant levels with Mitigation Measures V-6a and V-6b. With implementation of the Jamacha Valley 138 kV/69 kV Underground Alternative, adverse but less than significant impacts would also result from the installation of the new 230 kV circuits and the related modifications to the cross-arms and insulators on the existing 138 kV/69 kV lattice structures. These impacts would be the same as those described for the Proposed Project.

Comparison to Proposed Project with Future Circuit

The proposed 230 kV system, including the installation of the future 230 kV circuit, is the same for the Jamacha Valley 138 kV/69 kV Underground Alternative as for the Proposed Project. Consequently, the visual impacts of the Jamacha Valley 138 kV/69 kV Underground Alternative would be the same as those of the Proposed Project with respect to additional visual changes that would result from the installation and operation of the future 230 kV circuit.

D.13.4.2 Jamacha Valley Overhead A Alternative

Environmental Setting

The Jamacha Valley Overhead A Alternative would change the arrangement of poles and circuits within the ROW between the intersection of Steele Canyon Road and Jamul Drive to south of Hillsdale Road. In this segment, the proposed 138 kV/69 kV monopoles and circuits would be on the east side of the ROW, between proposed 138 kV/69 kV Poles #370 and #571, rather than in the center of the ROW, as proposed by SDG&E. The existing visual setting in this part of the project area consists of a diversity of developed residential neighborhoods, golf course and public community settings, along with natural hillsides that support coastal sage scrub vegetation and rock outcroppings. The visual qualities of the residential and natural hillsides are representative of the physiographic region and residential subdivisions

and rural estate developments in East San Diego County. The Cottonwood at Rancho San Diego Golf Club is east of Willow Glen Drive and supports exotic landscaped areas of high aesthetic quality. KOPs that are associated with this alternative are listed in Table D.13-5 and include:

- KOP 6 – Jamacha Elementary School
- KOP 7 – Steele Canyon County Park
- KOP 8 – Cottonwood at Rancho San Diego Golf Club
- KOP 9 – Residential located east of Cottonwood Golf Course
- KOP 10 – Hilton Head County Park
- KOP 11 – Cottonwood residential neighborhood, near Hillsdale Road
- KOP 14 – Willow Glen Drive
- KOP 24 – Cottonwood Neighborhood West of ROW and Willow Glen Drive.

Environmental Impacts and Mitigation Measures

Visual impacts resulting from this alternative would include short-term construction impacts (Class III) and long-term operational impacts (Class II). Long-term visual impacts associated with this alternative are summarized in Table D.13-5 by KOP. Overall, this alternative would predominantly result in visual changes that would be similar to, or slightly less than, the visual effects of SDG&E's Proposed Project from approximately the ROW's intersection with Steele Canyon and Jamul Drive to south of the intersection of the ROW with Hillsdale Road. Similar (moderate) visual contrasts to the Proposed Project would occur at the Rancho San Diego at Cottonwood Golf Club where the corridor crosses the golf course and at Steele Canyon County Park. Reduced (moderate to low) visual contrasts, compared to the Proposed Project, would occur under this alternative where the 138 kV/69 kV line and structures would be

Table D.13-5. Summary of Visual Impacts and Mitigation Measures for the Jamacha Valley Overhead A Alternative – by KOP

#	KOP	Visual Sensitivity Level	Visual Change Level	Primary Impact Types*	Mitigation Measures*	Impact Significance
6	Jamacha Elementary School	High	Moderate to High	V-2, V-3, V-4	V-1b, V-2a, V-2b, V-5a	Class II
7	Steele Canyon County Park	Moderate to High	Moderate	V-2, V-3, V-4	V-2a, V-2b, V-4a, V-5a	Class II
8	Rancho San Diego Cottonwood G.C.	High	Moderate	V-2, V-3, V-4	V-1b, V-2a, V-2b, V-5a	Class II
9	Res. east of Cottonwood G.C.	High	Moderate	V-2, V-3, V-4	V-2a, V-2b,	Class II
10	Hilton Head County Park	Moderate	Moderate to Low	V-2, V-3, V-4	V-2a, V-2b, (Recommended)	Class III
11	Cottonwood residential area Near Hillsdale	High	Moderate to High	V-2, V-3, V-4	V-2a, V-2b,	Class II
14	Willow Glen Drive	Moderate to High	Moderate	V-2, V-3, V-4	V-2a, V-2b,	Class II
24	Cottonwood residential, Wind River Road, west of ROW and south of Hillsdale Road.	High	Moderate to Low	V-2, V-3, V-4	V-2a, V-2b, (Recommended)	Class III

Types of visual/aesthetic impacts from project construction/operation:

*V-1: Short-Term Visibility of Construction Activities and Equipment: Mitigation Measure V-1a applies to entire project; Mitigation Measure V-1b applies where noted above and in Table D.13-9 (Mitigation Monitoring). Impact V-1 is less than significant so Mitigation Measures V-1a/V-1b are not required.

V-2: Long-Term Visibility of Upgraded/New 230 kV Structures. "Recommended" is shown where impact is Class III (less than significant) but the mitigation measure is recommended to further reduce the level of impact.
V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures
V-4: Long-Term Visibility of New 230 kV Conductors
V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

positioned further away from residences and parks. These types of reduced visual impacts would occur to Hilton Head County Park and to residences of the Cottonwood neighborhood located west of the ROW on the ridgeline above Willow Glen Drive. For those homes located on the ridgeline to the west of the ROW, this alternative would result in weak to moderate contrasts, since the structures and lines would be located downslope and further east of the existing lattice structures. Elevated homes to the west would have superior viewing angles, and conflicts with views to the valley would be reduced, when compared to the Proposed Project.

Similar or slightly greater visual impacts would occur in locations where the proposed 138 kV/69 kV line would be sited east of SDG&E's existing lattice structures and adjacent to residential homes. In these types of settings, this alternative would result in moderate to high increases in visual contrasts. These types of conditions would occur to residences located east of the ROW north of Jamacha Elementary School and to portions of the Cottonwood Neighborhood, located adjacent to the ROW north and south of Hillsdale Road. Visual simulations of this alternative include the following:

- Figure D.13-44, KOP 24 – Simulation of Jamacha Valley Overhead A Alternative, View From Cottonwood Neighborhood, West of ROW, Along Wind River Road, Looking South

With implementation of Mitigation Measures V-1a, V-2a, V-2b, V-4a, and V-5a, all impacts from this alternative would be less than significant.

Impact V-1: Short-Term Visibility of Construction Activities and Equipment

Construction impacts on visual resources would result from the presence of equipment, materials, and work force at the substation sites, staging areas, along access road, and within the Miguel-Mission ROW. Construction impacts along the ROW for the 230 kV and 138 kV/69 kV system installation would be the same as or similar to the Proposed Project. Construction equipment and activities would be seen by viewers in close proximity to the staging sites, and the new and modified 230 kV, 138 kV and 69 kV lattice and mono-pole structures.

Construction activities for locating the 138 kV/69 kV monopoles east of the existing lattice structures would require some additional ground disturbances at pole sites located on the elevated hillside, west of Willow Glen Drive. Additional construction areas may be visible from Cottonwood residences on the canyon rim, or from Willow Glen Drive. Under this alternative, the existing access roads would be used, however, and clearing for new pole pad sites would be required east of the existing lattice structures. All construction impacts would be short-term, as the pole sites would be restored to pre-existing conditions. Physical disturbances to native vegetation and rock outcroppings would be avoided or minimized by following the existing access route. This is an adverse but less than significant (Class III) impact. Implementation of Mitigation Measure V-1a is recommended to further reduce the impact because it would result in all evidence of construction activities and disturbances being removed and the slopes restored to pre-existing or improved landscape conditions.

In addition, Mitigation Measure V-1b (avoid construction on weekends and holidays near recreation sites and parks) is recommended for KOP 8 (Rancho San Diego Cottonwood Golf Course) to minimize disruption at the recreation area.

Impacts associated with long-term vegetation clearing are addressed below, under Impact V-5 (operation).

Impact V-2: Long-Term Visibility of Upgraded/New 230 kV Structures

The Jamacha Valley Overhead A Alternative would have the same visual impacts as described previously under Impact V-2 for the Proposed Project. This alternative would not alter the proposed 230 kV system or related visual consequences. Mitigation Measures V-2a and V-2b are recommended to reduce Class III adverse, less than significant visual impacts to the extent feasible.

Impact V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures

The Jamacha Valley Overhead A Alternative would result in the same or similar visual impacts as the Proposed Project to most sensitive viewers in Jamacha Valley. Long-term visual impacts would be Class II at KOP 6 (Jamacha Elementary School), KOP 7 (Steele Canyon County Park), KOP 8 (Rancho San Diego at Cottonwood Golf Club), KOP 9 (Residential east of Rancho San Diego Cottonwood Golf Course), KOP 11 (Cottonwood Neighborhood at Hillsdale) and KOP 14 (Willow Glen Drive). Class III visual impacts would occur to KOP 10 (Hilton Head County Park) and KOP 24 (Cottonwood residences located west of the ROW on the canyon rim, south of Hillsdale Road). Mitigation Measures V-3a and V-3b would apply to Class II visual impact areas discussed for the Proposed Project and would reduce impacts to less than significant levels (Class II). These measures are recommended for Class III impacts to reduce visual impacts to the extent feasible.

Impact V-4: Long-Term Visibility of New 230 kV Conductors

The Jamacha Valley Overhead A Alternative would have the same impacts as reported for the Proposed Project for Impact V-4. SDG&E's Proposed Project would result in the installation of a new bundled 230 kV circuit, consisting of three phases of bundled conductors (two conductors per phase) along the section of ROW that would be modified by this alternative. See Proposed Project impacts and Table D.13-5 for analysis of KOPs affected by this alternative. At these identified locations, visual impacts would be adverse, but less than significant (Class III). Implementation of Mitigation Measure V-4a is recommended to reduce visual impacts to the extent feasible.

Impact V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Ground disturbances from the Jamacha Valley Overhead A Alternative, including the removal of native vegetation and exotic landscaping would primarily be short-term and occur during construction. Impacts to aesthetic landscape resources resulting from project construction activities are discussed under Impact V-1, and Mitigation Measure V-1a would be required to reduce the impact to less than significant levels (Class II).

Impact V-5 is related to potential impacts to public and private aesthetic resources that may result during the life of the project due to routine line maintenance activities. During the life of the project, SDG&E personnel would need to periodically gain access to the ROW across private lands to maintain adequate clearances under and around the structure bases and conductors. These routine activities may result in physical impacts or damage to landscaped areas or native plant surfaces due to the movement of equipment and vehicles along the ROW, and/or damages to fences or other features of aesthetic value to the landowner. Implementation of Mitigation Measure V-5a would ensure that potentially significant (Class II) impacts would be reduced to less than significant levels.

Comparison to Proposed Project

Overall, the Jamacha Valley Overhead A Alternative would cause the same, or similar, visual impacts as SDG&E's Proposed Project to most sensitive views in Jamacha Valley. The primary advantage of this alternative, over the Proposed Project, are the reduced visual impacts that would result to Cottonwood residences, located on the canyon rim above and west of the ROW and south of Hillsdale Road. In comparison to the Proposed Project, visual impacts would be reduced to these residences since the 138 kV/69 kV circuits would be located downslope and further east than the Proposed Project 138 kV/69 kV system. Overall, however, the significance of visual impacts to the following KOPs would be potentially significant (Class II), similar to the Proposed Project:

- KOP 6 – Jamacha Elementary School
- KOP 7 – Steele Canyon County Park
- KOP 8 – Cottonwood at Rancho San Diego Golf Club
- KOP 9 – Residential located east of Cottonwood Golf Course
- KOP 11 – Cottonwood residential neighborhood, near Hillsdale Road
- KOP 14 – Willow Glen Drive.

Comparison to Proposed Project with Future Circuit

The proposed 230 kV system, including the installation of the future 230 kV circuit, is the same for the Jamacha Valley Overhead A Alternative as for the Proposed Project. Consequently, the visual impacts of the Jamacha Valley Overhead A Alternative would be the same as those of the Proposed Project with respect to additional visual changes that would result from the installation and operation of the future 230 kV circuit.

D.13.4.3 Jamacha Valley Overhead B Alternative

Existing Setting

The Jamacha Valley Overhead B Alternative would be located in SDG&E's ROW, extending between proposed 138 kV/69 kV Pole #370, near the intersection of Steele Canyon Road and Jamul Drive, and Pole #752, northwest of the intersection of Dehesa Road and Willow Glen Drive. This alternative would consist of replacing the existing 138 kV/69 kV lattice structures with new 230 kV monopoles, as well as placing the existing 138 kV and 69 kV circuits on new monopoles, on the west side of the ROW. The existing setting for this alternative is the same as described previously for the Proposed Project between these ROW tower locations. KOPs that are described in Section D.13.1, that would also impacted by the Jamacha Valley Overhead B Alternative include:

- KOP 6 – Jamacha Elementary School
- KOP 7 – Steele Canyon County Park
- KOP 8 Cottonwood at Rancho San Diego Golf Club
- KOP 9 – Residential located east of Cottonwood Golf Course
- KOP 10 – Hilton Head County Park
- KOP 11 – Cottonwood residential neighborhood, near Hillsdale Road
- KOPs 12 and 13 – Cottonwood residential neighborhood near Vista Rodeo Drive
- KOP 14 – Willow Glen Drive
- KOP 15 – Sycuan Casino and Resort, Singing Hills Golf Course
- KOP 16 – Residential neighborhood near Singing Vista Way

Environmental Impacts and Mitigation Measures

Table D.13-6 summarizes the visual impacts of the Jamacha Valley Overhead B Alternative for KOPs 6 through 16. Figures D.13-47 and D.13-48 are computer-generated simulations of this alternative from KOPs 6 and 11, respectively.

Impact V-1: Short-Term Visibility of Construction Activities and Equipment

The types of potential short-term construction impacts on visual resources would be similar for the Jamacha Valley Overhead B Alternative as for the Proposed Project. The Jamacha Valley Overhead B Alternative would result in greater ground disturbances than the Proposed Project, however, since this alternative would result in the construction of both 230 kV steel mono-poles and 138 kV/69 kV mono-poles, as well as the removal of existing 138 kV/69 kV lattice structures along the ROW between proposed 138 kV/69 kV Poles #370 and #752. Along this stretch of ROW, the Jamacha Valley Overhead B Alternative would entail the following construction: the existing 138 kV and 69 kV lines would be installed on new mono-poles, the 230 kV line would be installed on new mono-poles, and the existing 138 kV/69 kV lattice structures would be removed. The impact of construction activities would be adverse but less than significant (Class III), but implementation of Mitigation Measures V-1a and V-1b is recommended to further reduce visual impacts from construction.

Impact V-2: Long-Term Visibility of New 230 kV Mono-Poles in Jamacha Valley

The Jamacha Valley Overhead B Alternative would result in the installation and long-term maintenance of 230 kV mono-pole steel structures for the 230 kV circuits for almost 4.0 miles in the existing ROW in Jamacha Valley. The visual consequences of the 230 kV structure changes would be less than significant (Class III); although mitigation measures are recommended on Table D.13-7 for KOPs in Jamacha Valley to reduce visual impacts from these structures to the degree feasible. Through Jamacha Valley, the Jamacha Valley Overhead B Alternative would result in the existing ROW being converted from a predominantly industrial lattice corridor, to a predominantly mono-pole steel corridor. This change in overall visual character would reduce the existing visual impacts of the ROW and would increase the aesthetic compatibility of the existing and new transmission lines with existing residential developments, golf courses, park and recreation areas and schools.

Adverse but less than significant (Class III) impacts would occur for the following KOPs:

- KOP 6 – Jamacha Elementary School
- KOP 7 – Steele Canyon County Park
- KOP 8 – Cottonwood at Rancho San Diego Golf Club
- KOP 9 – Residential areas east of the Cottonwood Golf Course
- KOP 10 – Hilton Head County Park
- KOPs 11, 12, and 13 –Cottonwood residential neighborhood
- KOP 14 – Willow Glen Drive
- KOP 16 – Residential near Singing Vista Way.

Figures D.13-45, D.13-46, and D.13-47 are computer-generated visual simulations of this alternative from KOPs 13, 6, and 11.

Impact V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures

The Jamacha Valley Overhead B Alternative would entail the installation of new 138 kV/69 kV mono-poles from west of the Jamacha Elementary School to north of Dehesa Road along Singing Vista Way. Visual/aesthetic impacts from the new 138 kV/69 kV mono-pole structures would be the same in this area as reported for the Proposed Project. The visual impacts of combining the 138 kV/69 kV structures with the 230 kV mono-pole structures would be beneficial, due to the reduced industrial character of the ROW that would result. These changes are assessed as adverse, and potentially significant, however, due to the increased number of facilities in the ROW. Implementation of Mitigation Measures V-2a and V-2b to this stretch of overhead 138 kV/69 kV line would reduce potentially significant (Class II) visual and aesthetic impacts defined in Impact V-3 to less than significant levels.

Table D.13-6. Summary of Visual Impacts and Mitigation Measures for the Jamacha Valley Overhead B Alternative – by KOP

#	KOP	Visual Sensitivity Level	Overall Visual Change Level	Primary Impact Types	Mitigation Measures*	Impact Significance
6	Jamacha Elementary School	High	Low	V-3, V-4	V-1a, V-2a, V-2b, V-5a	Class II
7	Steele Canyon County Park	Moderate to High	Low	V-3, V-4	V-1a, V-1b, V-2a, V-2b V-5a	Class II
8	Rancho San Diego Cottonwood G.C.	High	Low	V-3, V-4	V-1a, V-1b, V-2a, V-5a	Class II
9	Res. east of Cottonwood G.C.	High	Low	V-3, V-4	V-1a, V-2a, V-5a	Class II
10	Hilton Head County Park	Moderate	Low	V-3, V-4	V-1a, V-2a	Class III
11	Cottonwood residential area near Hillsdale	High	Low	V-3, V-4	V-1a, V-2a, V-2b, V-4a, V-5a	Class II
12	Cottonwood residential area near Vista Rodeo - W	High	Low	V-3, V-4	V-1a, V-2a, V-5a	Class II
13	Cottonwood residential area near Vista Rodeo - S	High	Low	V-3, V-4	V-1a, V-2b, V-4a, V-5a	Class II
14	Willow Glen Drive	Moderate to High	Low to Moderate	V-3, V-4	V-1a, V-2a, V-2b	Class II
15	Sycuan Casino & Resort, Singing Hills G.C.	Moderate to Low	Low	V-3, V-4	N/A	Class III
16	Residential near Singing Vista Way	High	Moderate	V-4, V-5	V-1a, V-4a, V-5a	Class II

Types of visual/aesthetic impacts from project construction/operation:

*V-1: Short-Term Visibility of Construction Activities and Equipment: Mitigation Measure V-1a applies to entire project; Mitigation Measure V-1b applies where noted above and in Table D.13-9 (Mitigation Monitoring). Impact V-1 is less than significant so Mitigation Measures V-1a/V-1b are not required.

V-2: Long-Term Visibility of New 230 kV Mono-pole Structures. "Recommended" is shown where impact is Class III (less than significant) but the mitigation measure is recommended to further reduce the level of impact.

V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures

V-4: Long-Term Visibility of New 230 kV Conductors

V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Impact V-4: Long-Term Visibility of New 230 kV Conductors

Impacts to visual resources resulting from the installation of the proposed 230 kV circuit would be the same as described for the Proposed Project. For KOP 13, Mitigation Measure V-4a is required to ensure that potentially significant view obstruction impacts (Class II) are reduced to less than significant levels. Visual impacts from the additional 230 kV conductors would be adverse but less than significant (Class III) in other areas where view obstructions would not occur. No mitigation is required in these instances.

Impact V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Visual/aesthetic impacts to natural and man-made landscapes that would result from on-going maintenance of the Jamacha Valley Overhead B Alternative would be potentially significant (Class II) but mitigable to less than significant levels with implementation of Mitigation Measure V-5a. These impacts would be the same to those described for the Proposed Project.

Comparison to Proposed Project

Through the Jamacha Valley, the Jamacha Valley Overhead B Alternative would result in the existing ROW being converted from a predominantly industrial lattice corridor, to a predominantly mono-pole steel corridor. This change in overall visual character would be visually beneficial and more aesthetically compatible with existing residential developments, golf courses, park and recreation areas and schools, than the Proposed Project that would continue to support two lattice structure systems and one mono-pole system for the 138 kV/69 kV circuits. Under the Jamacha Valley Overhead B Alternative, visual impacts would be reduced, compared to the Proposed Project, for KOPs 6 through 16.

Comparison to Proposed Project with Future Circuit

The installation of the additional 230 kV circuit would have the same long-term visual consequences as reported for the Proposed Project. There are no differences in visual impacts between the Proposed Project and the Jamacha Valley Overhead B Alternative, due to the 230 kV circuit alone. In both cases, the additional circuit would increase the number of 230 kV lines from 12 to 24 between Miguel Substation and Fanita Junction. All differences in impacts between the Proposed Project and the Jamacha Valley Overhead B Alternative would be the result of the structure changes, rather than increases in the number of 230 kV circuits.

D.13.4.4 City of Santee 138 kV/69 kV Underground Alternative

Existing Setting

The City of Santee 138 kV/69 kV Underground Alternative would be located in the City of Santee, along Princess Joann Road. The scenic quality of the visible landscape associated with this alternative consists of developed residential neighborhoods to the south of SDG&E's ROW, and natural hillsides that support native coastal sage scrub vegetation and rock outcroppings within the ROW and to the east and west. Overall, the landscape scenic quality is considered representative of the developed and natural landscapes typically found in this part of San Diego County.

Viewers potentially affected by the City of Santee 138 kV/69 kV Underground Alternative include local residents and individuals that use the open space to the north of the ROW for hiking or other passive activities. KOP 21 is the Santee residential neighborhood that would be affected by this alternative. Figure D.13-27 shows the view of the SDG&E ROW.

Environmental Impacts and Mitigation Measures

Table D.13-7 summarizes the types of visual impacts and associated mitigation measures for this alternative from KOP 21. Figure D.13-27 shows the existing view from the Santee neighborhood, and Figure D.13-48 is a photographic simulation of this alternative.

Table D.13-7. Summary of Visual Impacts and Mitigation Measures for the City of Santee 138 kV/69 kV Underground Alternative – by KOP

#	KOP	Visual Sensitivity Level	Overall Visual Change Level	Primary Impact Types	Mitigation Measures*	Impact Significance
21	Santee residential area	High	Low	V-2, V-4, V-6	V-1, V-2b, V-5a, V-6a (Recommended)	Class III

Types of visual/aesthetic impacts from project construction/operation:

*V-1: Short-Term Visibility of Construction Activities and Equipment: Mitigation Measure V-1a applies to entire project; Mitigation Measure V-1b applies where noted above and in Table D.13-9 (Mitigation Monitoring). Impact V-1 is less than significant so Mitigation Measures V-1a/V-1b are not required.
V-2: Long-Term Visibility of Upgraded/New 230 kV Structures. "Recommended" is shown where impact is Class III (less than significant) but the mitigation measure is recommended to further reduce the level of impact.
V-3: Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures
V-4: Long-Term Visibility of New 230 kV Conductors
V-5: Long-Term Damage to Landscape Resources from Maintenance Activities
V-6: Long-Term Visibility of Overhead/Underground Transition Stations

A simulation of this alternative is shown in Figure D.13-48. Under the City of Santee 138 kV/69 kV Underground Alternative, the type and degree of visual impacts to landscape aesthetics and sensitive residential viewers would be modified by the underground installation of the 138 kV and 69 kV circuits.

The 69 kV Line. The 69 kV line would be undergrounded from proposed 138 kV/69 kV Poles #1300 to #1330 in the City of Santee. Transition stations would be required at the approximate location of these two structures. From Pole #1300, the 69 kV circuit would be undergrounded in an existing access road east of Princess Joann Road, and in Princess Joann Road. The 69 kV circuit would transition overhead approximately 800 feet northwest of the western end of Princess Joann Road northwest of Cuyamaca Street,

The 138 kV Line. The 138 kV line would also be undergrounded along the same stretch of ROW described above for the 69 kV circuit, and would transition from underground to overhead at the stations described above. Under this alternative, three proposed 138 kV wood and steel pole structures would be eliminated, as well as two existing 138 kV poles along Magnolia Avenue.

Impact V-1: Short-Term Visibility of Construction Activities and Equipment

Short-term aesthetic and visual impacts would result from disturbances that construction equipment, crews and activities would cause undergrounding the 138 kV and 69 kV circuits along the access road and Princess Joann Road. Visual impacts from construction would be adverse, but less than significant (Class III). While the undergrounding of the 69 kV line along an existing access road and through these residential streets would not result in significant impacts, these impacts would be further reduced with implementation of Mitigation Measure V-1a.

Impact V-2: Long-Term Visibility of Upgraded/New 230 kV Structures

Impacts to visual resources resulting from the long-term upgrade of existing lattice structures to support the 230 kV circuits would be the same as described for the Proposed Project. These visual impacts are assessed as less than significant (Class III), although Mitigation Measure V-2b is recommended to reduce impacts to the extent feasible.

Impact V-4: Long-Term Visibility of New 230 kV Conductors

Impacts to visual resources resulting from the long-term installation of the proposed 230 kV circuit, would be the same as described for the Proposed Project. Visual impacts from the new conductor would be adverse, but less than significant (Class III) in this area of the City of Santee.

Impact V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Visual/aesthetic impacts to natural and man-made landscapes, potentially resulting from on-going maintenance of the City of Santee 138 kV/69 kV Underground Alternative would be potentially significant, but mitigable to less than significant with implementation of Mitigation Measure V-5a (Class II).

Impact V-6: Long-Term Visibility of Overhead/Underground Transition Stations

The City of Santee 138 kV/69 kV Underground Alternative would have long-term visual impacts where transition poles are installed and viewed from residences in the City of Santee. The transition poles that would be required with this alternative would be viewed at distances of 700 feet and greater and would be backscreened against existing natural shrub and rock covered hills. In these landscape settings, visual impacts are considered adverse, but less than significant (Class III). Implementation of Mitigation Measure V-6a is recommended to reduce visual impacts to the degree feasible. The visual contrasts of these poles would be weak to moderate when compared to other utility facilities within SDG&E's ROW.

Comparison to Proposed Project

The City of Santee 138 kV/69 kV Underground Alternative would result in less long-term visual impact than SDG&E's Proposed Project through the City of Santee's residential neighborhood since the existing 138 kV and 69 kV lines and poles would be removed, rather than relocated closer to residential homes on the south side of the ROW. The undergrounding of the 138 kV/69 kV line along Princess Joann Road in an existing access road, east of Princess Joann Road would result in greater short-term construction-related visual impacts along these residential roads, but would reduce the long-term visual impacts to residents living along and north of Princess Joann Road. Long-term visual impacts would be reduced in comparison with the Proposed Project because no new poles would be constructed along this stretch of SDG&E's ROW. Visual impacts from the new 230 kV circuits would be the same for both the Proposed Project and the City of Santee 138 kV/69 kV Underground Alternative. The City of Santee 138 kV/69 kV Underground Alternative would require the same installation of the 230 kV line on the modified 138 kV/69 kV lattice structures.

Comparison to Proposed Project with Future Circuit

The proposed 230 kV system, including the installation of the future 230 kV circuit, is the same for the City of Santee 138 kV/69 kV Underground Alternative as for the Proposed Project. Consequently, the visual impacts of this alternative would be the same as those of the Proposed Project with respect to additional visual changes that would result from the installation and operation of the future 230 kV circuit.

D.13.4.5 City of Santee 230 kV Overhead Northern ROW Boundary Alternative

Environmental Setting

The environmental setting for this alternative would be the same as previously described for the 138 kV/69 kV Underground Alternative. The City of Santee 230 kV Overhead Northern ROW Boundary Alter-

native would be located in the City of Santee, north of the existing the existing ROW. The alternative would extend between proposed Poles #1330 and #1300. The scenic quality of the visible landscape associated with this alternative consists of developed residential neighborhoods to the south of SDG&E's ROW, and natural hillsides that support native coastal sage scrub vegetation and rock outcroppings within the ROW and to the east and west. Overall, the landscape scenic quality is considered representative of the developed and natural landscapes typically found in this part of San Diego County.

Viewers potentially affected by the City of Santee 230 kV Overhead Northern ROW Boundary Alternative include local residents and individuals that use the open space to the north of the ROW for hiking or other passive activities. KOP 21 is the Santee residential neighborhood that would be affected by this alternative. Figure D.13-27 shows the view of the SDG&E ROW.

Environmental Impacts and Mitigation Measures

Table D.13-8 summarizes the types of visual impacts and associated mitigation measures for this alternative from KOP 21. Figure D.13-49 is a photographic simulation of this alternative.

Table D.13-8. Summary of Visual Impacts and Mitigation Measures for the City of Santee 230 kV Overhead Northern ROW Boundary Alternative – by KOP

#	KOP	Visual Sensitivity Level	Overall Visual Change Level	Primary Impact Types	Mitigation Measures*	Impact Significance
21	Santee residential area	High	Moderate	V-2, V-4	V-1, V-2b, V-5a	Class II

Types of visual/aesthetic impacts from project construction/operation:

*V-1: Short-Term Visibility of Construction Activities and Equipment: Mitigation Measure V-1a applies to entire project; Mitigation Measure V-1b applies where noted above and in Table D.13-9 (Mitigation Monitoring). Impact V-1 is less than significant so Mitigation Measures V-1a/V-1b are not required.

V-2: Long-Term Visibility of Upgraded/New 230 kV Structures.

V-4: Long-Term Visibility of New 230 kV Conductors

V-5: Long-Term Damage to Landscape Resources from Maintenance Activities.

Under the City of Santee 230 kV Overhead Northern ROW Boundary Alternative, the type and degree of visual impacts to landscape aesthetics and sensitive residential viewers would be modified by the installation of the 230 kV line away from the residences. The 138 kV and 69 kV lines would be as follows:

The 138 kV and 69 kV Lines – Would remain on existing lattice structures, located on the southern side of the existing ROW.

The new 230 kV Line – Would be installed on new mono-steel pole structures on the northern side of the ROW.

Impact V-1: Short-Term Visibility of Construction Activities and Equipment

Short-term aesthetic and visual impacts would result from disturbances that construction equipment, crews and activities would cause by installing the new 230 kV mono-poles on the northern edge of the ROW. Visual impacts from construction would be adverse but less than significant (Class III). These impacts would be further reduced with implementation of Mitigation Measure V-1a.

Impact V-2: Long-Term Visibility of Upgraded/New 230 kV Structures

Impacts to visual resources resulting from the operation of the new 230 kV mono-pole structures would be long-term. Impacts to residences located south of the ROW would be Class II or Class III, depending on setting and viewing distance. Class II adverse and potentially significant visual impacts would pertain to residences where open foreground views to the elevated ROW and lattice and mono-pole structures occur. Views along Princess Joann Road are representative of these Class II visual impact conditions. Visual impacts to homes located immediately adjacent and south of the ROW would incur Class III adverse, less than significant impacts, however, since this alternative would avoid the placement of new transmission structures adjacent to their properties. Mitigation Measure V-2b would reduce Class II impacts to adverse, but less than significant levels. These mitigation measures are also recommended for Class III impact to reduce visual impacts to the extent feasible.

Impact V-4: Long-Term Visibility of New 230 kV Conductors

Impacts to visual resources resulting from the long-term installation of the proposed 230 kV circuit would be the similar to impacts as described for the Proposed Project. Impacts would be adverse, but less than significant (Class III).

Impact V-5: Long-Term Damage to Landscape Resources from Maintenance Activities

Visual/aesthetic impacts to natural and man-made landscapes, potentially resulting from on-going maintenance of the City of Santee 138 kV/69 kV Underground Alternative would be potentially significant, but mitigable to less than significant with implementation of Mitigation Measure V-5a (Class II).

Comparison to Proposed Project

Compared to the Proposed Project, the City of Santee 230 kV Overhead Northern ROW Alternative would result in less visual impacts to the City of Santee residential neighborhood, located immediately south of, and adjacent to, the ROW. Reduced visual impacts would occur to residents located immediately adjacent to the ROW, since no new structures would be installed adjacent to their properties. Visual impacts similar in degree to the Proposed Project would occur, however, to residents located further to the south (e.g. along Princess Joann Road) or to the north, as well as to local residents using the ROW for informal recreation, including hiking and biking. Similar, or slightly increased visual impacts would occur to those viewers where the 230 kV mono-poles would be closer, or perceived as taller and slightly more massive than, the 138 kV/69 kV poles, proposed by SDG&E.

Visual impacts from the new 230 kV circuits would be the same for both the Proposed Project and the City of Santee 230 kV Overhead Northern ROW Boundary Alternative. This alternative would require the same installation of the 230 kV circuits as SDG&E's Proposed Project.

Comparison to Proposed Project with Future Circuit

The proposed 230 kV system, including the installation of the future 230 kV circuit, is similar for the City of Santee 230 kV Overhead Northern ROW Boundary Alternative as for the Proposed Project. Consequently, the visual impacts of this alternative would be the same as those of the Proposed Project with respect to additional visual changes that would result from the installation and operation of the future 230 kV circuit.

D.13.5 Environmental Impacts of the No Project Alternative

Under the No Project Alternative, the proposed upgrades to SDG&E's existing Miguel to Mission ROW and substations would not occur and no changes in visual quality or views would result. This alternative assumes, however, that SDG&E would need to make other improvements elsewhere in their system to compensate for the system benefits that would not be realized under the No Action scenario. Visual impacts would result to other views and aesthetic resources from system upgrades and installation of new facilities elsewhere could result in increased visual impacts, depending on the location and visual sensitivity of the area.

D.13.6 Mitigation Monitoring, Compliance, and Reporting Table

Table D.13-9 shows the mitigation monitoring, compliance, and reporting program for Visual Resources.

Table D.13-9. Mitigation Monitoring Program – Visual Resources

IMPACT V-1	**Short-Term Visibility of Construction Activities and Equipment (Class III)**
MITIGATION MEASURE	**V-1a: Reduce visibility of construction activities and equipment.** Adjacent to residences, parks, recreation areas, and public schools, ground disturbance due to staging and storage areas shall be screened with temporary fencing of an appropriate design and color. Along the entire ROW, all evidence of construction activities, including ground disturbance due to staging and storage areas, shall be removed and all disturbed areas shall be remedied to an original or improved condition upon completion of construction, including the replacement of any vegetation or paving removed during construction. SDG&E shall submit final construction plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.
Location	Adjacent to residences, parks, recreation areas, public schools (temporary screening), and all routes, ROW and construction areas (remediation of construction areas to original or improved conditions).
Monitoring / Reporting Action	CPUC to verify during construction and following construction.
Effectiveness Criteria	Project construction sites, staging and material and equipment storage areas screened from adjacent residences, parks, recreation areas, and schools. Project construction sites will appear in original or improved condition following construction.
Responsible Agency	CPUC
Timing	Confirm implementation during and following construction.
MITIGATION MEASURE	**V-1b: Avoid construction on weekends and holidays near recreation sites and parks**. Construction activities shall not occur on weekends or holidays on or adjacent to developed recreation sites and parks. In order to minimize visual impacts from construction activities and at snub/stringing sites, construction shall not occur on weekends or holidays or within 0.25 miles of the following recreation areas and parks: Steele Canyon County Park, Cottonwood at Rancho San Diego Golf Club, Lake Jennings County Park, Santee Lakes County Park, Louis A. Stelzer County Park (if reopened by time construction occurs), Mission Trails Regional Park and Admiral Baker Golf Course.
Location	KOPs 7, 8, 19, and 22; adjacent to Steele Canyon County Park, Cottonwood at Rancho San Diego Golf Club, Lake Jennings County Park, Santee Lakes County Park, Louis A. Stelzer County Park (if reopened by time construction occurs), Mission Trails Regional Park and Admiral Baker Golf Course.
Monitoring / Reporting Action	CPUC to verify during construction.
Effectiveness Criteria	Project construction activities would be minimized during high-use weekend and holiday periods.
Responsible Agency	CPUC
Timing	Confirm implementation during construction.

Table D.13-9. Mitigation Monitoring Program – Visual Resources

IMPACT V-2	**Long-Term Visibility of Upgraded/New 230 kV Structures (Class II and Class III)**
MITIGATION MEASURE	**V-2a: Reduce visual contrasts of upgraded structures and new poles in urban and community settings with appropriate paint treatments that would be compatible with community design.** Transmission structures that are visible from sensitive viewing locations, within a foreground distance zone, shall be painted appropriate colors, and maintained during the life of the project to blend with established neighborhood and community design standards. This measure shall apply to pole locations that are predominantly in residential or community settings. SDG&E shall submit a painting plan demonstrating compliance with this plan to the CPUC for review and approval at least 60 days prior to the start of construction.
Location	KOPs 5, 6, 11, 12, and 14; where the project towers and poles are viewed in urban and community settings.
Monitoring / Reporting Action	CPUC to verify project painting plan prior to construction and verify implementation during and following construction.
Effectiveness Criteria	Transmission structures will effectively blend with their backgrounds and urban design.
Responsible Agency	CPUC
Timing	Confirm implementation during and after construction.
MITIGATION MEASURE	**V-2b: Reduce visual contrasts of upgraded structures and new poles in natural settings with appropriate neutral earth-tone paint treatments.** Transmission structures that are visible from sensitive viewing locations, within a foreground distance zone, shall be painted appropriate neutral/earth-tone colors and maintained during the life of the project to blend the structures with the visible background landscape to the greatest degree possible. This measure shall apply to pole locations that are predominantly in natural settings and backscreened by hills and slopes. SDG&E shall submit a painting plan demonstrating compliance with this plan to the CPUC for review and approval at least 60 days prior to the start of construction.
Location	KOPs 5, 6, 11, 13, 14, 19, and 22; where the project or alternative towers and poles are viewed against a natural backdrop.
Monitoring / Reporting Action	CPUC to verify project painting plan prior to construction and verify implementation during and following construction.
Effectiveness Criteria	Transmission structures will effectively blend with their natural landscape backgrounds.
Responsible Agency	CPUC
Timing	Confirm implementation during and after construction.
IMPACT V-3	**Long-Term Visibility of New 138 kV/69 kV Mono-Pole Structures (Class II and Class III)**
MITIGATION MEASURE	**V-2a: Reduce visual contrasts of new poles in urban and community settings with appropriate paint treatments, compatible with community design (see full text above under Impact V-2).**
Location	KOPs 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, and 17; where the project towers and poles are viewed in urban and community settings.
Monitoring / Reporting Action	CPUC to verify project painting plan prior to construction and verify implementation during and following construction.
Effectiveness Criteria	Transmission structures will effectively blend with their backgrounds and urban design.
Responsible Agency	CPUC
Timing	Confirm implementation during and after construction.

Table D.13-9. Mitigation Monitoring Program – Visual Resources

MITIGATION MEASURE	**V-2b: Reduce visual contrasts of new poles in natural settings with appropriate neutral earth-tone paint treatments (see full text above under Impact V-2).**
Location	KOPs 5, 6, 7, 8, 11, 13, 14, 17, 18, 19, 20, 21, and 22; where the project towers and poles are viewed against a natural backdrop.
Monitoring / Reporting Action	CPUC to verify project painting plan prior to construction and verify implementation during and following construction.
Effectiveness Criteria	Transmission structures will effectively blend with their natural landscape backgrounds.
Responsible Agency	CPUC
Timing	Confirm implementation during and after construction.
IMPACT V-4	**Long-Term Visibility of New 230 kV Conductors (Class II and Class III)**
MITIGATION MEASURE	**V-4a: Reduce potential for visual impacts due to view obstructions.** To the degree feasible, transmission structures shall be designed to ensure that conductors do not cause new, or significantly increased view obstructions from residential areas. Conductors that have the potential to cause significantly increased view obstructions shall be designed to be at the same or similar elevation as the existing conductors, or at an elevation that reduces or avoids potential conflicts with residential views. SDG&E shall submit a plan demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.
Location	KOPs 11, 13, 16, and 17.
Monitoring / Reporting Action	CPUC to verify that final design plan will not substantially increase view blockages from residential neighborhoods.
Effectiveness Criteria	Transmission structures will effectively blend with their backgrounds and urban design.
Responsible Agency	CPUC
Timing	Confirm implementation during and after construction.
IMPACT V-5	**Long-Term Damage to Landscape Resources from Maintenance Activities (Class II)**
MITIGATION MEASURE	**V-5a: Reduce direct impacts to, and visual degradation of, exotic landscapes and natural scenic areas for the life of the project.** Ground disturbances resulting from routine access to the ROW during the operational life of the project shall be minimized to the extent possible. This measure shall apply to all park and recreation areas, residential areas, and public facilities' landscaped grounds crossed by and adjacent to the ROW. All evidence of maintenance activities, including ground disturbances from the movement and use of vehicles and equipment shall be remedied to an original or improved condition, outside of access roads, including the replacement of any vegetation or paving removed during construction. SDG&E shall submit final maintenance plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.
Location	All routes, ROW and access roads disturbed by maintenance personnel, vehicles or equipment, adjacent to park and recreation areas, residential areas, and public facilities' landscaped grounds.
Monitoring / Reporting Action	CPUC to verify adequate measures for on-going maintenance are incorporated into SDG&E's Operation and Maintenance Plan.
Effectiveness Criteria	ROW and access routes sites to remain in original or improved condition during operation and maintenance.
Responsible Agency	CPUC
Timing	Confirm implementation during and following construction.

Table D.13-9. Mitigation Monitoring Program – Visual Resources

IMPACT V-6	**Long-Term Visibility of Overhead/Underground Transition Stations (Class II)**
MITIGATION MEASURE	**V-6a: Reduce visual impacts at transition poles/stations.** All evidence of construction activities, including ground disturbance due to installation of the overhead to underground transition stations shall be removed and all disturbed areas shall be remedied to an original or improved condition upon completion of construction, including the replacement of any vegetation or paving removed during construction. Long-term visual impacts at the transition sites shall be reduced for the life of the project through color treatment of poles to blend with surrounding landscapes, use of non-specular hardware, and landscaping, as required. SDG&E shall submit final construction, landscaping, and pole/station color treatment plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.
Location	Jamacha Valley 138 kV/69 kV Underground Alternative and City of Santee 138 kV/69 kV Underground Alternative; at transition pole/station locations.
Monitoring / Reporting Action	CPUC to verify adequacy of construction, landscaping, and color treatment plans
Effectiveness Criteria	Visibility of transition poles/stations is minimized.
Responsible Agency	CPUC
Timing	Review plans before construction; confirm implementation during and following construction.
MITIGATION MEASURE	**V-6b: Reduce potential visual impacts of 138 kV/69 kV lines near Willow Glen Drive and Dehesa Road Transition Station.** In order to reduce potential visual impacts on natural hillsides near the transition station, all natural and landscaped areas disturbed by undergrounding the 138 kV and 69 kV lines shall be revegetated and restored to pre-existing conditions. The new 138 kV/69 kV overhead poles that would be needed to connect to SDG&E's existing ROW shall be painted a neutral earth-tone color to blend with the natural landscape and maintained during the life of the project. SDG&E shall submit final construction and maintenance plans, demonstrating compliance with this measure to the CPUC for review and approval at least 60 days prior to the start of construction.
Location	Jamacha Valley 138 kV/69 kV Underground Alternative; at transition pole/station locations.
Monitoring / Reporting Action	CPUC to verify adequacy of construction, landscaping, and color treatment plans
Effectiveness Criteria	Visibility of transition poles/stations is minimized.
Responsible Agency	CPUC
Timing	Review plans before construction; confirm implementation during and following construction.

D.13.7 References

Fenneman. 1931. Physiography of the Western United States. New York, McGraw-Hill

U.S.D.I. 1986. Bureau of Land Management. Visual Resource Contrast Rating, Handbook 8431. Government Printing Office. Washington, D.C.

San Diego County. 1972. San Diego County General Plan, Part IV, Recreation Element.

San Diego County. 1979. San Diego County General Plan, Part II, Regional Land Use Element

City of Santee. n.d. Santee General Plan, Community Enhancement Element.

This page intentionally blank.

Simulations — Click on the figure number to view.