# D.3 LAND USE

This section addresses the Proposed Project and alternatives as they would affect land use, including both existing and proposed land uses as well as agricultural and recreational resources. Section D.3.1 provides a description of the environmental setting. The applicable land use, agricultural, and recreation plans, regulations, and requirements are introduced in Section D.3.2. An analysis of the Proposed Project impacts is in Section D.3.3, and the land use impacts related to the Project alternatives are in Sections D.3.4 through D.3.6.

## D.3.1 Environmental Setting for the Proposed Project

### Agricultural Resources

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

The U.S. Department of Agriculture, Soils Conservation Service, classifies notable agricultural lands as follows:

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

Collectively, these valuable agricultural lands are referred to as Farmland. The majority of the components comprising the Proposed Project would not be located on or adjacent to Farmland. Portions of the 115 kV subtransmission line, however, would traverse Farmland, particularly between Mileposts 3.9 and 4.1 of the El Casco-Banning route (SCE, 2007a). The El Casco Substation would be located approximately 275 feet southwest of Farmland. Construction activities at the Banning and Zanja Substations would occur within the boundaries of the existing substations, as would installation of telecommunications equipment at El Casco Substation and at the Mill Creek Communications Site and so would not affect Farmland. As the fiber optic cable would be installed largely on existing structures or in existing underground conduits, fiber optic installation would largely avoid Farmland. The six new poles required for the fiber optic cable for the El Casco-M30 T3 circuit would not be located on Farmland (SCE, 2007a). Figure D.3-1 shows the location of Farmland in the vicinity of the Proposed Project.

The DOC also identifies lands under a Williamson Act contract as important agricultural lands. The California Land Conservation Act of 1965, or Williamson Act, is California's primary program for the conservation of private land in agricultural and open space use. The only portion of the Proposed Project that would be located on, traverse, or be adjacent to an area zoned for agricultural use or under Williamson Act contract is the 115 kV subtransmission line. In particular, the 115 kV subtransmission line would cross grazing lands under Williamson Act contracts between Mileposts 10.2 and 12.3 and

would run adjacent to commercial ranches and grazing lands under Williamson Act contracts between Mileposts 9.8 and 10.2 (SCE, 2007a; SCE, 2007c). Figure D.3-1 shows the location of Williamson Act contract lands in the vicinity of the Proposed Project.

## Land Use and Planning

The Proposed Project would traverse lands in unincorporated San Bernardino and Riverside Counties and the Cities of Redlands, Yucaipa, Banning, and Beaumont, as shown in Figure B-1 in Section B (Project Description). The proposed El Casco Substation would be constructed within the Norton Younglove Reserve in close proximity to San Timoteo Canyon Road and SCE's existing Devers-San Bernardino No. 2 220 kV transmission line ROW in unincorporated Riverside County. The Proposed Project also includes rebuilding the 115 kV switchracks within Zanja and Banning Substations in the Cities of Yucaipa and Banning, respectively. Upgrades to the existing 115 kV subtransmission line would occur within existing SCE ROWs in the Cities of Banning, Beaumont, and unincorporated Riverside County. Telecommunications improvements would occur at the new El Casco Substation and within the Mill Creek Communications Site, located in a private inholding in the San Bernardino National Forest (SBNF), and would also include the installation of fiber optic cables within existing conduits in public streets and on existing SCE structures between the Cities of Redlands and Banning.

### *General Plan Designations and Zoning*

The site of the proposed El Casco Substation is designated as Conservation Habitat in the Riverside County General Plan. The City of Yucaipa General Plan designates the Zanja Substation site as Planned Development, and the Riverside County General Plan designates the location of the Banning Substation as Industrial. The 115 kV subtransmission lines, which would be upgraded under the Proposed Project, traverse a wide variety of land uses. The County of San Bernardino General Plan designates the Mill Creek Communications Site as a resource conservation area within the Mountain Subregion of the County of San Bernardino (SCE, 2007a). The new fiber optic cables would be installed within conduits in existing road ROWs between Redlands and Banning or on existing subtransmission or distribution poles. Table D.3-1 lists the General Plan Designations for all of the Proposed Project components, including lands traversed by the 115 kV subtransmission lines.

The site of the proposed El Casco Substation is currently zoned Open Space and Conservation. The Zanja Substation is zoned Rural Living by the City of Yucaipa, and the Banning Substation is zoned Industrial within the City of Banning (SCE, 2007c). The 115 kV subtransmission corridor of the Proposed Project crosses areas with the following zoning:

- Light Manufacturing,
- Residential Agriculture,
- Residential Single-Family,
- Mixed Residential/Commercial Specific Planning Area,
- Industrial Specific Planning Area,
- Sun Lakes Village Specific Plan,
- Public Utilities,
- Industrial,
- Ranch/Agriculture,
- Mobile Home,

Click here for Figure D.3-1

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- Very Low Density,
- Light Agriculture, and
- Controlled Development Area.

The Mill Creek Communications Site is zoned as Public Utility by San Bernardino County (SCE, 2007c). As described above, the fiber optic cables would be installed within existing road ROWs or on existing subtransmission or distribution poles.

Table D.3-1: General Plan Designations of Proposed Project Components

| Component | General Plan Designation | Jurisdiction |
|---|---|---|
| Substations | | |
| El Casco Substation | Conservation Habitat | Riverside County |
| Zanja Substation | Planned Development | City of Yucaipa |
| Banning Substation | Industrial | City of Banning |
| 115 kV Subtransmission Lines (by Milepost) | | |
| 0.0 – 1.1 | Conservation Habitat | Riverside County |
| 1.1 – 1.9 | Open Space Recreation | Riverside County |
| 1.9 – 3.1 | Freeway | Riverside County |
| 3.1 – 3.7 | Rural Mountainous | Riverside County |
| 3.7 – 4.2 | Low Density Residential | City of Beaumont |
| 4.2 – 5.4 | Rural Residential | Riverside County |
| 5.4 – 5.6 | Low Density Residential | City of Beaumont |
| 5.6 – 6.0 | Agriculture | Riverside County |
| 6.0 – 6.3 | Business Park | City of Beaumont |
| 6.3 – 6.5 | Rural Residential | Riverside County |
| 6.5 – 6.6 | Rural Mountainous | Riverside County |
| 6.6 – 6.8 | Very Low Density Residential | City of Beaumont |
| 6.8 – 6.9 | Rural Residential | Riverside County |
| 6.9 – 8.0 | Estate Residential | Riverside County |
| 8.0 – 9.2 | Low Density Residential | City of Beaumont |
| 9.2 – 10.2 | City of Banning Specific Plan Area | City of Banning |
| 10.2 – 12.0 | Agriculture | Riverside County |
| 12.0 – 13.8 | Very Low Density Residential | City of Banning |
| 13.8 – 13.9 | Industrial | City of Banning |
| Maraschino Loop West 0.0 – 0.1 | Agriculture | Riverside County |
| Maraschino Loop West 0.1 – 0.2 | Low Density Residential/ Agriculture | Riverside County |
| Maraschino Loop West 0.2 – 0.45 | Low Density Residential/ Business Park | City of Beaumont |
| Maraschino Loop West 0.45 – 0.9 | Business Park | City of Beaumont |
| Maraschino Loop South 0.0 – 0.3 | Business Park | Riverside County |
| Maraschino Loop South 0.3 – 0.63 | Very Low Density Residential | City of Beaumont |
| Maraschino Loop South 0.63 – 0.8 | Rural Residential | City of Beaumont |
| Telecommunications Improvements | | |
| Mill Creek Communications Site | Resource Conservation Area | San Bernardino County |

Source: SCE, 2007a; SCE, 2007c

### *Existing Uses*

Within the Norton Younglove Reserve, the site of the proposed El Casco Substation is currently open space used for non-motorized recreation such as hiking, biking, and equestrian uses. The area immediately surrounding the proposed substation site is also open space, although approximately 250

feet to the north and east, the area is a mix of open space, rural residential, and agriculture. San Timoteo Canyon Road runs in a northwest-southeast direction to the northeast of the substation site (SCE, 2007a; SCE, 2007c; Aspen, 2007). Figure D.3-2 shows the existing uses surrounding the proposed El Casco Substation site.

The modifications to the Zanja and Banning Substations and Mill Creek Communications Site would occur within the existing boundaries of these SCE facilities. The Zanja Substation is located within the northwest portion of the City of Yucaipa and is surrounded primarily by rural land uses, open space, and ranch-style residences. The Banning Substation is located in a commercial/industrial area of the City of Banning with Interstate 10 (I-10) to the north, industrial property to the east and west, and residential areas to the south (SCE, 2007a; SCE, 2007c; Aspen, 2007). Figure D.3-6 shows the existing uses surrounding the Zanja Substation and Mill Creek Communications Site.

Upgrades to the existing 115 kV subtransmission line would occur within existing SCE ROW beginning in Riverside County in the Norton Younglove Reserve at the site of the proposed El Casco Substation and running southeast towards the City of Banning. The existing 115 kV subtransmission line runs along the southern extent of the City of Beaumont and the City of Banning with portions passing through unincorporated Riverside County. Beginning within open space and conservation land in the Norton Younglove Reserve in the west, the route traverses east through rural and rural residential lands, crossing through agricultural lands, then through a commercial area. The Maraschino Loop crosses through lands that are primarily open space, but scattered with agriculture and industrial uses. Continuing east, the line would pass from Beaumont to Banning and into the Sun Lakes residential area, then east into low density residential and agricultural land before finally traversing an industrial area prior to terminating at the Banning Substation. A total of approximately 237 residential structures would abut the 115 kV subtransmission line ROW (SCE, 2007a; SCE, 2007c; Aspen, 2007). Figures D.3-2 to D.3-5 shows the existing uses along the 115 kV subtransmission line.

The Mill Creek Communications Site is located on top of a foothill of the San Bernardino Mountains to the north of Yucaipa. The property is a SCE in-holding within the SBNF. The new fiber optic cables would be installed on existing subtransmission or distribution lines or within public road ROWs between the Cities of Redlands and Banning, passing adjacent to industrial complexes, grazing and agricultural lands, rural homes, neighborhood developments, schools, electrical power facilities, police stations, and highways (SCE, 2007a; SCE, 2007c; Aspen, 2007). Figures D.3-2 to D.3-6 show the existing uses along the proposed fiber optic cable upgrade route.

### Recreational Resources

For the purposes of environmental analysis, recreational resources are considered sensitive land uses because they are particularly susceptible to disturbances from noise, traffic, dust, or other environmental impacts that could decrease the value of the recreational experience. Activities occurring during the construction or operation of a project in the vicinity of recreation areas have the potential to restrict access or preclude use of the recreation facilities. In general, recreational resources (including parks, open space, playgrounds, and playfields), recreational activities (such as bicycling, hiking, boating, etc.), and recreationists are considered to be sensitive receptors for the purposes of environmental impact assessment.

The Proposed Project would site facilities on or adjacent to a variety of recreational facilities, parks, and trails. The 115 kV El Casco-Banning subtransmission line would also traverse the Sun Lakes Country Club golf course. See Figure D.3-7 for locations of recreational resources in the vicinity of the Proposed Project. More detailed descriptions of the recreational resources within 0.5 mile of the Proposed Project are provided below.

Click here for Figure D.3-2

Click here for Figure D.3-3

Click here for Figure D.3-4

Click here for Figure D.3-5

Click here for Figure D.3-6

Click here for Figure D.3-7

The following describes the location of each of these recreational resources relative to the Project along with a description of that resource:

- **Norton Younglove Reserve.** The proposed El Casco Substation and 115 kV subtransmission and 220 kV transmission lines looping into the El Casco Substation would be located within the Norton Younglove Reserve. The 640-acre Norton Younglove Reserve is located within the San Timoteo Creek area between I-10 and State Route 60, and is managed by the Riverside County Regional Park and Open Space District (Park District). The Park District and SCE have signed an Agreement in Principle to Lease Park Property to SCE for the El Casco Substation. As described above, the proposed El Casco Substation would utilize 28 acres of the Norton Younglove Reserve, used for hiking, biking, equestrian, and other non-motorized recreation uses. (SCE, 2007a; RLC, 2006).
- **PGA of Southern California Golf Club.** The proposed fiber optic cable upgrade would run along the southwestern side of the PGA of Southern California Golf Club, which features 36 holes of golf with courses offering views of oak woodlands, riparian streams, and mountains. The club recently became a Certified Audubon Cooperative Sanctuary. The club hosts the Western Regional Club Professional Championship and PGA Tour Qualifying School (Southern California PGA, 2007).
- **Oak Valley Golf Club.** The proposed fiber optic cable upgrade would run approximately 0.3 mile southwest of the Oak Valley Golf Club. Oak Valley Golf Club offers 18 holes of golf and hosts a variety of events ranging from local clubs to the PGA Tour Stage Two Qualifying Tournament (Oak Valley, 2004).
- **Sun Lakes Country Club.** The Sun Lakes Country Club within the Sun Lakes community in the City of Banning offers a golf course with 18 holes, tennis courts, swimming pools, bocce ball courts, and other facilities. The proposed 115 kV El Casco-Banning subtransmission line and the fiber optic cable route would traverse the Sun Lakes Country Club golf course (Sun Lakes Realty, 2006).
- **AC Dysart Equestrian Park.** The proposed 115 kV El Casco-Banning subtransmission line would run along the southern side of the AC Dysart Equestrian Park, which regularly hosts the City of Banning's Stagecoach Days celebration and caters to rodeos, western events, and equestrian recreation (Stage Coach Days, 2006; SCE, 2007a).
- **Lion's Recreation Park.** The proposed 115 kV El Casco-Banning subtransmission line would run approximately 0.3 mile west of Lion's Recreation Park in the City of Banning. Lion's Recreation Park includes three baseball fields and a play area (City of Banning, 2007).
- **Pass Valley Park.** Pass Valley Park is located approximately 0.25 mile east of the proposed fiber optic cable upgrade route. Pass Valley Park includes the Roosevelt Williams Community Center, two tennis courts, two basketball courts, and play areas (The Press Enterprise, 2007).
- **Community Park.** The proposed fiber optic cable upgrade route runs along the north side of the City of Redlands Community Park, which includes 18.2 acres of parkland with lighted baseball fields, tennis courts, picnic and playground facilities (City of Redlands, 2006).
- **Yucaipa Community Park.** Yucaipa Community Park is located approximately 0.4 mile west of the proposed fiber optic cable upgrade route in the City of Yucaipa. The park consists of 32.5 acres and offers three multi-purpose ball fields (two lighted), two tennis courts, two basketball courts, a sand volleyball court, playgrounds, walking trails, group picnic shelters, barbecues, an amphitheater, and restroom facilities. The picnic shelters, amphitheater, and ball fields are available for rent. There are nine shelters that vary in size from four tables to ten tables (City of Yucaipa, 2005).
- **Flag Hill Veterans Memorial Park.** The proposed fiber optic cable upgrade route runs adjacent to the Flag Hill Veterans Memorial Park in the City of Yucaipa. Flag Hill Veterans Memorial Park is located at the corner of Yucaipa Boulevard and Fremont Street. Located at this park are a large number and variety of trees that have been donated in memory of the donors' loved ones. Structures and amenities include a playground, parking lot, turfed lawn, many trees, picnic tables, and benches located in and around shaded areas and restrooms. The upper section of the park has been dedicated as a memorial to the military men and women from Yucaipa who lost their lives during wartimes (City of Yucaipa, 2005).

- **San Bernardino National Forest – Mill Creek Ranger Station.** The Mill Creek Ranger station is located approximately 0.4 mile north of the proposed fiber optic cable upgrade route in San Bernardino County. The San Gorgonio office provides San Gorgonio wilderness permits, snowmobile permits, Adventure Passes and all other National Forest available permits, maps, books and brochures, and forest-related gift items. Volunteers provide information and interpretation to visitors, develop publications, lead nature walks, present evening programs, construct displays, repair and build trails, patrol the San Gorgonio Wilderness, and operate the Barton Flats Visitor Center (USDA Forest Service, 2007a).
- **San Bernardino National Forest.** The Mill Creek Communications Site would be located within the San Bernardino National Forest, north of the Cities of Yucaipa and Redlands. This National Forest offers over 500 miles of hiking trails within 700,000 acres of forest land. The San Bernardino National Forest offers a variety of recreational opportunities including hiking and backpacking, trail riding by horse, bicycling, off-highway vehicle use, camping and picnicking, and fishing, as well as winter activities such as snowshoeing and cross-country and alpine skiing (USDA Forest Service, 2007b).

## D.3.2 Applicable Regulations, Plans, and Standards

This section defines regulations, plans, and standards that are relevant to the Proposed Project and considers whether the Project would be consistent with those plans.

### D.3.2.1 Federal and State Regulations

#### California Public Utilities Commission

The California Public Utilities Commission (CPUC) is charged with the regulation of certain investor-owned public utilities within the State of California, including electric transmission facilities. The CPUC regulates the terms and rates for service, equipment, practices, and facilities, as well as the issuance of stocks and bonds. As previously noted, the CPUC is the Lead Agency for CEQA review of the Proposed Project and has authority for Project approval. Prior to approval, the CPUC will ensure that the Project would comply with applicable State and federal regulations, and would require SCE's compliance with local regulations to the extent feasible, in accordance with its General Order No. 131 D.

#### California Department of Conservation, Division of Land Resource Protection

The DOC established the FMMP in 1982 to continue the Important Farmland mapping efforts of the National Resource Conservation Service (NRCS). The DOC applies the NRCS soil classifications to identify agricultural lands, and these agricultural designations are used in planning for the present and future of California's agricultural land resources. Agricultural designations used by the DOC include the following (DOC, 2004):

- Prime Farmland. Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- Farmland of Statewide Importance. Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- Unique Farmland. Farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

- Farmland of Local Importance. Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- Grazing Land. Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
- Urban and Built-up Land. Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
- Other Land. Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

**Consistency.** Lands classified as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are collectively referred to as Farmland (DOC, 2004). These categories will be used in Section D.3.2.3 to determine if impacts to agricultural resources would occur as a result of the Proposed Project or alternatives.

### California Land Conservation Act

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is promulgated in California Government Code Section 51200-51297.4, and therefore is applicable only to specific land parcels within the State of California. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses in return for reduced property tax assessments. Private land within locally designated agricultural preserve areas is eligible for enrollment under Williamson Act contracts. The Williamson Act program is administered by the DOC, in conjunction with local governments, which administer the individual contract arrangements with landowners. The landowner commits the parcel to a 10-year period wherein no conversion out of agricultural use is permitted. Each year the contract automatically renews unless a notice of non-renewal or cancellation is filed. In return, the land is taxed at a rate based on the actual use of the land for agricultural purposes, as opposed to its unrestricted market value. Participation in the Williamson Act program is dependent on county adoption and implementation of the program and is voluntary for landowners (DOC, 2006a).

The Williamson Act states that a board or council by resolution shall adopt rules governing the administration of agricultural preserves. The rules of each agricultural preserve specify the uses allowed. Generally, any commercial agricultural use will be permitted within any agricultural preserve. In addition, local governments may identify compatible uses permitted with a use permit (DOC, 2006c).

The Farmland Security Zone is additional agricultural land conservation legislation that allows local governments and landowners to rescind a Williamson Act contract and simultaneously place the farmland under a Farmland Security Zone contract for an initial term of at least 20 years. A Farmland Security Zone contact offers landowners greater property tax reduction than the Williamson Act by valuing enrolled real property at 65 percent of its Williamson Act valuation, or its Proposition 13 valuation, whichever is lower (DOC, 2006b).

California Government Code Section 51238 states that unless otherwise decided by a local board or council, the erection, construction, alteration, or maintenance of electric and communication facilities, as well as other facilities, are determined to be compatible uses within any agricultural preserve. Also Section 51238 states that board of supervisors may impose conditions on lands or land uses to be placed within preserves to permit and encourage compatible uses in conformity with Section 51238.1.

Further, California Government Code Section 51238.1 allows a board or council to allow as compatible a use that without conditions or mitigations would otherwise be considered incompatible. However, this may occur only if the use meets the following conditions:

- The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
- The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.
- The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

**Consistency.** The Proposed Project would be consistent with the Williamson Act because Section 51238 states that the construction, operation, and maintenance of electric and communication facilities are compatible uses on lands under Williamson Act contracts, unless otherwise specified by the local board or council.

### D.3.2.2 Local Regulations

The Proposed Project would be located on lands within the Counties of Riverside and San Bernardino, and the Cities of Beaumont, Banning, Calimesa, Redlands, and Yucaipa. Local land use plans are evaluated in this report to assist the CPUC in determining the Proposed Project's consistency with local plans, goals, and policies. As the CPUC has preemptive jurisdiction over the construction, maintenance, and operation of public utilities, no local discretionary permits (e.g., conditional use permits) or local plan consistency evaluations are required for the Proposed Project or the Project alternatives. However, SCE would be required to obtain all ministerial building and encroachment permits from local jurisdictions. The following discussion summarizes the local plans and policies that are applicable to the Project.

#### Riverside County Integrated Project 2002 General Plan (2003)

The Riverside County Integrated Project 2002 General Plan (Riverside County General Plan) provides Riverside County with a comprehensive, long-term General Plan that governs the physical development of all lands under the County's jurisdiction. The general plan is a broadly scoped planning document and defines large-scale planned development patterns over a relatively long timeframe. Policies of the Riverside County General Plan applicable to the Proposed Project and alternatives and the consistency of the Proposed Project and alternatives with these policies are described below.

- **Land Use Compatibility Policy LU 6.2.** Direct public, …and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps. These uses may be found consistent with any of the

Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space – Rural and Agriculture designations, under conditions AI 1,3.

- **Open Space-Conservation Habitat (OS-CH) Designation**. The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCP's. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case-by-case basis.
- **Multipurpose Open Space Element Policy OS 20.2**. Prevent unnecessary extension of public facilities, services, and utilities, for urban areas, into Open Space-Conservation designated areas.

**Consistency.** With the exception of the proposed El Casco Substation site and the transmission lines in its immediate vicinity, the Proposed Project and alternatives would traverse lands that fall into the Community Development, Rural Community, Rural, Agriculture, and Open Space–Rural general plan designation categories. Consequently, the components of the Proposed Project in these areas would be consistent with Policy LU 6.2. The proposed El Casco Substation site would be located in an area designated as OS–CH. While an electrical substation would conflict with the OS-CH designation, the Riverside Regional Park and Open-Space District has entered into an Agreement in Principle with the Applicant to lease a portion of the land to the Applicant for its proposed El Casco Substation. Under this agreement, the Applicant may lease the substation site for a period of 25 years (with the option to negotiate a new lease agreement at the end of the lease term), but must transfer to the Western Riverside County Regional Conservation Authority replacement acreage at a minimum ratio of 1:1 replacement for development of the substation and any appurtenant facilities or structures. The replacement Public/Quasi-Public land must have natural resource qualities that are biologically equivalent or superior to the land subject to the lease. The lease agreement would be subject to approval by the Riverside County Board of Supervisors. Although the proposed El Casco Substation would not be consistent with the stated land use designation of its location, with the approval of the Riverside Regional Park and Open-Space District and the Riverside County Board of Supervisors, this would not be considered a significant impact.

- **Land Use Compatibility Policy LU 6.4**. Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic.

**Consistency.** The Proposed Project and alternatives would occur within existing utility ROW and would not introduce substantial new sources of fumes, glare, or traffic. The shadowing that could result would be minor and would not impact land uses. While the Proposed Project and alternatives would introduce a new source of noise, the portions of the transmission line generating noise in residential neighborhoods would be within City limits and not within unincorporated Riverside County.

- **Land Use Compatibility Policy LU 16.1**. Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized through incentives such as tax credits.
- **Land Use Compatibility Policy LU 16.2**. Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses.
- **Land Use Compatibility Policy LU 16.4**. Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.
- **Multipurpose Open Space Element Policy OS 7.6**. Encourage the combination of Agriculture with other compatible open space uses in order to provide an economic advantage to Agriculture. Allow by right, in

areas designated as Agriculture, activities related to the production of food and fiber, and support uses incidental and secondary to on-site agricultural operation.

**Consistency.** The Proposed Project and alternatives would not preclude the retention of agriculturally designated lands at an operational scale. In addition, the Proposed Project and alternatives would occur within existing utility ROWs in agricultural areas and would not introduce an incompatible use. Any impacts to prime agricultural lands will be discussed below in Section D.3.3.3.

### Riverside County Airport Land Use Commission Comprehensive Land Use Plan

The Riverside County Airport Land Use Commission Comprehensive Land Use Plan provides land use compatibility guidelines for municipal airports in Riverside County, including the Banning Municipal Airport Land Use Plan. The Comprehensive Land Use Plan includes land use restrictions for projects occurring within the approach and departure zones surrounding the Airport.

**Consistency.** From Milepost 13.5 of the Proposed Project to Banning Substation, the 115 kV subtransmission line would cross Zones C and D of the Banning Municipal Airport Land Use Plan. In these zones, new steel poles associated with the 115 kV line could be taller than the maximum permitted height for structures or buildings within Zones C and D. Any steel poles exceeding 70 feet in height would be submitted for review by the Airport Land Use Commission. Consequently, while the pole heights in these areas could conflict with the Banning Municipal Airport Land Use Plan, review and approval by the Airport Land Use Commission would ensure consistency with this plan.

### San Bernardino County General Plan (2007)

The San Bernardino County General Plan is the fundamental policy document for the unincorporated, privately owned county lands. It is a comprehensive document that must address seven mandatory elements or issue topics including Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Applicable policies of the San Bernardino County General Plan and the consistency of the Proposed Project and alternatives with these policies are described below.

- **Public Facilities, Public Facilities; Resolution 2003-56, OH/LU-18**. Designate and protect land for public services to serve the needs of the community for schools, parks, community facilities, open space, utilities, and infrastructure.
- **Public Facilities, Public Facilities; Resolution 2003-56, OH/LU-23**. Encourage the joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.
- **Open Space, Trails Policy OR-7**. Because the County desires to provide a regional trails system, and because achievement of this trails system will require the coordinated implementation of actions related to many County and private actions, subject to funding availability, the County shall... (m) Use active and abandoned road, utility, and railroad rights-of-way for nonvehicular circulation in all new development when found feasible.

**Consistency.** Components of the Proposed Project and alternatives located in San Bernardino County would be limited to new fiber optic cable and the Mill Creek Communications Site. As the fiber optic cable would be installed on existing poles or in existing underground conduit and as activities associated with the Project would occur at the existing Mill Creek Communications Site, no new utility ROWs would be required and no conflicts with other land uses would occur in these areas.

## City of Banning General Plan (2006)

The City of Banning's corporate limits cover about 23.2 square miles. Its sphere of influence includes 8.5 square miles of non-contiguous lands located both north and south of I-10 and an additional 5.2 square miles have been considered in the City's General Plan and are identified as City Planning Area. One policy in the City of Banning General Plan was found to be applicable to the Proposed Project and alternatives, and a discussion of consistency is presented below.

- **Open Space and Conservation Element, Chapter IV: Environmental Resources, Policy 6.** Where practical, new development shall integrate pipeline, above- and below-ground utility corridors and other easements (including electrical, cable and telephone distribution lines) into a functional open space network.

**Consistency.** Components of the Proposed Project and alternatives in the City of Banning would be constructed within an existing utility corridor that would continue to be available for open space and/or recreation development.

## City of Beaumont General Plan (2007)

One of the key objectives of the City of Beaumont's General Plan is to accommodate the substantial growth that is occurring and will continue to occur in the City. The plan includes seven elements including Land Use, Circulation, Housing, Natural Resources, Public Safety, Noise, and Public Services and Facilities. The Public Services and Facilities Element identifies goals and policies directly related to the development of utility corridors. Policies applicable to the Proposed Project and alternatives and the consistency of the Proposed Project and alternatives with these policies are presented below.

- **Community Development Element, Policy 10**. The City of Beaumont encourages and supports the keeping of farms and equine animals in suitable locations and upon parcels which are a minimum of one acre in size, with a maximum of two large animals per acre, and shall establish appropriate zoning provisions to accommodate animal keeping.
- **Community Development Element, Policy 20**. The City of Beaumont will continue to oversee the development of adequate and dependable public services and facilities to support both existing and future development.
- **Resource Management Element, 18**. The City of Beaumont will evaluate the feasibility of expanded joint-use of the open space lands used for flood control and utility easements.
- **Resource Management Element, Policy 2**. The City of Beaumont will support the maintenance of existing agricultural resources in the City to the extent feasible.
- **Resource Management Element, Policy 20.** The City of Beaumont shall negotiate agreements with the utility companies, and the (Riverside County) Flood Control District for the establishment of recreation trails, linkages, uses, and appropriate landscaping within their respective rights-of-way.

**Consistency.** Components of the Proposed Project and alternatives in the City of Beaumont would serve to provide electricity to the area and would be constructed within an existing utility corridor that would continue to be available for open space and/or recreational development and would not preclude the maintenance of existing agricultural resources.

## City of Calimesa General Plan (1994)

The Calimesa General Plan is intended to be a comprehensive, long-range plan to control and regulate growth in the area and contains seven elements including Land Use, Transportation, Housing,

Conservation, Open Space, Noise, and Safety. An Air Quality element has also been adopted as part of the General Plan. Policies applicable to the Proposed Project and alternatives and the consistency of the Proposed Project and alternatives with these policies are presented below.

- **Land Use Element Policy 10.2.** Actively encourage and support the undergrounding of existing overhead utilities.

**Consistency.** Approximately 1.0 mile of fiber optic cable for the Proposed Project and alternatives would be strung along existing SCE poles along San Timoteo Canyon Road through a portion of Calimesa and approximately 3.2 miles of 115 kV subtransmission line would be constructed through Calimesa for the CPUC's Northerly Route Alternative Option 3. While these lines could be installed underground, unless the conductors on the existing SCE poles along San Timoteo Canyon Road and the other transmission lines in the Devers-San Bernardino No. 2 ROW were also installed underground, the undergrounding of these lines would not comply with Land Use Element Policy 10.2. Removal of the existing poles and lines is not a part of the Proposed Project or alternatives; thus, under CEQA, this action cannot be evaluated as part of the Proposed Project. Since the existing overhead conductors cannot be undergrounded as part of the Proposed Project, the installation of the fiber optic cable on these existing structures and construction of the CPUC's Northerly Route Alternative Option 3 would not be inconsistent with Policy 10.2.

### City of Redlands General Plan (Amended 1997)

The City of Redlands Planning Area encompasses 52 square miles including territory outside its boundaries "which in its judgment bears relation to its planning." Within this boundary is the Sphere of Influence (SOI) defined as the ultimate service area established by the San Bernardino County Local Agency Formation Commission (LAFCO). The City of Redlands General Plan addresses seven mandatory elements or issue topics including Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety and five optional elements including Growth Management, City Design and Preservation, Air Quality, Human Services, and Economic Development. Policies applicable to the Proposed Project and alternatives and the consistency of the Proposed Project and alternatives with these policies are presented below.

- **Residential Area Policy 4.40p**. Encourage underground utilities in all new residential development.
- **Utilities Policy 4.42t**. Requires that utilities and public facilities be designed to protect the character of the area.

**Consistency.** Components of the Proposed Project and alternatives located in the City of Redlands would be limited to new fiber optic cable installed on existing poles or in existing underground conduit. Consequently, no new utility ROWs would be required and no conflicts with other land uses would occur in these areas.

### City of Yucaipa General Plan (2004)

The Yucaipa General Plan is the long-range planning document for growth and development for the City of Yucaipa and is intended as the comprehensive planning document for the City. One policy in the City of Yucaipa General Plan was found to be applicable to the Proposed Project and alternatives. This policy and the consistency of the Proposed Project and alternatives are presented below.

- **Infrastructure and Public, Electricity Policy 6a**. The joint use of electrical transmission corridors by two or more utilities shall be encouraged when feasible in order to reduce the total number of corridors and service and access roads required.

- **Infrastructure and Public, Electricity Policy 6b**. Locations of substations shall be coordinated with the needs of the utilities delivering power into or receiving power from the station. This is particularly important in the development of the site's electrical layout to minimize costly and unsightly transmission line crossovers or the unnecessary duplication of facilities.

**Consistency.** Components of the Proposed Project and alternatives located in the City of Yucaipa would be limited to new fiber optic cable installed on existing poles or in existing underground conduit and modifications to Zanja Substation. No new utility ROWs and no work outside of Zanja Substation would be required and no conflicts with other land uses would occur in these areas.

## D.3.3 Environmental Impacts and Mitigation Measures for the Proposed Project

### D.3.3.1 Significance Criteria

The following land use significance criteria were derived from previous environmental impacts assessments and from the CEQA Guidelines (Appendix G, Environmental Checklist Form, Section IX). Impacts of the Proposed Project or alternatives would be considered significant and would require mitigation if they would:

- Conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating environmental effects.
- Directly or indirectly disrupt an established or recently approved land use.
- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non–agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non–agricultural use.
- Increase the use of existing neighborhood and regional parks or recreational facilities such that substantial deterioration of the facility would occur or be accelerated.
- Disrupt recreational activities, which would adversely affect the recreational value of existing facilities.

### D.3.3.2 Applicant-Proposed Measures

SCE has committed to implementing the Applicant-Proposed Measures (APMs) presented in Table B-14 and Section B.9 to reduce impacts associated with the Proposed Project and alternatives. As indicated in Section B.9, Applicant-Proposed Measures, Table B-14, no APM's are proposed for land use, agricultural, or recreation impacts.

### D.3.3.3 Proposed Project Impact Analysis

#### Impact LU-1: Conflict with applicable land use plans, policies, or regulations (Class III).

The Proposed Project's consistency with applicable plans and policies is discussed in detail in Section D.3.2.2 (above).

### Impact LU-2: Construction would temporarily disturb the land uses it traverses or adjacent land uses (Class II).

Construction of different components of the Proposed Project would result in different land use disturbances. As the fiber optic line would be installed on existing poles or in existing underground conduit and construction at the Banning and Zanja Substations and Mill Creek Communications Site would occur within existing facilities, land use disturbances associated with these Project components would be minor. Although the 115 kV substransmission line replacement would occur within existing utility ROW, these activities require the installation of new poles; therefore, construction of this component would have a greater impact. The El Casco Substation, being constructed in an undisturbed open space area, would result in the greatest land use disturbances of the Project components.

The El Casco Substation would be located on 28 acres within the Norton Younglove Reserve. Approximately 24 TSPs would be placed within the Reserve to support the 115 kV subtransmission line, and three LSTs would be installed near the El Casco Substation to support the 220 kV transmission loop-ins. Approximately 1.7 acres of land would be temporarily disturbed by installation of the TSPs and approximately 1.1 acres of land would be temporarily disturbed by construction of the LSTs. Construction of the paved substation access road would temporarily disturb another 1.5 acres of land. A total of approximately 33 acres of land would be off-limits to the public during construction. This area is used as a passive recreation area by hikers, cyclists, and equestrians. Due to the limited access to the Substation site from San Timoteo Canyon Road, transportation of material and personnel from San Timoteo Canyon Road to the Substation site could potentially restrict the access of recreation users into Norton Younglove Reserve. Although construction activities at the proposed El Casco Substation site would not prevent recreation activities within the Reserve, the noise, dust, and traffic associated with construction would disturb these uses. To reduce the impacts to these sensitive land uses, SCE would need to coordinate its construction schedule so that construction would not impact peak recreation uses. Mitigation Measure L-2a (Coordinate Construction Schedule with Public and Community Facilities) would require SCE to coordinate its schedule with community facilities in order to reduce construction disturbances to sensitive land uses. Although most construction impacts would be addressed by compliance with visual, noise, traffic, air quality, and other environmental mitigation measures, notification regarding construction activities and a procedure for responding to construction complaints or questions is necessary for sensitive land uses. Mitigation Measure LU-2b (Prepare Construction Notification Plan) has been identified to ensure adequate notification of construction activities and to provide a contact person in case residents or landowners have questions or concerns regarding construction activities. Therefore, implementation of Mitigation Measure LU-2b (Prepare Construction Notification Plan) in addition to Mitigation Measure LU-2a (Coordinate Construction Schedule with Public and Community Facilities) would reduce impacts to sensitive land uses to less than significant (Class II).

The 115 kV subtransmission line replacement activities would traverse open space, agricultural, rural residential, residential, industrial, and recreational uses, including the Sun Lakes community and the Sun Lakes Country Club and golf course. Approximately 237 residential structures would be adjacent to portions of the 115 kV subtransmission line ROW where construction would occur. Access to residences or businesses could potentially be restricted during stringing activities across roads or due to the movement of material to construction sites. Noise, dust, and views of construction equipment installing subtransmission poles and stringing subtransmission line could also disturb residents in nearby homes. The 115 kV subtransmission line replacement would be built on 10 TSPs traversing an approximately 0.7-mile portion of the Sun Lakes golf course. Wooden subtransmission poles located on the golf course would be replaced with new steel poles and conductor would be strung along these new

poles. Approximately 0.6 acre of land would be temporarily disturbed during construction. Construction activities on the golf course would disrupt use of the course for less than one week, but would substantially restrict the use of the course during that period. These impacts, particularly those to Sun Lakes golf course, would be considered significant, but implementation of Mitigation Measure LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and Mitigation Measure LU-2b (Prepare Construction Notification Plan) would limit impacts to these sensitive uses. With mitigation, disturbance and disruption impacts resulting from construction of the 115 kV subtransmission line would be less than significant (Class II).

Stringing the fiber optic cable as part of the Proposed Project would require installation of hardware on existing SCE poles and the stringing of fiber optic cable on existing poles and through existing conduits. Six new wood poles would be installed for stringing the El Casco-M30 T3 circuit. These activities would cross electric facilities, industrial areas, agricultural land, residential areas, and rural residential areas, and would be adjacent to or near schools, police stations, government buildings, parks, and golf courses. Bucket trucks would be used to install the fiber optic cable support blocks along the overhead portion of the route, and pulling equipment would be set up approximately 6,000 to 10,000 feet apart for cable pulls. No new trenching in public roads would occur for the installation of underground fiber optic cable. Consequently, impacts along the majority of the length of the fiber optic cable would be minimal. Disruptions to land uses could occur at cable pulling locations and in the vicinity of the new wood pole installation. The wood pole installation, however, would occur away from sensitive land uses and any impacts associated with cable pulls would be limited in duration and intensity. Any impacts associated with installation of the fiber optic components of the Proposed Project would be less than significant (Class III).

The transport of materials and personnel to the Banning and Zanja Substations and to the Mill Creek Communications Site could potentially disrupt nearby land uses due to traffic congestion, but because construction activities at these locations would occur within existing facilities and away from sensitive uses, construction activities within the sites would have little impact on adjacent uses. While disruptions to adjacent uses due to traffic and transportation could potentially affect sensitive uses, particularly around Zanja Substation and Mill Creek Communications Site, as described in Section D.11 (Transportation and Traffic), this traffic would be dispersed over time and would only create short-term delays and account for a minimal amount of traffic volume. Consequently, any disruptions to surrounding land uses would be less than significant (Class III).

### *Mitigation Measures for Impact LU-2*

**LU-2a** **Coordinate Construction Schedule with Public and Community Facilities.** SCE shall coordinate with public and community facilities and services regarding the construction schedule and duration in order to minimize impacts to these land uses. The purpose of this measure is to work with sensitive land uses that would be impacted by construction and to identify construction times/periods that would have the least impact to peak use of these public and community facilities. This coordination could result in limiting or avoiding construction during peak facility uses. Thirty days prior to construction, SCE shall document its coordination efforts including contact persons, information provided, and comments received, and submit this documentation to the CPUC.

**LU-2b** **Prepare Construction Notification Plan.** Forty-five days prior to construction, SCE shall prepare and submit a Construction Notification Plan to the CPUC for approval. The Plan shall identify the procedures that SCE will follow to inform property and business owners of

the location and duration of construction, identify approvals that are needed prior to posting or publication of construction notices, and include template copies of public notices and advertisements (i.e., formatted text). To ensure effective notification of construction activities, the plan shall address at a minimum the following components:

- **Public notice mailer.** Fifteen days prior to construction, a public notice mailer shall be prepared. The notice shall identify construction activities that would restrict, block, or require a detour to access existing residential properties, retail and commercial businesses, wilderness and recreation facilities, and public facilities (e.g., schools and reserves). The notice shall state the type of construction activities that will be conducted, and the location and duration of construction. SCE shall mail the notice to all residents or property owners within 300 feet of the right-of-way and to specific public agencies with facilities that could be impacted by construction. If construction delays of more than seven days occur, an additional notice shall be prepared and distributed.
- **Newspaper advertisements.** Fifteen days prior to construction within a route segment, one round of newspaper advertisements shall be placed in local newspapers and bulletins. The advertisement shall state when and where construction will occur and provide information on the public liaison person and hotline identified below. If construction is delayed as noted above, an additional round of newspaper ads shall be placed to discuss the status and schedule of construction.
- **Public venue notices.** Thirty days prior to construction, notice of construction shall be posted at public venues such as trail crossings, rest stops, resource management offices, and other public venues to inform residents and visitors of the purpose and schedule of construction activities. For public trail closures, SCE shall post information about the trail detour at applicable resource management offices and post the notice within two miles north and south of the detour. For recreation facilities and reserves, the notice shall be posted along the access routes to known recreational destinations that would be restricted, blocked, or detoured and shall provide information on alternative recreation areas that may be used during the closure of these facilities.
- **Public liaison person and toll-free information hotline.** SCE shall identify and provide a public liaison person before and during construction to respond to concerns of neighboring property owners about noise, dust, and other construction disturbance. Procedures for reaching the public liaison officer via telephone or in person shall be included in notices distributed to the public. SCE shall also establish a toll-free telephone number for receiving questions or complaints during construction and shall develop procedures for responding to callers. Procedures for handling and responding to calls shall be addressed in the Construction Notification Plan.

### Impact LU-3: Operation of the Project would result in permanent preclusion of land uses it traverses or adjacent land uses (Class III).

With the exception of the El Casco Substation and the six new wood poles for the fiber optic cable, the components of the Proposed Project would be located within utility ROWs replacing existing subtransmission poles, installed on existing structures, or installed within existing facilities and would not preclude traversed or adjacent land uses. The six new wood poles would require little land and any preclusion of uses would be minimal. While the Proposed Project ROW would be adjacent to approximately 237 residential structures, these structures are already adjacent to the existing 115 kV

subtransmission line ROW. The El Casco Substation would convert approximately 28 acres of conservation habitat land to a utility use. While 14 acres of this parcel would be within the facility's fence, the remaining 14 acres would be terraced and revegetated. The remediated portion of the parcel could be used as conservation habitat, but because of the disturbance during construction would be of a lower quality than the surrounding undisturbed habitat. Additionally, the paved substation access road would be approximately 1.5 acres, the 115 kV subtransmission TSPs and spur roads would permanently preclude 0.3 acre, and the 220 kV transmission LSTs and spur roads would preclude 0.5 acre. As described under Section D.3.2.2 (Local Regulations), in the agreement between SCE and the Park District, SCE has agreed to a land transfer of equal acreage with the Park District. The land transferred to the Park District must have natural resource qualities that are equivalent or superior to the acreage used for the El Casco Substation. Consequently, while the operation of the El Casco Substation would preclude the use of 28 acres within Norton Younglove Reserve, because SCE would provide the Park District with 28 acres of Public/Quasi-Public land of equivalent or better quality, any impacts would be less than significant (Class III).

### Impact LU-4: Construction or operation would convert Farmland to non-agricultural use (Class III).

As described in Section D.3.1 (Environmental Setting for the Proposed Project), the only component of the Proposed Project that would be located on Farmland would be the 115 kV subtransmission line replacement between Milepost 3.9 and Milepost 4.1. The poles for the existing 115 kV subtransmission line in this corridor between Mileposts 3.9 and 4.1 are located on disturbed land. If the poles were to be removed and replaced with new poles a maximum 10 feet away, clearing and grading for crane pads and pole installation would result in a maximum temporary disturbance to Prime Farmland of approximately 0.12 acre. As any soils graded for pole installation would be stockpiled and re-spread over the area following completion of construction, the maximum permanent conversion of Prime Farmland in this location would be approximately 0.002 acre. Due to the limited nature of disturbance at this location, impacts would be less than significant (Class III).

Pulling and stringing activities associated with the 115 kV subtransmission line replacement could also occur on Farmland. In these situations, the clearing and grading associated with the pulling stations would be limited to approximately 0.46 acre and would be approximately 6,000 feet apart. With pulling and stringing operations, any soils graded would be stockpiled and re-spread over the disturbed area. No permanent structures would be installed as a part of this process, which would permanently convert Farmland to a non-agricultural uses. Due to the limited and temporary nature of disturbance to Farmland during pulling and stringing activities, any impacts resulting from pulling and stringing would be less than significant (Class III).

### Impact LU-5: Construction or operation would interfere with agricultural operations (Class III).

The 115 kV subtransmission line replacement would be the only component of the Proposed Project that would affect agricultural operations. Although the Proposed Project would be constructed across only 0.2 miles of designated Prime Farmland, there are other areas along the 115 kV subtransmission line replacement in which active agricultural operations exist, but have not been classified as Farmland by the NRCS. Removal of existing subtransmission poles, installation of new poles, and stringing and pulling of new conductor could interfere with ongoing agricultural operations. Construction activities and the presence of construction equipment could interfere with agricultural operations by damaging crops or soil, impeding access to certain fields or plots of land, obstructing farm vehicles, or potentially

disrupting drainage and irrigation systems. These events could result in the temporary reduction of agricultural productivity. The removal and replacement of 115 kV subtransmission poles would temporarily impact 0.06 acre per pole and permanently impact 0.001 acre per pole. As described above for Impact LU-4, pulling and stringing activities would temporarily impact approximately 0.46 acre per pulling and stringing site every 6,000 feet. Because SCE would replace graded soils, operation of the Proposed Project would have a minimal impact on agricultural operations. While construction activities could interfere with agricultural operations, because both the soil disturbance and presence of construction equipment would be temporary and limited in extent, any impacts to agricultural operations would be less than significant (Class III).

### Impact LU-6: Construction or operation would conflict with a Williamson Act contract (Class III).

As described in Section D.3.1 (Environmental Setting for the Proposed Project), the only component of the Proposed Project that would traverse lands under Williamson Act contract is the 115 kV subtransmission line replacement. The Proposed Project would cross or run adjacent to approximately 2.5 miles of Williamson Act contract land. Depending on the location of the subtransmission pole installation, their construction could result in up to 2.5 acres of temporary impacts and up to 0.003 acre of permanent impacts. Because the 115 kV subtransmission line replacement would be replacing an existing subtransmission line, operation of the Proposed Project would be consistent with the existing uses of the land. As described for Impact LU-5, because both the soil disturbance and presence of construction equipment would be temporary and limited in extent, any conflicts with lands under Williamson Act contracts would be less than significant (Class III).

### Impact LU-7: Construction or operation would result in the physical deterioration of a recreational facility due to increased use (No Impact).

In general, the increase in use of recreational facilities is spurred by project-induced population growth, which increases demand on existing recreational resources. However, as demonstrated in Section D.13 (Effects Found Not To Be Significant), the Proposed Project is not expected to induce significant short-term or long-term population growth, either during Project construction or operation. As a result, there would not be an increased need for recreational resources and the Project would not lead to the physical deterioration of recreational facilities due to increased use. No impacts to recreational resources due to increased use would occur during Project construction or operation.

### Impact LU-8: Construction or operation would disrupt recreational activities such that recreational values would be reduced (Class II).

As described above for Impact LU-2, the El Casco Substation and a portion of the El Casco-Banning 115 kV subtransmission line would be constructed within the Norton Younglove Reserve, a passive recreation area. Construction activities could block scenic views within the Reserve and would result in noise, dust, and traffic that would reduce the aesthetic value of the area and disrupt recreation in the vicinity of the proposed Substation site. Construction vehicles could also potentially restrict access by recreation users within the Reserve. Additionally, the operation of the El Casco Substation introduces an industrial structure into a previously undisturbed open space area. Revegetation of the area around the Substation and visual screening would reduce operational impacts of the Substation on the Reserve. The temporary impacts associated with construction activities, however, would be significant. Implementation of Mitigation Measures LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and LU-2b (Prepare Construction Notification Plan) serve to minimize the impacts to recreation users and would ensure that impacts are less than significant (Class II).

The 115 kV subtransmission line replacement would cross the Sun Lakes Country Club golf course, run along the southern border of the AC Dysart Equestrian Park, and run approximately 0.3 mile west of Lion's Recreation Park. While the subtransmission line would follow the southern border of AC Dysart Equestrian Park, the line would be approximately 0.13 mile from the park's facilities and no structures would be located within the park. For both the AC Dysart Equestrian Park and Lion's Recreation Park, noise and dust associated with construction activities could potentially be noticeable from these facilities, but any impacts to the parks would be minimal. As described for Impact LU-2, however, the 115 kV subtransmission line replacement would run through approximately 0.7 mile of the Sun Lakes Country Club golf course. Construction activities would occur on the fairway and would temporarily disturb approximately 0.6 acre. The presence of construction equipment, construction vehicle traffic, noise, and dust from subtransmission pole removal and replacement would restrict or at the very least disrupt use of the golf course during construction activities. Although the subtransmission poles would be approximately 20 feet taller than the existing poles on the golf course, because the existing dark, wooden poles would be replaced with less contrasting lighter-colored steel poles, this increase would not substantially detract from the aesthetics of the golf course and so would not result in a substantial long-term reduction in recreation values. The temporary disruption of use of the golf course during construction, however, would be considered a significant impact, but with the implementation of Mitigation Measures LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and LU-2b (Prepare Construction Notification Plan), the impacts would be reduced to be less than significant (Class II).

While the installation of six new wood poles for the El Casco-M30 T3 fiber optic circuit would require heavy equipment and produce ground disturbance that could potentially disrupt recreational activities, this component of the Proposed Project would be away from recreation areas and would not affect the quality of any recreation facilities. Installation of the fiber optic cable on the existing SCE poles and within existing underground conduit would occur adjacent to or through Norton Younglove Reserve, PGA of Southern California Golf Club, Oak Valley Golf Club, Sun Lakes Country Club golf course, Pass Valley Park, City of Redlands Community Park, Yucaipa Community Park, Flag Hill Veterans Memorial Park, and the San Bernardino National Forest Mill Creek Ranger Station. Bucket trucks would be used to install the fiber optic cable support blocks along the overhead portion of the route, and pulling equipment would be set up approximately 6,000 to 10,000 feet apart for cable pulls. No new trenching in public roads would occur for the installation of underground fiber optic cable. If cable pulling activities were located adjacent to any of the identified recreation areas, construction activities could temporarily reduce the quality of these recreation facilities or disrupt recreation activities due to the generation of noise, dust, traffic, or blocked views. However, because cable pulls would be limited in duration and intensity, any impacts associated with installation of the fiber optic components of the Proposed Project would be less than significant (Class III). Operation of the fiber optic components would have no impact on the value of recreation facilities.

Installation of Project components at the Mill Creek Communications Site would occur on a 160-acre SCE inholding within San Bernardino National Forest and would be assembled using either medium-duty trucks or helicopters. Due to the size of the SCE inholding, use of medium-duty trucks to assemble the microwave system would have little affect on recreation in San Bernardino National Forest outside the inholding. Noise and dust generated by helicopter use on the inholding, however, could potentially be observed by recreation users outside of the SCE inholding. As construction activities would occur approximately one mile from any recreational facilities and the helicopter would be in flight for only four to five hours total, as described in Section B.8.1.2.7 (Construction Schedule), any impacts on the quality of the San Bernardino National Forest would be less than significant (Class III). Operation of

the project components at the Mill Creek Communications Site would have no impact on the value of recreational areas.

Proposed Project construction and operation at the Banning and Zanja Substations would be well away from any recreational facilities and so would not result in any effects that would reduce the value recreation areas.

***Mitigation Measures for Impact LU-8***

**LU-2a Coordinate Construction Schedule with Public and Community Facilities**

**LU-2b Prepare Construction Notification Plan.**

## D.3.4 CPUC's Northerly Route Alternative Option 3

The CPUC's Northerly Route Alternative Option 3 (also referred to as Route Alternative Option 3) would traverse the same jurisdictions as the Proposed Project, although this alternative would require the construction and replacement of approximately 21.8 miles of 115 kV subtransmission line compared to the Proposed Project's approximately 15.4 miles of 115 kV subtransmission line. While this alternative would not require construction in southern Beaumont and Banning between the Maraschino Substation and Wesley Street, this alternative would include construction of the El Casco Substation as well as the replacement of subtransmission line and poles between El Casco Substation and Maraschino Substation. Pole and subtransmission line replacement would also occur between Wesley Street and Banning Substation, and over a 5.8-mile segment in Banning and unincorporated Riverside County. A new subtransmission line would be constructed for 9.5 miles in Beaumont, Banning, Calimesa, and unincorporated Riverside County. See Section C.4.2.1 (CPUC's Northerly Route Alternative Option 3) for a complete description of activities associated with this alternative.

### D.3.4.1 CPUC's Northerly Route Alternative Option 3 – Environmental Setting

Similar to the Proposed Project, the majority of the components comprising the Route Alternative Option 3 Option 3 would not be located on or adjacent to Farmland. Like the Proposed Project, portions of the 115 kV subtransmission line would traverse Farmland between Mileposts 3.9 and 4.1 of the El Casco-Maraschino route. The Route Alternative Option 3 would also traverse farmland as it exits the El Casco Substation to the northeast between Mileposts 0.1 and 0.8 and Mileposts 3.5 and 4.0 (SCE, 2007a). The El Casco Substation would be located approximately 275 feet southwest of Farmland. Construction activities at the Banning and Zanja Substations and Mill Creek Communications Site would occur within the boundaries of these facilities and so would not affect Farmland. As fiber optic cable would be installed largely on existing structures or in existing underground conduits, fiber optic installation would avoid Farmland. The six new poles required for the fiber optic cable for the El Casco-M30 T3 circuit would not be located on Farmland (SCE, 2007a). The only portion of the Route Alternative Option 3 that would affect Williamson Act contract land would be the El Casco-Banning 115 kV subtransmission line between Mileposts 6.0 and 7.3 and Mileposts 8.3 and 9.9 (SCE, 2007a; SCE, 2007c). The Banning-Maraschino portion of the Route Alternative Option 3 would also traverse Williamson Act contract land between Mileposts 10.2 and 12.3 and would run adjacent to commercial ranches and grazing lands under Williamson Act contract between Mileposts 9.8 and 10.2, but no construction would occur along these portions of the route. Figure D.3-8 shows the location of Farmland and Williamson Act contract lands in the vicinity of the Route Alternative Option 3.

Click here for Figure D.3-8

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The Route Alternative Option 3 would traverse the same land uses as the Proposed Project. The only differences in the general plan designations and zoning traversed by the Route Alternative Option 3 would be along the northern portion of the 115 kV subtransmission line route between El Casco and Banning Substations and the approximately 0.8 mile segment between Maraschino Loop West and Maraschino Loop South which is not included in the Route Alternative Option 3. The zoning and general plan designations associated with the other components of this alternative would be the same as the Proposed Project. Table D.3-1 lists the general plan designations for all of the Route Alternative Option 3 components in common with the Proposed Project, although the Route Alternative Option 3 would not traverse the land designated as Agriculture between Mileposts 5.6 and 6.0. The land use designations along the northern portion of the Route Alternative Option 3 115 kV subtransmission route are listed in Table D.3-2. With the exception of the northern 115 kV subtransmission route, zoning for the Route Alternative Option 3 would be the same as for the Proposed Project. The 115 kV subtransmission corridor of the Proposed Project crosses areas with the following zoning:

- Summerwind Ranch Specific Plan Area,
- Residential Agriculture,
- General Residential,
- General Commercial,
- Specific Plan Area,
- Commercial Community,
- Residential Single-Family,
- Recreation and Conservation,
- Open Space Parks,
- Open Space – Resources,
- Public Facilities,
- Low Density Residential,
- Business Park,
- General Commercial,
- Mobile Home,
- Downtown Commercial, and
- Industrial.

Table D.3-2: General Plan Designations of the CPUC's Northerly Route Alternative Option 3 115kV Subtransmission Line Route

| 115 kV Subtransmission Lines (by Milepost) | General Plan Designation | Jurisdiction |
|---|---|---|
| 0.0 – 1.2 | Medium Density Residential and Conservation | City of Calimesa |
| 1.2 – 2.5 | Public Facility (Easement) | City of Calimesa, Riverside County |
| 2.5 – 2.9 | Medium Density, Neighborhood | City of Calimesa |
| 2.9 – 3.1 | High Density Commercial | City of Calimesa, City of Beaumont |
| 3.1 – 5.5 | Open Space | City of Beaumont |
| 5.5 – 5.9 | Medium Density Residential | Riverside County |
| 5.9 – 7.7 | Open Space | City of Beaumont |
| 7.7 – 8.8 | Low Density Residential | City of Banning |
| 8.8 – 9.2 | Very Low Density Residential | City of Banning |
| 9.2 – 9.5 | Very Low Density Residential | City of Banning |
| 9.5 – 10.1 | Rural Mountainous | Riverside County |
| 10.1 – 12.0 | Open Space, Public Facilities | City of Banning |
| 12.0 – 13.9 | Low Density Residential | City of Banning |
| 13.9 – 14.0 | Industrial Mineral Resources | City of Banning |
| 14.0 – 14.8 | Business Park | City of Banning |
| 14.8 – 14.9 | General Commercial | City of Banning |
| 14.9 – 15.0 | Mobile Home Park | City of Banning |
| 15.0 – 15.1 | Downtown Commercial | City of Banning |
| 15.1 – 15.2 | Freeway | City of Banning |
| 15.2 – 15.3 | Industrial | City of Banning |

The existing land uses for all of the components of the Route Alternative Option 3 would be the same as the Proposed Project, except for the northern 115 kV subtransmission route which would traverse rural residential and agricultural grazing lands as it extends east from El Casco Substation, joining up with the Devers-San Bernardino No. 2 220 kV transmission line ROW. As part of this transmission corridor, the northern 115 kV subtransmission route would continue to cross through grazing lands, over a hilly open space area, across further medium-density residential neighborhoods, across the Desert Lawn Memorial Park, through more grazing lands and patches of residential neighborhoods before crossing the Oak Valley Golf Club. East of the Oak Valley Golf Club, the northern 115 kV subtransmission route would pass through alternating patches of grazing and agricultural land and single-family residential neighborhoods to Mountain Avenue. Eastward from Mountain Avenue, the route would cross a hilly open space before descending to cross the bottom of a valley, then back up across another range of hills. Coming down on the other side, the subtransmission line would travel south and east through residential neighborhoods and pass west of a mining operation to Hathaway Street. The subtransmission line would follow Hathaway Street south through industrial areas to Williams Street where it cuts back west through a mix of residential, industrial, and commercial areas before the line turns south across the I-10 freeway to Banning Substation. A total of approximately 303 residential structures would abut the 115 kV subtransmission lines affected by operation of this alternative. However, only approximately 96 residential structures would be affected by construction of the alternative, because the remaining 207 residential structures abut the portion of the ROW that will not be upgraded and only needs to be energized as a part of the alternative. The energizing of the existing 115 kV subtransmission line does not require construction.

In addition to the recreation resources described above for the Proposed Project, the only other recreation facility that would be in the vicinity of the Route Alternative Option 3 would be the Noble Creek Regional Park, a 60-acre park located east of the Oak Valley Golf Club. Facilities at Noble Creek Regional Park include lit ball fields and a half-mile of paved trails. Noble Creek Regional Park also serves as a fire camp during fire season.

### D.3.4.2 CPUC's Northerly Route Alternative Option 3 – Environmental Impacts and Mitigation Measures

#### Impact LU-1: Conflict with applicable land use plans, policies, or regulations (Class III).

The Route Alternative Option 3's consistency with applicable plans and policies is discussed in detail in Section D.3.2.2 (above).

#### Impact LU-2: Construction would temporarily disturb the land uses it traverses or adjacent land uses (Class II).

Impacts associated with many of the components of the Route Alternative Option 3 would be the same as described for the Proposed Project. Impacts associated with construction of the El Casco Substation, modifications to the Banning and Zanja Substations and Mill Creek Communications site, and installation of the fiber optic cables would all be the same as described for the Proposed Project. Impacts associated with modifications to the existing 115 kV subtransmission line as well as construction of the new 115 kV subtransmission line, however, would be substantially different from the Proposed Project.

As described above for the Proposed Project, activities associated with construction of the El Casco Substation site within Norton Younglove Reserve would result in noise, dust, and traffic which would

disturb recreational uses in the vicinity of the Substation site. These impacts would be significant, but implementation of Mitigation Measure L-2a (Coordinate Construction Schedule with Public and Community Facilities) which would require SCE to coordinate its schedule with community facilities and Mitigation Measure LU-2b (Prepare Construction Notification Plan) which requires adequate notification of construction activities would reduce impacts to less than significant (Class II).

Construction activities at the Banning and Zanja Substations and the Mill Creek Communications Site could potentially disrupt nearby land uses due to traffic congestion, but because construction activities at these locations would occur within existing facilities and away from sensitive uses, construction activities within the sites would have little impact on adjacent uses. Consequently, any disruptions to surrounding land uses would be less than significant (Class III).

Installation of the fiber optic cable on existing poles and in existing conduits would result in little to no disruption of surrounding land uses. Installation of the six new wood poles would occur away from sensitive land uses and any impacts associated with cable pulls would be limited in duration and intensity. Any impacts associated with installation of the fiber optic components of the Route Alternative Option 3 would be less than significant (Class III).

As with the Proposed Project, the El Casco-Maraschino and Banning-Maraschino 115 kV subtransmission line upgrade activities would traverse open space, agricultural, rural residential, industrial, and recreational uses. Residences along these routes are largely rural homes or residences interspersed with agriculture or industrial areas. Approximately 30 residential structures would be adjacent to portions of the 115 kV subtransmission ROW where construction would occur. Construction activities along the El Casco-Maraschino and the 0.7-mile portion of Banning-Maraschino from Banning Substation could potentially restrict access to residences or businesses during stringing activities across roads or due to the movement of material to construction sites. Noise, dust, and views of heavy equipment during construction could disturb nearby residents, but due to the low density of homes along the El Casco-Maraschino route and first 0.7 mile of the Banning-Maraschino route, impacts would be limited. While impacts due to noise, dust, traffic, and visual disruption would be adverse along this portion of the route, these impacts would be less than significant (Class III).

Under the Route Alternative Option 3, no construction would be necessary for the Banning-Maraschino 115 kV subtransmission line between Wesley Street and Maraschino Substation. No disruptions to land uses would occur along this portion of the route. No impacts would occur.

Segment 1 of the northerly El Casco-Banning 115 kV subtransmission line would require construction of 9.5 miles of new 115 kV double-circuit subtransmission lines. Segment 2 would require the replacement of wood poles with 115 kV single-circuit steel poles for 5.6 miles and 115 kV double-circuit steel poles for 0.2 miles. While the western portion of Segment 1 would largely traverse lands characterized by agriculture and open space, as the line extends east, it would cross increasing numbers of residential areas as well as crossing or passing other sensitive land uses, such as the Desert Lawn Memorial Park, Oak Valley Golf Club, Noble Creek Regional Park, Chavez Elementary School, and Beaumont High School. Similarly, the western portion of Segment 2 would largely be surrounded by open space and conservation areas, but the eastern portion would traverse residential neighborhoods and commercial areas. Approximately 66 residential structures would be adjacent to portions of the 115 kV subtransmission ROW where construction would occur. Although construction impacts would be temporary, construction disturbances to these sensitive land uses would be considered significant because they expose residents to additional noise and traffic and because the added noise and traffic would impact community services that require a quiet environment (e.g., funeral services associated

with the memorial park). Implementation of Mitigation Measure L-2a (Coordinate Construction Schedule with Public and Community Facilities) would require SCE coordinate its schedule with community facilities in order to reduce construction disturbances to sensitive land uses. Mitigation Measure LU-2b (Prepare Construction Notification Plan) has also been identified to ensure adequate notification of construction activities and to provide a contact person in case residents or landowners have questions or concerns regarding construction activities. With the implementation of Mitigation Measure LU-2b (Prepare Construction Notification Plan) and Mitigation Measure LU-2a (Coordinate Construction Schedule with Public and Community Facilities) impacts would be less than significant (Class II).

***Mitigation Measures for Impact LU-2***

**LU-2a Coordinate Construction Schedule with Public and Community Facilities**

**LU-2b Prepare Construction Notification Plan.**

### Impact LU-3: Operation of the Project would result in permanent preclusion of land uses it traverses or adjacent land uses (Class III).

Many of the components of the Route Alternative Option 3 would be located within utility ROWs and would be replacing existing subtransmission poles, installed on existing structures, or installed within existing facilities and would not preclude traversed or adjacent land uses. The modifications to the Banning and Zanja Substations and the Mill Creek Communications site would be made within existing facilities. Installation of the fiber optic cable would occur largely on existing poles and within existing conduit. Upgrade of the El Casco-Maraschino 115 kV, Banning-Maraschino 115 kV, and Segment 2 of the El Casco-Banning 115 kV subtransmission lines would all be within existing utility ROWs and would not be precluding any new uses. Approximately 303 residential structures would abut the Proposed Project 115 kV subtransmission ROW, but are already adjacent to the existing 115 kV substransmission ROWs. Construction of the El Casco Substation, the six new wood poles for the fiber optic cable, and Segment 1 of the northerly El Casco-Banning 115 kV subtransmission line, however, would all require new construction.

Impacts associated with the El Casco Substation and new wood poles for the fiber optic cable would be the same as described for the Proposed Project. Any preclusion of land uses associated with installation of the six new wood poles would be minimal. The El Casco Substation would convert approximately 28 acres of conservation habitat land to a utility use, but in the agreement between SCE and the Park District, SCE has agreed to a land transfer of equal acreage with the Park District. Consequently, while the operation of the El Casco Substation would preclude the use of 28 acres within Norton Younglove Reserve, because SCE would provide the Park District with 28 acres of Public/Quasi-Public land of equivalent or better quality, any impacts would be less than significant (Class III).

Segment 1 of the northerly El Casco-Banning 115 kV subtransmission line would require the construction of 9.5 miles of new double-circuit 115 kV subtransmission line. Of this 9.5 miles of new 115 kV subtransmission line, 8.5 miles would be constructed within the existing Devers-San Bernardino No. 2 220 kV transmission ROW. For approximately the first mile of Segment 1, however, the existing Devers-San Bernardino No. 2 220 kV transmission ROW would need to be expanded to accommodate the new 115 kV subtransmission lines. This portion of Segment 1 would pass through the Summerwind Ranch Specific Plan area, a 3,650-home development which also includes open space, recreation, and commercial areas. The first mile of Segment 1 would cross an open space area preserved, in part, for the SCE Devers-San Bernardino No. 2 220 kV ROW. Consequently, operation of Segment 1 of the

northerly El Casco-Banning 115 kV subtransmission line would not preclude any existing or future uses. Any impacts would be less than significant (Class III).

### Impact LU-4: Construction or operation would convert Farmland to non-agricultural use (Class III).

As with the Proposed Project, the only component of the Route Alternative Option 3 that would be located on Farmland would be the 115 kV subtransmission line. The El Casco-Maraschino 115 kV subtransmission upgrade would cross Farmland between Milepost 3.9 and Milepost 4.1 and Segment 1 of the northerly El Casco-Banning 115 kV subtransmission line would traverse farmland between Mileposts 0.1 and 0.8 and also between Mileposts 3.5 and 4.0. With an average distance between poles of approximately 600 feet, construction and pole replacement activities would require the installation of 12 new poles, resulting in a maximum temporary disturbance to Farmland of approximately 7.2 acres. As any soils graded for pole installation would be stockpiled and re-spread over the area following completion of construction, the maximum permanent conversion of Prime Farmland in this location would be approximately 0.012 acres. Due to the limited nature of disturbance at this location, impacts would be less than significant (Class III).

Pulling and stringing activities associated with the 115 kV subtransmission line construction and replacement could also occur on Farmland. In these situations, the clearing and grading associated with the pulling stations would be limited to approximately 0.46 acre and would be approximately 6,000 feet apart. With pulling and stringing operations, any soils graded would be stockpiled and re-spread over the disturbed area. No permanent structures would be installed as a part of this process, which would permanently convert Farmland to a non-agricultural uses. Due to the limited and temporary nature of Farmland disturbance during pulling and stringing activities, any impacts resulting from pulling and stringing would be less than significant (Class III).

### Impact LU-5: Construction or operation would interfere with agricultural operations (Class III).

The 115 kV subtransmission line construction and replacement activities would be the only component of the Route Alternative Option 3 that would affect agricultural operations. Impacts would be the same as described for the Proposed Project. Construction activities and the presence of construction equipment could interfere with agricultural operations by damaging crops or soil, impeding access to certain fields or plots of land, obstructing farm vehicles, or potentially disrupting drainage and irrigation systems, resulting in the temporary reduction of agricultural productivity. Because SCE would replace graded soils, operation of the Route Alternative Option 3 would have a minimal impact on agricultural operations. While construction activities could interfere with agricultural operations, because both the soil disturbance and presence of construction equipment would be temporary and limited in extent, any impacts to agricultural operations would be less than significant (Class III).

### Impact LU-6: Construction or operation would conflict with a Williamson Act contract (Class III).

The only component of the Route Alternative Option 3 that would traverse lands under Williamson Act contract is the 115 kV subtransmission line construction. The Route Alternative Option 3 would cross or run adjacent to approximately 5.4 miles of Williamson Act contract land, but construction of new 115 kV subtransmission line would occur on only 2.9 miles of this. Depending on the location of the subtransmission pole installation, their construction could result in up to 2.9 acres of temporary impacts

and up to 0.003 acre of permanent impacts. Because operation of the 115 kV subtransmission line would not substantially conflict with the agricultural uses of these lands, operation of the Route Alternative Option 3 would be consistent use of the land. As described for Impact LU-5, because both the soil disturbance and presence of construction equipment would be temporary and limited in extent, any conflicts with lands under Williamson Act contracts would be less than significant (Class III).

### Impact LU-7: Construction or operation would result in the physical deterioration of a recreational facility due to increased use (No Impact).

In general, the increase in use of recreational facilities is spurred by project-induced population growth, which increases demand on existing recreational resources. As with the Proposed Project, however, the Route Alternative Option 3 is not expected to induce significant short-term or long-term population growth, either during Project construction or operation. As a result, there would not be an increased need for recreational resources and the Project would not lead to the physical deterioration of recreational facilities due to increased use. No impacts to recreational resources due to increased use would occur during construction or operation of the Route Alternative Option 3.

### Impact LU-8: Construction or operation would disrupt recreational activities such that recreational values would be reduced (Class II).

Impacts associated with many of the components of the Route Alternative Option 3 would be the same as described for the Proposed Project. Impacts associated with construction of the El Casco Substation, modifications to the Banning and Zanja Substations and Mill Creek Communications site, and installation of the fiber optic cables would all be the same as described for the Proposed Project. Impacts associated with modifications to the existing 115 kV subtransmission line as well as construction of the new 115 kV subtransmission line, however, would be substantially different from the Proposed Project.

The El Casco Substation and a portion of the El Casco-Maraschino 115 kV subtransmission upgrade would be constructed within the Norton Younglove Reserve and construction activities could block scenic views within the Reserve and would result in noise, dust, and traffic that would disrupt recreation and reduce the recreation value of the area. Revegetation of the area around the Substation and visual screening would reduce operational impacts of the Substation on the Reserve. The temporary impacts associated with construction activities, however, would be significant. Implementation of Mitigation Measures LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and LU-2b (Prepare Construction Notification Plan) serve to minimize the impacts to recreation users and would ensure that impacts are less than significant (Class II).

Installation of the fiber optic cable on the existing SCE poles and within existing underground conduit would run adjacent to or through a variety of recreation areas as described above for the Proposed Project. Installation of six new wood poles for El Casco-M30 T3 fiber optic circuit would be away from recreation areas and would not affect the quality of any recreation facilities. Construction activities associated with fiber optic installation would be limited in duration and intensity, and any impacts would be less than significant (Class III). Operation of the fiber optic components would have no impact on the value of recreation facilities.

Installation of Project components at the Mill Creek Communications Site would occur on a 160-acre SCE inholding within San Bernardino National Forest. Due to the size of the SCE inholding and the limited duration of helicopter use during construction, any impacts on the quality of the San Bernardino

National Forest would be less than significant (Class III). Operation of the Project components at the Mill Creek Communications Site would have no impact on the value of recreational areas.

Construction and operation at the Banning and Zanja Substations would be well away from any recreational facilities and so would not result in any effects that would reduce the value recreation areas.

The only recreation area that the El Casco-Maraschino 115 kV subtransmission upgrade would cross or run adjacent to would be the Norton Younglove Reserve and impacts on this recreation resource are described above for the El Casco Substation. The 0.7-mile portion of the Banning-Maraschino 115 kV subtransmission upgrade would be approximately 0.3 mile west of Lion's Recreation Park, but impacts would be minimal. While the remainder of the Banning-Maraschino 115 kV line would cross Sun Lakes Country Club golf course and pass AC Dysart Equestrian Park, because no construction would occur, no impacts would occur to these facilities. Any impacts along the El Casco-Maraschino and Banning-Maraschino 115 kV subtransmission upgrades would be less than significant (Class III).

The northerly El Casco-Banning 115 kV subtransmission line would cross Oak Valley Golf Course and Noble Creek Regional Park, although construction in these facilities would occur within the existing SCE ROW. The presence of construction equipment, construction vehicle traffic, noise, and dust from subtransmission pole construction would restrict or disrupt use of the golf course and portions of Noble Creek Regional Park during construction activities. Although the construction of the El Casco-Banning 115 kV subtransmission line would introduce new subtransmission poles in these facilities, because they would be constructed within an existing utility corridor, this increase would not substantially detract from the aesthetics of the recreation facilities and so would not result in a substantial long-term reduction. The temporary disruption of use of these facilities during construction, however, would be considered a significant impact, but with the implementation of Mitigation Measures LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and LU-2b (Prepare Construction Notification Plan), the impacts would be reduced to be less than significant (Class II).

***Mitigation Measures for Impact LU-8***

**LU-2a Coordinate Construction Schedule with Public and Community Facilities**

**LU-2b Prepare Construction Notification Plan.**

## D.3.5 Partial Underground Alternative

From a land use perspective, the Partial Underground Alternative is exactly the same as the Proposed Project except for the approximately one mile of 115 kV double-circuit subtransmission line that passes through the Sun Lakes Community which would be installed underground under this alternative.

### D.3.5.1 Partial Underground Alternative – Environmental Setting

The environmental setting would be the same as described above for the Proposed Project. See Section D.3.1 (Environmental Setting for the Proposed Project) for a description of agricultural and recreational resources as well as a description of the existing land uses that would have the potential to be affected by this alternative. Section D.3.1 also provides the general plan designations and zoning for land traversed by the Partial Underground Alternative.

### D.3.5.2 Partial Underground Alternative – Environmental Impacts and Mitigation Measures

#### Impact LU-1: Conflict with applicable land use plans, policies, or regulations (Class III).

The Partial Underground Alternative's consistency with applicable plans and policies is discussed in detail in Section D.3.2.2 (above).

#### Impact LU-2: Construction would temporarily disturb the land uses it traverses or adjacent land uses (Class I).

Impacts associated with most of the Partial Underground Alternative would be the same as described for the Proposed Project. Impacts associated with construction of the El Casco Substation, modifications to the Banning and Zanja Substations and Mill Creek Communications site, and installation of the fiber optic cables would all be the same as described for the Proposed Project. With the exception of the approximately one-mile portion of 115 kV subtransmission line crossing the Sun Lakes Community, impacts associated with modifications to the existing 115 kV subtransmission line would also be the same as described for the Proposed Project.

Activities associated with construction of the El Casco Substation site within Norton Younglove Reserve would result in noise, dust, and traffic which would disturb recreational uses in the vicinity of the Substation site. These impacts would be significant, but implementation of Mitigation Measure L-2a (Coordinate Construction Schedule with Public and Community Facilities) which would require SCE to coordinate its schedule with community facilities and Mitigation Measure LU-2b (Prepare Construction Notification Plan) which requires adequate notification of construction activities would reduce impacts to less than significant (Class II).

Construction activities at the Banning and Zanja Substations and the Mill Creek Communications Site could potentially disrupt nearby land uses due to traffic congestion, but because construction activities at these locations would occur within existing facilities and away from sensitive uses, construction activities within the sites would have little impact on adjacent uses. Consequently, any disruptions to surrounding land uses would be less than significant (Class III).

Installation of the fiber optic cable on existing poles and in existing conduits would result in little to no disruption of surrounding land uses. Installation of the six new wood poles would occur away from sensitive land uses and any impacts associated with cable pulls would be limited in duration and intensity. Any impacts associated with installation of the fiber optic components of the Partial Underground Alternative would be less than significant (Class III).

The 115 kV subtransmission line replacement activities would traverse open space, agricultural, rural residential, residential, industrial, and recreational uses, including the Sun Lakes community and the Sun Lakes Country Club and golf course. As described for the Proposed Project, noise, dust, construction traffic, and views of construction equipment installing subtransmission poles and stringing subtransmission line could disturb residents in nearby homes. In the Sun Lakes Community, construction to install the 115 kV double-circuit subtransmission line would require excavation for the duct banks and cable splice vaults through the Sun Lakes golf course. Two trenches, approximately 4 feet wide and 7.5 feet deep, placed 6 feet apart would traverse the golf course. Along these trenches, excavation for ten vaults would be required, each approximately 26 feet long by 12 feet wide by 12 feet deep. Approximately 16,425 cubic yards of material would be excavated over a footprint of

approximately 1.7 acres. Construction activities on the golf course would disrupt use of the course for approximately 10 months. These impacts to the Sun Lakes golf course would be considered significant. While implementation of Mitigation Measure LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and Mitigation Measure LU-2b (Prepare Construction Notification Plan) would limit impacts on these sensitive uses, they would not reduce the impacts to be less than significant. Even with mitigation, the disturbance and disruption impacts resulting from construction of the underground 115 kV subtransmission line would be significant and unavoidable (Class I).

***Mitigation Measures for Impact LU-2***

**LU-2a Coordinate Construction Schedule with Public and Community Facilities**

**LU-2b Prepare Construction Notification Plan.**

### Impact LU-3: Operation of the Project would result in permanent preclusion of land uses it traverses or adjacent land uses (Class III).

Many of the components of the Partial Underground Alternative would be located within utility ROWs replacing existing subtransmission poles, installed on existing structures, or installed within existing facilities and would not preclude traversed or adjacent land uses. The modifications to the Banning and Zanja Substations and the Mill Creek Communications site would be made within existing facilities. Installation of the fiber optic cable would occur largely on existing poles and within existing conduit. Upgrade of the El Casco-Banning 115 kV subtransmission line would be within existing utility ROWs and would not preclude any new uses. Construction of the 115 kV subtransmission line underground through Sun Lakes Community would require restrictions on construction over the duct banks and vault, but as this area would be used for the Sun Lakes Country Club golf course, these restrictions would not substantially preclude any uses. Impacts associated with the El Casco Substation and new wood poles for the fiber optic cable would be the same as described for the Partial Underground Alternative. Any preclusion of land uses associated with installation of the six new wood poles would be minimal. The El Casco Substation would convert approximately 28 acres of conservation habitat land to a utility use, but in the agreement between SCE and the Park District, SCE has agreed to a land transfer of equal acreage with the Park District. Consequently, while the operation of the El Casco Substation would preclude the use of 28 acres within Norton Younglove Reserve, because SCE would provide the Park District with 28 acres of Public/Quasi-Public land of equivalent or better quality, any impacts would be less than significant (Class III).

### Impact LU-4: Construction or operation would convert Farmland to non-agricultural use (Class III).

Impacts to Farmland under the Partial Underground Alternative would be the same as described for the Proposed Project. The only component of the Partial Underground Alternative that would be located on Farmland would be the 115 kV subtransmission line replacement between Milepost 3.9 and Milepost 4.1, construction for which would result in a maximum temporary disturbance of approximately 0.12 acre. Clearing and grading associated with the pulling and stringing stations would be limited to approximately 0.46 acre and would be approximately 6,000 feet apart. The maximum permanent conversion of Prime Farmland in this location would be approximately 0.002 acre. Due to the limited nature of disturbance at this location, impacts would be less than significant (Class III).

### Impact LU-5: Construction or operation would interfere with agricultural operations (Class III).

Impacts to agricultural operations under the Partial Underground Alternative would be the same as described for the Proposed Project. The 115 kV subtransmission line replacement would be the only component of the Partial Underground Alternative that would affect agricultural operations. Construction activities and the presence of construction equipment could interfere with agricultural operations by damaging crops or soil, impeding access to certain fields or plots of land, obstructing farm vehicles, or potentially disrupting drainage and irrigation systems. These events could result in the temporary reduction of agricultural productivity. Because SCE would replace graded soils, operation of the Partial Underground Alternative would have a minimal impact on agricultural operations. While construction activities could interfere with agricultural operations, because both the soil disturbance and presence of construction equipment would be temporary and limited in extent, any impacts to agricultural operations would be less than significant (Class III).

### Impact LU-6: Construction or operation would conflict with a Williamson Act contract (Class III).

The only component of the Partial Underground Alternative that would traverse lands under Williamson Act contract is the 115 kV subtransmission line replacement. The Partial Underground Alternative would cross or run adjacent to approximately 2.5 miles of Williamson Act contract land and could result in up to 2.5 acres of temporary impacts and up to 0.003 acre of permanent impacts. Because the 115 kV subtransmission line replacement would be replacing an existing subtransmission line, operation of the Partial Underground Alternative would be consistent with the existing uses of the land. As described for Impact LU-5, because both the soil disturbance and presence of construction equipment would be temporary and limited in extent, any conflicts with lands under Williamson Act contracts would be less than significant (Class III).

### Impact LU-7: Construction or operation would result in the physical deterioration of a recreational facility due to increased use (No Impact).

In general, the increase in use of recreational facilities is spurred by project-induced population growth, which increases demand on existing recreational resources. As with the Proposed Project, however, the Partial Underground Alternative is not expected to induce significant short-term or long-term population growth, either during Project construction or operation. As a result, there would not be an increased need for recreational resources and the Project would not lead to the physical deterioration of recreational facilities due to increased use. No impacts to recreational resources due to increased use would occur during Project construction or operation.

### Impact LU-8: Construction or operation would disrupt recreational activities such that recreational values would be reduced (Class I).

With the exception of the portion of the 115 kV subtransmission line traversing the Sun Lakes Community, impacts to recreational activities and recreational values resulting from the Partial Underground Alternative would be the same as described for the Proposed Project.

The El Casco Substation and a portion of the El Casco-Maraschino 115 kV subtransmission upgrade would be constructed within the Norton Younglove Reserve and construction activities could block scenic views within the Reserve and would result in noise, dust, and traffic that would disrupt recreation and reduce the recreation value of the area. Revegetation of the area around the Substation

and visual screening would reduce operational impacts of the Substation on the Reserve. The temporary impacts associated with construction activities, however, would be significant. Implementation of Mitigation Measures LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and LU-2b (Prepare Construction Notification Plan) serve to minimize the impacts to recreation users and would ensure that impacts are less than significant (Class II).

Installation of the fiber optic cable on the existing SCE poles and within existing underground conduit would run adjacent to or through a variety of recreation areas as described above for the Proposed Project. Installation of six new wood poles for El Casco-M30 T3 fiber optic circuit would not be near any recreation areas and would not affect the quality of any recreation facilities. Construction activities associated with fiber optic installation would be limited in duration and intensity, any impacts would be less than significant (Class III). Operation of the fiber optic components would have no impact on the value of recreation facilities.

Installation of Project components at the Mill Creek Communications Site would occur on a 160-acre SCE inholding within San Bernardino National Forest. Due to the size of the SCE inholding and the limited duration of helicopter use during construction, any impacts on the quality of the San Bernardino National Forest would be less than significant (Class III). Operation of the Project components at the Mill Creek Communications Site would have no impact on the value of recreational areas.

Construction and operation at the Banning and Zanja Substations would be well away from any recreational facilities and so would not result in any effects that would reduce the value recreation areas.

The 115 kV subtransmission line replacement would run along the southern border of the AC Dysart Equestrian Park, and run approximately 0.3 mile west of Lion's Recreation Park. For both the AC Dysart Equestrian Park and Lion's Recreation Park, noise and dust associated with construction activities could potentially be noticeable from these facilities, but any impacts to the parks would be minimal. Any impacts to the AC Dysart Equestrian Park and Lion's Recreation Park would be less than significant (Class III)

As described for Impact LU-2, the 115 kV subtransmission line replacement would cross Sun Lakes Country Club golf course, requiring extensive excavation and construction and disrupting use of the golf course for up to 10 months. While operation of the Partial Underground Alternative would ultimately benefit the Sun Lakes Country Club golf course as it would remove the existing wooden 115 kV subtransmission poles and lines from the golf course, the disruption of the golf course for 10 months would be considered a significant impact. Implementation of Mitigation Measures LU-2a (Coordinate Construction Schedule with Public and Community Facilities) and LU-2b (Prepare Construction Notification Plan) would slightly reduce this impact, but due to the extended duration of construction, impacts would be significant and unavoidable (Class I).

### *Mitigation Measures for Impact LU-8*

**LU-2a Coordinate Construction Schedule with Public and Community Facilities**

**LU-2b Prepare Construction Notification Plan.**

## D.3.6 No Project Alternative

The No Project Alternative would require upgrades at existing SCE facilities, and two new distribution lines (each approximately nine miles in length) would be constructed, but no other new structures or facilities would be constructed that would affect land uses.

### D.3.6.1 Environmental Impacts of the No Project Alternative

Under the No Project Alternative, the Proposed Project would not be implemented and, therefore, the impacts associated with the Proposed Project and alternatives described in Sections D.3.3 through D.3.5 above would not occur. As a result, construction and operational impacts would not occur to residential, commercial, agricultural, and recreational land uses adjacent to the Proposed Project or alternative routes. Upgrades at existing SCE facilities would have a minimal effect on surrounding land uses, but the construction of additional distribution lines could disturb land uses. It it not anticipated, however, that these impacts or any impacts to agricultural or recreational resources would be significant.

## D.3.7 Mitigation Monitoring, Compliance, and Reporting Table

Table D.3-3 on the following page presents the mitigation monitoring recommendations for Land Use. These measures would be applicable to construction on the proposed route and all alternative route segments.

Table D.3-3. Mitigation Monitoring Program – Land Use

| Impact | Mitigation Measure | Location | Monitoring / Reporting Action | Effectiveness Criteria | Responsible Agency | Timing |
|---|---|---|---|---|---|---|
| LU-2: Construction would temporarily disturb the land uses it traverses or adjacent land uses (Class II) | LU-2a: Coordinate Construction Schedule with Public and Community Facilities. SCE shall coordinate with public and community facilities and services regarding the construction schedule and duration in order to minimize impacts to these land uses. The purpose of this measure is to work with sensitive land uses that would be impacted by construction and to identify construction times/periods that would have the least impact to peak use of these public and community facilities. This coordination could result in limiting or avoiding construction during peak facility uses. Thirty days prior to construction, SCE shall document its coordination efforts including contact persons, information provided, and comments received, and submit this documentation to the CPUC. | Entire Project. | Review documentation of coordination efforts including contact persons, information provided, and comments received. | Noise, dust, traffic and visual impacts to public and community facilities are limited during peak facility use periods. | CPUC | Prior to Construction |
| | LU-2b: Prepare Construction Notification Plan. Forty-five days prior to construction, SCE shall prepare and submit a Construction Notification Plan to the CPUC for approval. The Plan shall identify the procedures that SCE will follow to inform property and business owners of the location and duration of construction, identify approvals that are needed prior to posting or publication of construction notices, and include template copies of public notices and advertisements (i.e., formatted text). To ensure effective notification of construction activities, the plan shall address at a minimum the following components:<br>• Public notice mailer. Fifteen days prior to construction, a public notice mailer shall be prepared. The notice shall identify construction activities that would restrict, block, or require a detour to access existing residential properties, retail and commercial businesses, wilderness and recreation facilities, and public facilities (e.g., schools and reserves). The notice shall state the type of construction activities that will be conducted, and the location and duration of construction. SCE shall mail the notice to all residents or property owners within 300 feet of the right-of-way and to specific public agencies with facilities that could be impacted by construction. If construction delays of more than seven days occur, an additional notice shall be prepared and | Entire Project. | Review and approve Construction Notification Plan, including public notice mailer, mailing list, newspaper notices, and contact information provided to the public. | The public shall be effectively notified of construction activities. | CPUC | Prior to Construction |

Table D.3-3. Mitigation Monitoring Program – Land Use

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| | distributed.<br>• Newspaper advertisements. Fifteen days prior to construction within a route segment, one round of newspaper advertisements shall be placed in local newspapers and bulletins. The advertisement shall state when and where construction will occur and provide information on the public liaison person and hotline identified below. If construction is delayed as noted above, an additional round of newspaper ads shall be placed to discuss the status and schedule of construction.<br>• Public venue notices. Thirty days prior to construction, notice of construction shall be posted at public venues such as trail crossings, rest stops, resource management offices, and other public venues to inform residents and visitors of the purpose and schedule of construction activities. For public trail closures, SCE shall post information about the trail detour at applicable resource management offices and post the notice within two miles north and south of the detour. For recreation facilities and reserves, the notice shall be posted along the access routes to known recreational destinations that would be restricted, blocked, or detoured and shall provide information on alternative recreation areas that may be used during the closure of these facilities.<br>• Public liaison person and toll-free information hotline. SCE shall identify and provide a public liaison person before and during construction to respond to concerns of neighboring property owners about noise, dust, and other construction disturbance. Procedures for reaching the public liaison officer via telephone or in person shall be included in notices distributed to the public. SCE shall also establish a toll-free telephone number for receiving questions or complaints during construction and shall develop procedures for responding to callers. Procedures for handling and responding to calls shall be addressed in the Construction Notification Plan. | | | | | |

| Table D.3-3. Mitigation Monitoring Program – Land Use | | | | | | |
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| LU-8: Construction or operation would disrupt recreational activities such that recreational values would be reduced (Class II) | LU-2a: Coordinate Construction Schedule with Public and Community Facilities. | Entire Project. | Review documentation of coordination efforts including contact persons, information provided, and comments received. | Noise, dust, traffic and visual impacts to public and community facilities are limited during peak facility use periods. | CPUC | Prior to Construction |
| | LU-2b: Prepare Construction Notification Plan. | Entire Project. | Review and approve Construction Notification Plan, including public notice mailer, mailing list, newspaper notices, and contact information provided to the public. | The public shall be effectively notified of construction activities. | CPUC | Prior to Construction |