

3.10 LAND USE AND PLANNING

3.10 LAND USE AND PLANNING

3.10.1 Environmental Setting

Overview

The proposed project would be located entirely within Sonoma County. All the project components would be located within unincorporated Sonoma County, except for 0.7 mile of the Northern Segment that would traverse Foothill Regional Park located in the Town of Windsor. The Sonoma County Regional Parks District independently manages Foothill Regional Park even though the park is within the Town of Windsor, and the Town has no authority over activities within the park boundary (Euphrat 2016, Legge 2016, Whitaker 2016).

Fulton Substation and Fitch Mountain Substation are located on land owned by PG&E. The Northern and Southern Segments are located within PG&E easements. Temporary work areas would be located on land within PG&E's easements or on adjacent land that is privately or publicly owned.

Land Use Designations

Land use designations in the project study area are shown on Figure 3.10-1 and Figure 3.10-2 and described in Table 3.10-1. Foothill Regional Park has a land use designation of "Parks" in the Town of Windsor General Plan (Town of Windsor 2013).

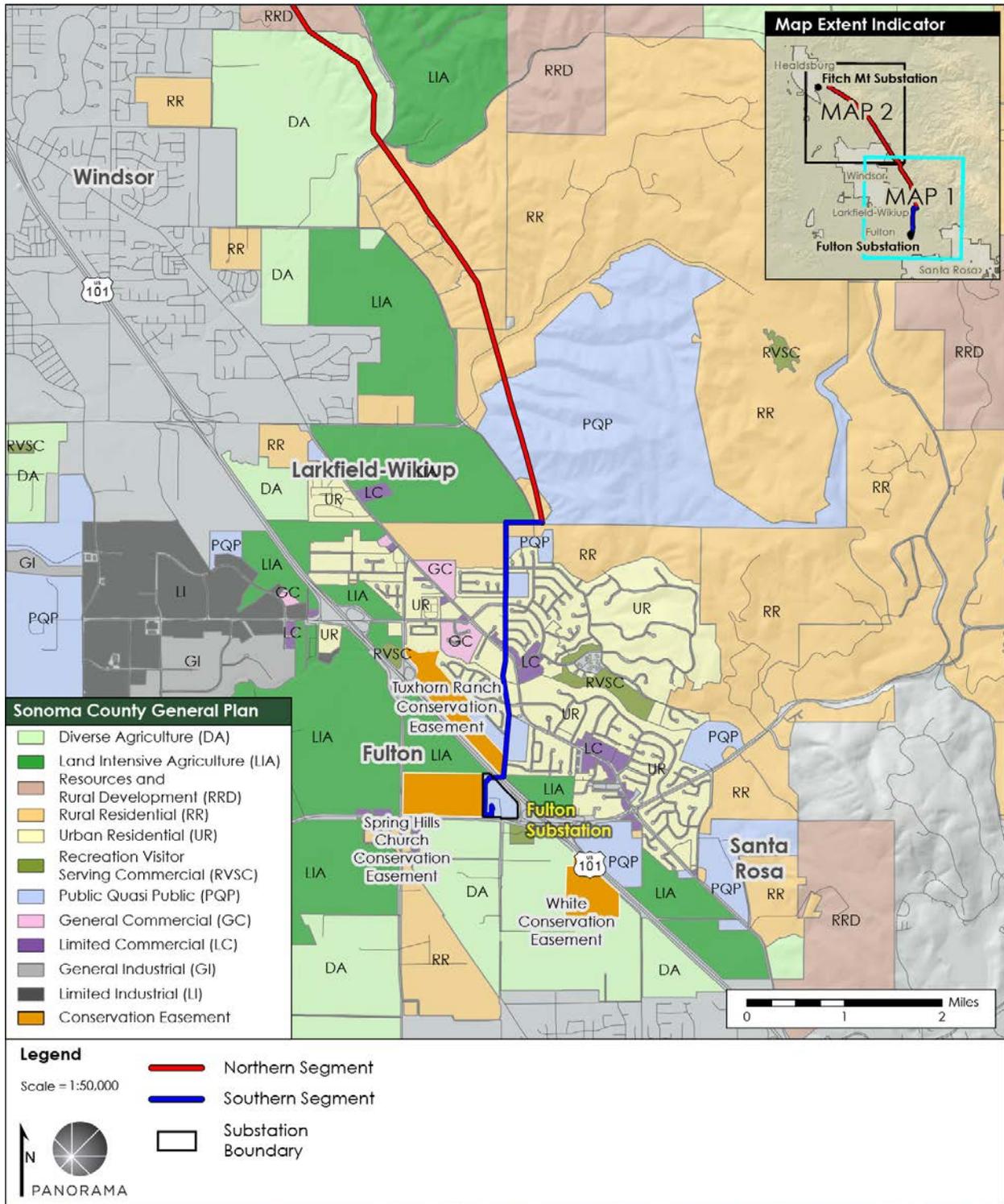
The Sonoma County Agricultural Preservation and Open Space District acquires and preserves regionally important land in the County by acquiring a partial interest in the land through a purchase or donation of a conservation easement (Sonoma County Agricultural Preservation and Open Space District 2017). The proposed project alignment passes through two of the District's conservation easements in the Northern Segment, the Sotoyome Highlands Conservation Easement (also known as "The Weston Ranch") and the Windsor Oaks Conservation Easement, as shown on Figure 3.10-2.

Zoning Designations

Zoning designations in the project study area are shown on Figure 3.10-3 and Figure 3.10-4 and described in Table 3.10-2. Foothill Regional Park has a zoning designation of "Recreation District" in the Town of Windsor Zoning Ordinance (Town of Windsor 2013).

3.10 LAND USE AND PLANNING

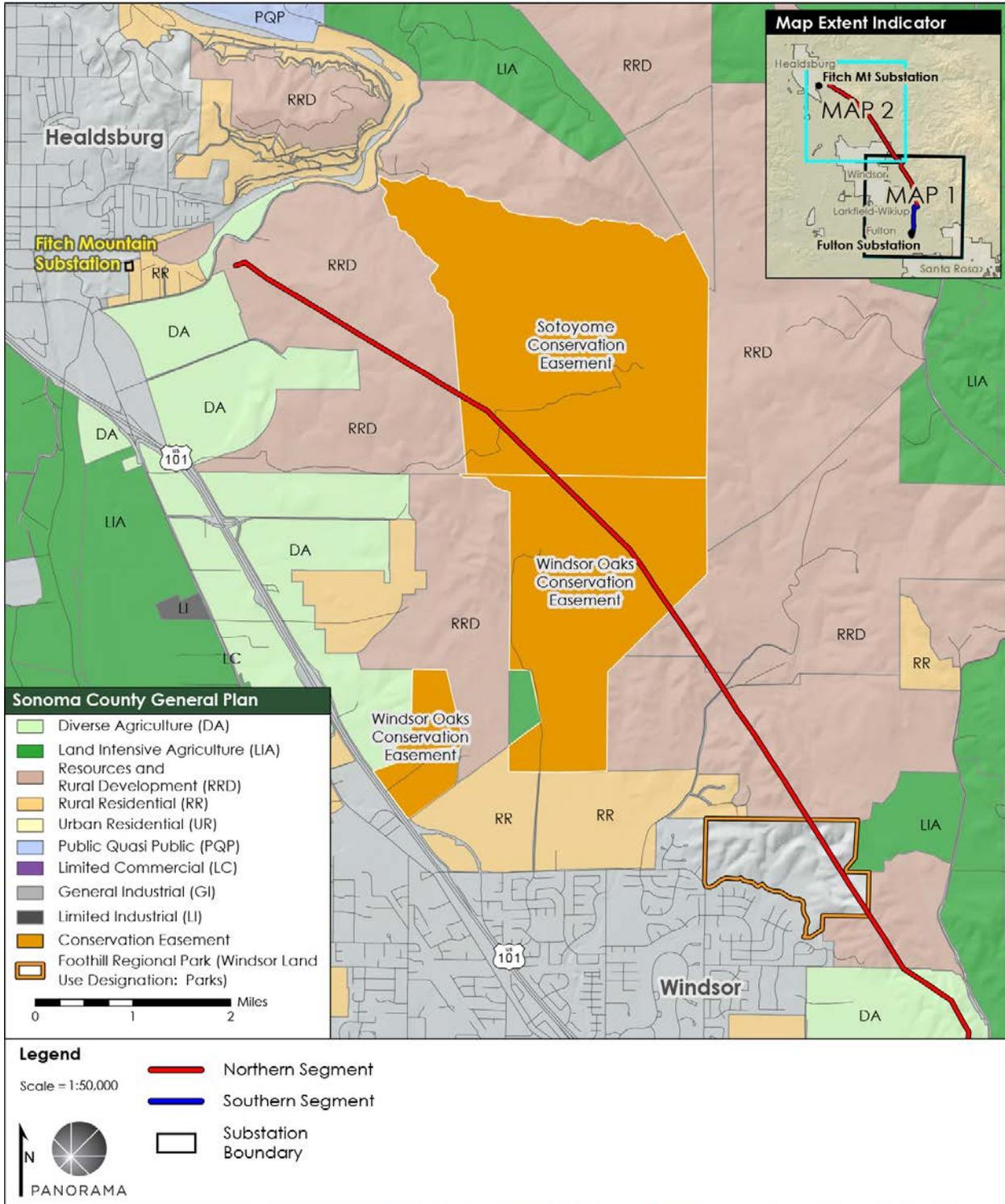
Figure 3.10-1 Sonoma County Land Use Designations (Map 1 of 2)



Sources: (ESRI 2016, PG&E 2016, County of Sonoma 2011)

3.10 LAND USE AND PLANNING

Figure 3.10-2 Sonoma County Land Use Designations (Map 2 of 2)



Sources: (ESRI 2016, PG&E 2016, County of Sonoma 2011)

3.10 LAND USE AND PLANNING

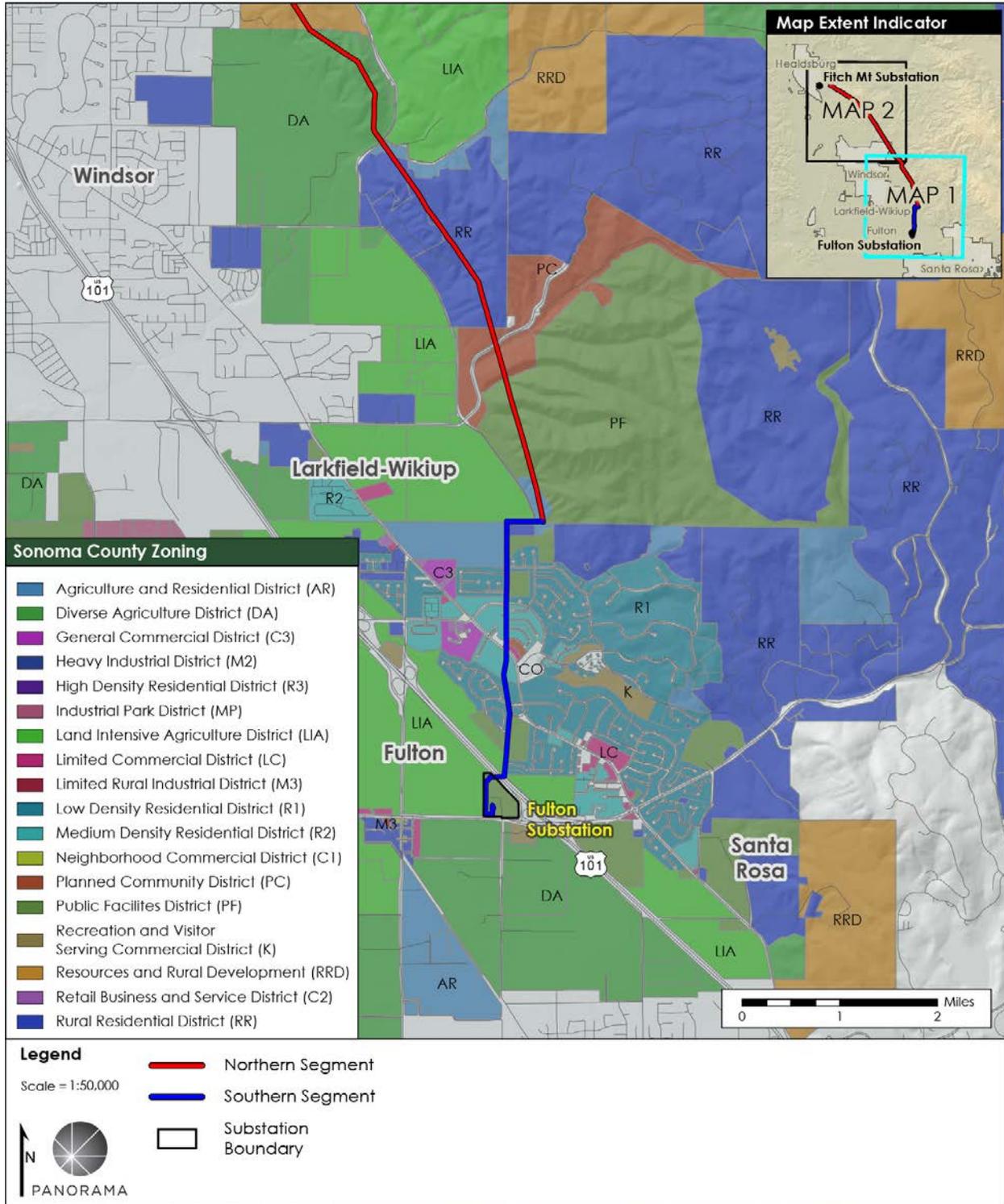
Table 3.10-1 Land Use Designations in the Project Study Area

Designation	Descriptions
Sonoma County General Plan	
Resources and Rural Development	<p>Allows low-density residential development and is intended to:</p> <ul style="list-style-type: none"> • Protect timberlands needed for commercial timber production • Protect lands needed for geothermal resource production • Protect lands for aggregate resource production • Protect natural resource lands • Protect against intensive development of lands • Accommodate agricultural production activities but limit them on timberland • Protect county residents from proliferation of growth in areas where there are inadequate public services and infrastructure <p>Public services, facilities, and development that would have an adverse impact on the environment are limited in these areas.</p>
Land Intensive Agriculture	Enhances and protects lands capable of and generally used for animal husbandry and the production of food, fiber, and plant materials. The soil type and climate support relatively high production per acre of land. Supports continued agricultural production.
Diverse Agriculture	Enhances and protects lands where soil, climate, and water conditions support farming, but where small acreage intensive farming and part-time farming activities are predominant. Farming may not be the principal occupation of the farmer. Protects a full range of agricultural uses and limits further residential intrusion consistent with the policies of the Agricultural Resources Element.
Rural Residential	Provides for very low-density residential development on lands that have few if any urban services but have access to County maintained roads.
Public Quasi Public	Provides sites that serve the community of public need and area owned or operated by government agencies, non-profit entities, or public utilities.
General Commercial	Provides sites for intense commercial uses that primarily serve a mix of business activities and the residential and business community as a whole rather than a local neighborhood.
Limited Commercial	Accommodates retail sales and services for the daily self-sufficiency of local rural or urban neighborhoods or communities in keeping with their character. Intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas and for consideration of a single-family residence or Single Room Occupancy units in place of commercial uses allowed by zoning.
Urban Residential	Land planned for a full range of urban services for residential development. Accommodates a variety of housing types and all tenure types, depending upon density allowed in the Land Use Element.
Town of Windsor General Plan	
Parks	Provides locations for public parks, open space and recreation facilities, with development limited to club houses, gymnasiums, or storage facilities; may include open space protection around sensitive areas, such as creeks or trees, with passive recreational uses only.

Sources: (County of Sonoma 2008, Town of Windsor 2013)

3.10 LAND USE AND PLANNING

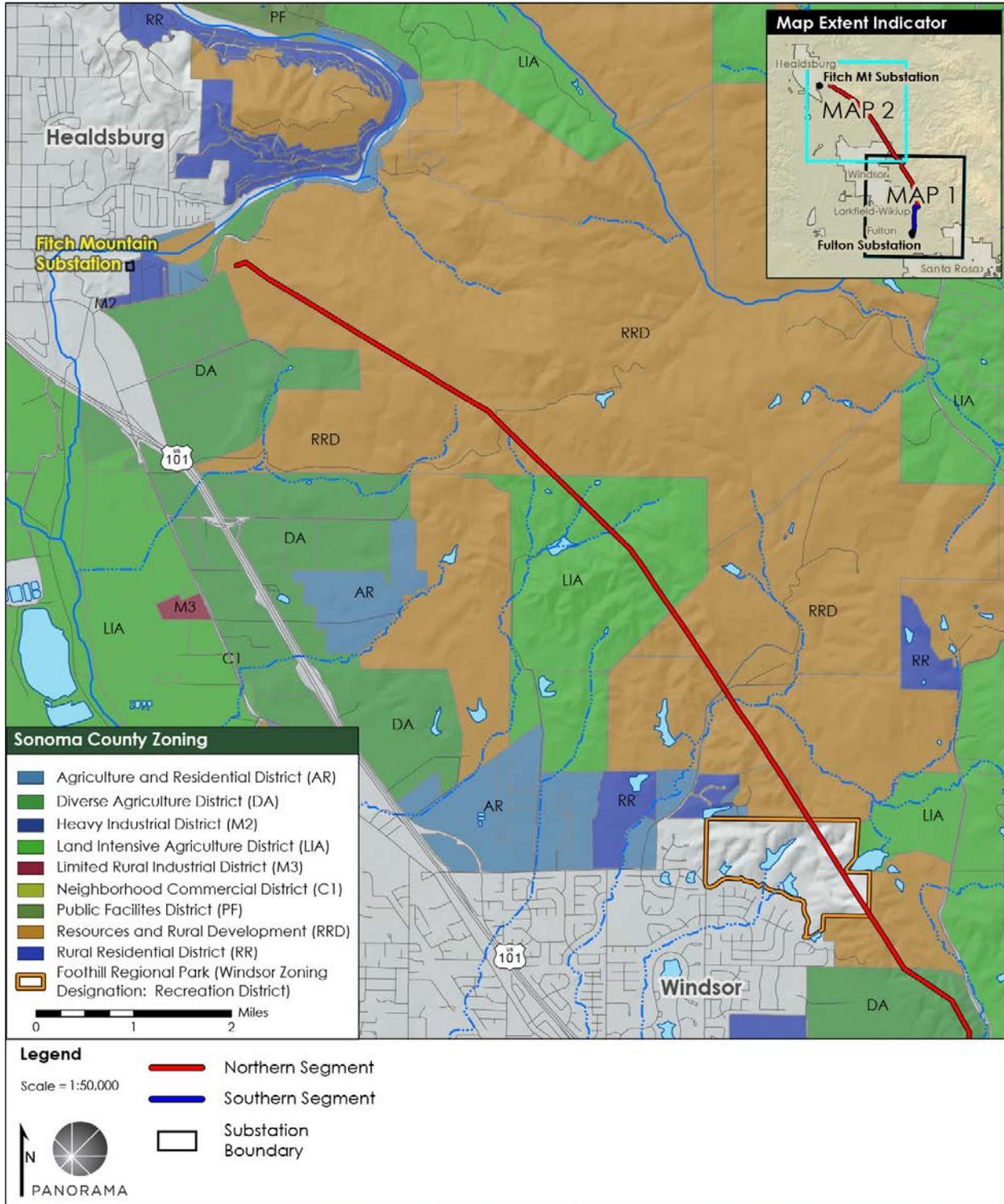
Figure 3.10-3 Zoning Designations in the Project Study Area (1 of 2)



Sources: (ESRI 2016, PG&E 2016, Sonoma County Permit and Resource Management Department 2013, Sonoma County Agricultural Preservation and Open Space District 2016)

3.10 LAND USE AND PLANNING

Figure 3.10-4 Zoning Designations in the Project Study Area (2 of 2)



Sources: (ESRI 2016, PG&E 2016, Sonoma County Permit and Resource Management Department 2013, Sonoma County Agricultural Preservation and Open Space District 2016)

3.10 LAND USE AND PLANNING

Table 3.10-2 Zoning Designations in the Project Study Area

Designation	Descriptions
Sonoma County Zoning Ordinance	
Agriculture and Residential District	Provides lands for raising crops and farm animals in areas designated primarily for rural residential use pursuant to Objective LU-6.5 and Policy LU-6d of the General Plan.
Diverse Agriculture District	Enhances and protects those land areas where soil, climate, and water conditions support farming where small acreage intensive farming and part-time farming activities are predominant, but where farming may not be the principal occupation of the farmer, and implements the provisions of diverse agriculture land use category of the General Plan and policies of the Agricultural Resource Element.
General Commercial District	Implements the provisions of Section 2.3.1 of the General Plan by providing a location for wholesale and heavy commercial uses and services necessary within the county which are not suited to other commercial districts. Implements the commercial objectives of adopted redevelopment plans within redevelopment project areas in the General Plan.
Land Intensive Agriculture District	Enhances and protects lands best suited for permanent agricultural use and capable of relatively high production per acre of land; implements the provisions of the land intensive agriculture land use category of the General Plan and the policies of the Agricultural Resources Element.
Limited Commercial District	Implements the provisions of Section 2.3.2 of the General Plan by providing areas for retail sales and services necessary for the daily self-sufficiency of urban and rural areas in keeping with their character, and to implement the objectives of adopted redevelopment plans within redevelopment project areas in the General Plan.
Low Density Residential District	Stabilizes and protects the residential characteristics of the district to promote and encourage a suitable environment for family life. The R1 District is intended for single-family homes in low density residential areas, as provided Section 2.2.1 of the General Plan, which are compatible with the existing neighborhood character. It is also intended to implement the residential objective of adopted redevelopment plans where applicable.
Medium Density Residential District	Preserves as many of the desirable characteristics of one-family residential districts as possible while permitting higher densities, and implements the provisions for medium density residential development in Section 2.2.1 of the General Plan. Implements the residential objectives of adopted redevelopment plans, where applicable.
Planned Community District	Implements the provisions of Section 2.3 of the General Plan Land Use Element which provides for mixed residential and commercial use and implements the provisions of Section 2.2 of the General Plan. Implements the objectives of adopted redevelopment plans within redevelopment project areas in the General Plan. Planned communities are intended to allow diversification in the relationship of various uses, buildings, structures, lot sizes and open spaces while insuring substantial compliance with adopted General Plans, and with the intent of this ordinance in requiring adequate standards necessary to satisfy requirements of public health, safety, and general welfare.

3.10 LAND USE AND PLANNING

Designation	Descriptions
Public Facilities District	Provides sites which serve the community or public need and protects these sites from encroachment of incompatible uses. The Public Facilities District shall be applied as a base zoning district to identify existing public facilities consistent with the provisions of Section 2.5 of the General Plan Land Use Element. The Public Facilities District shall be applied as a combining district to generally indicate those areas in which a future public facility is needed.
Resources and Rural Development	Implements the provisions of the resources and rural development land use category of the General Plan, namely to provide protection of lands needed for commercial timber production, geothermal production, aggregate resources production; lands needed for protection of watershed, fish and wildlife habitat, biotic resources, and for agricultural production activities that are not subject to all of the policies contained in the Agricultural Resources Element of the General Plan. The Resources and Rural Development District is also intended to allow very low density residential development and recreational and visitor-serving uses where compatible with resource use and available public services.
Rural Residential District	Preserves the rural character and amenities of those lands best utilized for low density residential development pursuant to Section 2.2.2 of the General Plan. Rural residential uses are intended to take precedence over permitted agricultural uses, but the district does not allow agricultural service uses. The Rural Residential District may also be applied to lands in other land use categories where it is desirable to use zoning to limit development.
Town of Windsor Zoning Ordinance	
Recreation District	Applied to locations appropriate for the development of parks and recreational facilities, and consistent with the Parks land use classification of the General Plan.

Sources: (Town of Windsor 2014, Sonoma County Permit and Resource Management Department 2017)

3.10.2 Impact Analysis

Summary of Impacts

Table 3.10-3 presents a summary of the CEQA significance criteria and impacts on land use and planning that would occur during construction, operation, and maintenance of the proposed project.

3.10 LAND USE AND PLANNING

Table 3.10-3 Summary of Proposed Project Impacts on Land Use and Planning

Would the proposed project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion

a) Would the proposed project physically divide an established community?	Significance Determination
	No impact

The proposed project would involve replacing existing conductor and poles within the same alignment as existing poles, and replacing electrical facilities at Fitch Mountain Substation (control building and new switchgear). Project activities would occur primarily within land that is owned by PG&E or subject to existing PG&E easements. Substation modifications would be performed entirely within the existing substation owned by PG&E. Temporary construction work areas and access routes would be located within existing PG&E easements or on publicly- or privately-owned land near the project alignment. Where applicable, PG&E would obtain temporary construction easements and/or encroachment permits to use land outside of their existing easements. If necessary, PG&E may update their existing easements for the project lines to bring them into conformance with current company practices. Any easement modifications would be minor and would occur in localized areas along the project alignment where they would not divide an established community. The proposed project would not create physical or any other boundaries that would divide an established community. No impact would occur.

Required APMs and MMs: None

3.10 LAND USE AND PLANNING

b) Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Significance Determination
	No impact

Pursuant to CPUC GO 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of the proposed project; therefore, no local land use plans, policies, or regulations would apply to the project.

As explained in Impact a) above, project activities would occur primarily within land that is owned by PG&E or subject to existing PG&E easements. Temporary construction work areas would be returned to their pre-project land uses after project construction. The proposed project would not change existing land uses, prevent approved land uses from taking place, or conflict with a land use adopted for avoiding or ~~mitigation-mitigating~~ an environmental effect. No impact would occur.

Required APMs and MMs: None

c) Would the proposed project conflict with any applicable habitat conservation plan or natural community conservation plan?	Significance Determination
	Less than significant with mitigation

Portions of the proposed project would be located within areas covered by the SRPCS. As described in Section 3.4: Biological Resources, Impact f), the proposed project would result in temporary and permanent land impacts on parcels classified in the SRPCS as “potential for presence of CTS and listed plants” and “presence of CTS is not likely but mitigation for listed plants may be required.”

The SRPCS establishes that impacts on areas classified as “potential for presence of CTS and listed plants”, or on wetlands within areas classified as “presence of CTS is not likely but mitigation for listed plants may be required”, be mitigated by providing a monetary contribution (in-lieu fee payment) to a species fund overseen by USFWS and/or CDFW at specified ratios (refer to Table 3.4-9) (USFWS 2007). However, the 2007 Programmatic Biological Opinion identifies that mitigation may not apply to hardscapes, and that “for each project, the Service and CDFW will determine if hardscape provide benefits to the species and if any mitigation is required.” The areas classified as “potential for presence of CTS and listed plants” that would be impacted by the proposed project offer little to no habitat for CTS because they are isolated from documented CTS occurrences, and most of the areas are developed or subject to mixed agricultural activities (e.g., vineyards). Based on a conversation with USFWS, it is unlikely that the proposed project would be required to mitigate for CTS (Olah 2016). PG&E would be required to implement any compensatory mitigation required as part of the Section 404 permit process. The proposed project has the potential to impact seasonal wetlands, but none would be located within the SRPCS boundary. The proposed project would, therefore,

3.10 LAND USE AND PLANNING

not conflict with the compensatory mitigation requirements of the SRPCS, by complying with any 404 permit requirements, should they be required.

The SRPCS also includes minimization measures to lessen impacts on CTS (refer to Table 3.4-9). Vegetation removal and grading within the SRPCS could conflict with these minimization measures. PG&E would implement a worker environmental awareness program (APM BIO-1a); manage waste (APM BIO-1f); restrict parking (APM BIO-1g); adhere to access route and work area limitations (APM BIO-1h); prohibit pets and firearms (APM BIO-1j); inspect for wildlife and cover excavations (APM BIO-1k); conduct pre-construction surveys and use CTS exclusion fencing in critical habitat (APM BIO-7); conduct biological monitoring (MM Biology-1); limit vehicle speeds (APM AIR-1; refer to Section 3.3: Air Quality); and ensure proper handling, storage, and disposal of hazardous materials (MM Hazards-1) to reduce impacts on special-status species. Temporarily disturbed habitats would be restored following construction per MM Biology-7. Potential conflicts within the SRPCS would be less than significant with mitigation.

Required APMs and MMs: APM BIO-1a, APM BIO-1f, APM BIO-1g, APM BIO-1h, APM BIO-1j, APM BIO-1k, APM BIO-7, MM Biology-1, MM Biology-7 (refer to Section 3.4: Biological Resources); APM AIR-1 (refer to Section 3.3: Air Quality); MM Hazards-1 (refer to Section 3.8: Hazards and Hazardous Materials)

3.10.3 References

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3.10 LAND USE AND PLANNING

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