

D.4 Land Use

The following discussion focuses on the project-specific impacts on existing, planned, and proposed land uses that would occur as a result of construction and operation of the Proposed PROJECT. Section D.4.1 provides a description of the environmental setting/affected environment, while Section D.4.2 discusses applicable land use plans, policies, and ordinances. An analysis of the environmental impacts/environmental effects resulting from implementation of the Proposed PROJECT is provided in Section D.4.3, and impacts resulting from project alternatives are discussed in Sections D.4.4 through D.4.7. Section D.4.8 provides mitigation monitoring, compliance, and reporting information. Section D.4.9 addresses residual effects of the project and Section D.4.10 lists the references cited in this section.

- Aside from impacts to the existing and planned land uses analyzed in this section, a number of additional land use related topics are addressed in other sections of this Environmental Impact Report/Environmental Impact Statement (EIR/EIS). Visual resource issues are described in Section D.3, wilderness and recreation issues are described in Section D.5, agricultural issues are described in Section D.6, and social and economic issues are discussed in Section D.16.

D.4.1 Environmental Setting/Affected Environment

Methodology and Assumptions

The land use study area includes lands that may be affected (directly and/or indirectly) by construction and operation of the Proposed PROJECT. The land use study area includes land underlying and adjacent to the proposed East County (ECO) Substation, Tule Wind, and Energia Sierra Juarez U.S. Generator-Tie (ESJ Gen-Tie) projects, as well as the Campo, Manzanita, and Jordan wind energy project areas. The Campo, Manzanita, and Jordan wind energy projects are being analyzed at a program level in this EIR/EIS as no site-specific survey data is available. Due to the close proximity of these wind energy projects to the ECO Substation, Tule Wind, and ESJ Gen-Tie projects, a similar land use setting is assumed. Baseline existing land use information was based on site visits, a review of aerial photographs, San Diego Gas and Electric's (SDG&E's) Proponent's Environmental Assessment (PEA) for the ECO Substation Project (2009), the Final EIR/EIS and Proposed Land Use Amendment for the Sunrise Powerlink Project (CPUC and BLM 2008a), and the Recirculated Draft EIR/Supplemental EIS for the Sunrise Powerlink Project (CPUC and BLM 2008b). Pacific Wind Development's Environmental Document for the Tule Wind Project (Iberdrola Renewables, Inc. 2010) and Energia Sierra Juarez (ESJ) U.S. Transmission, LLC's, Major Use Permit Package (submitted to the County of San Diego in October 2008) and Initial Study (March 2010) were also reviewed. In addition to identifying baseline conditions, these

documents were used to identify the location of sensitive land uses occurring in the area. Sensitive land uses are land uses that are particularly susceptible to construction and operational disturbances (such as noise and traffic) and include residences, schools, and medical facilities (recreational facilities are typically considered sensitive land uses; however, those facilities are discussed in Section D.5, Wilderness and Recreation).

Existing and proposed land use information was obtained from the Regional Land Use Element of the County of San Diego General Plan (County of San Diego 2003), applicable General Plan maps for the communities of Jacumba and Boulevard, and the Mountain Empire Subregional Plan (County of San Diego 2010a). Other relevant land use plans, including the Bureau of Land Management's (BLM's) Eastern San Diego County Resource Management Plan/Record of Decision (BLM 2008a), were also reviewed. In addition, information regarding planned land uses was gathered through personal communication with county planning staff as needed.

Sensitive land uses within 1,000 feet of project components were identified using spatial project data (GIS) provided for the proposed ECO Substation and Tule Wind projects by the project applicants. Once the project data was mapped, parcel data provided by SanGIS was utilized to determine the parcels (and on-site residences) most likely to be effected by the Proposed PROJECT (those within 1,000 feet). Of those parcels identified, the SanGIS UNITQTY (unit quantity) attribute was reviewed to determine the number of residences on each potentially affected parcel. Distances between residences and project components were then approximated using aerial photographs.

D.4.1.1 General Overview

As shown on Figure D.4-1, Vicinity/Overview Map, various federal, state, tribal, and local jurisdictional lands occur within the study area, including BLM, U.S. Forestry Service (USFS), California State Park, California State Lands Commission (CSLC), Ewiiapaayp Band of Kumeyaay Indians, and San Diego County lands. The U.S. Navy also maintains a presence in the region and operates the La Posta Mountain Warfare Training Facility in the rural community of Clover Flat.

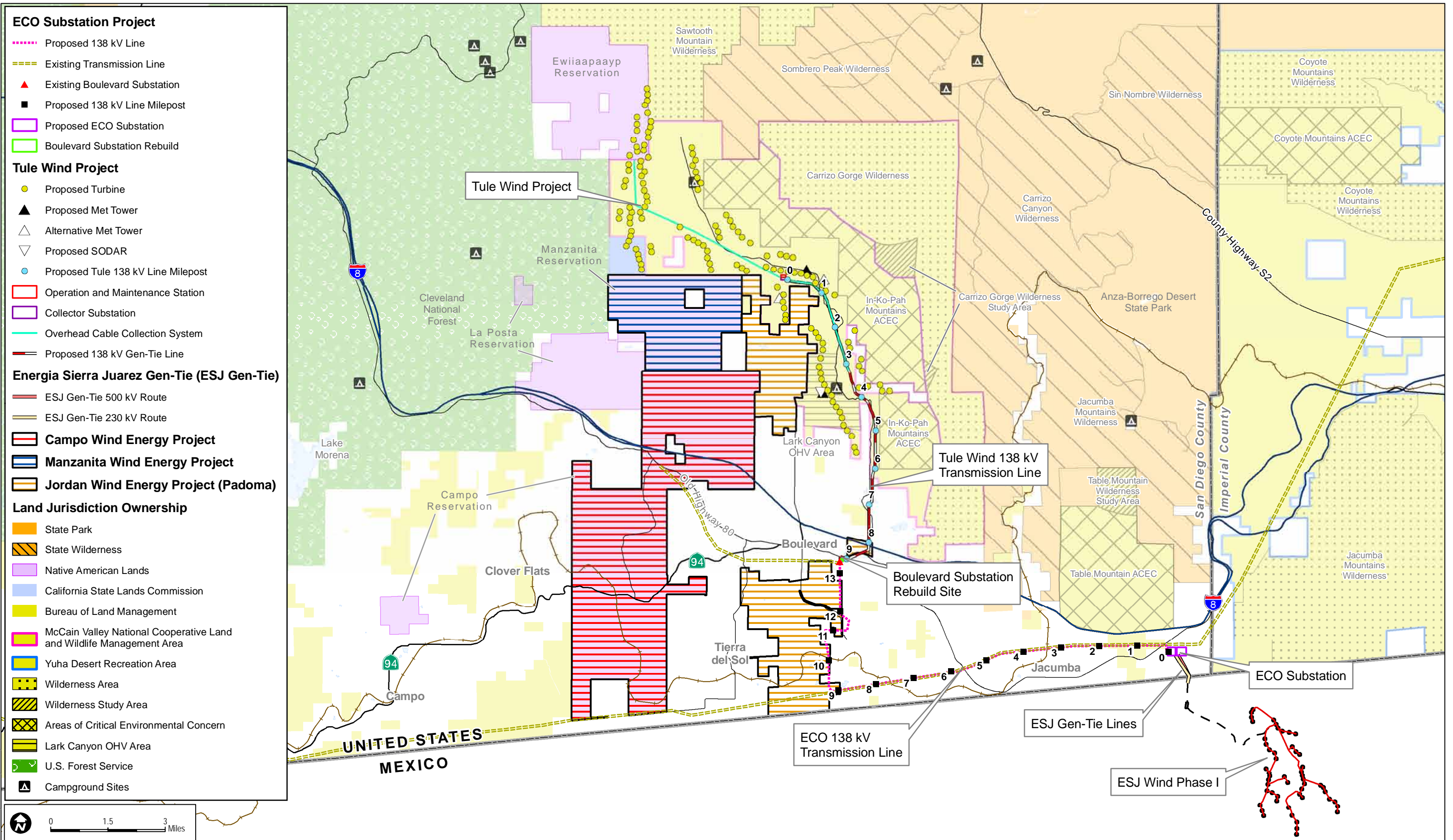


FIGURE D.4-1
Vicinity/Overview Map

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Table D.4-1 lists the land use jurisdiction of project components by project.

Table D.4-1
Agency Jurisdiction of Project Components

Proposed PROJECT	Project Component	Jurisdiction	Miles/Acres ² under Jurisdiction
ECO Substation Project	ECO Substation 500 kilovolt (kV) and 230/138 kV Yards	California Public Utilities Commission (CPUC) ¹	85.9 acres
	Southwest Powerlink (SWPL) Loop-In	CPUC ¹	1.74 acres
	138 kV Transmission Line	CPUC ¹	11.8 miles
		BLM	1.5 miles
	Boulevard Substation Rebuild	CPUC ¹	3.2 acres
Tule Wind Project	Wind Turbines and 34.5 kV Overhead and Underground Collector Cable System	Ewiiapaayp Band of Kumeyaay Indians (17 wind turbines)	20.2 acres
		BLM (97 wind turbines)	280 acres
		CSLC (7 wind turbines)	37.5 acres
		County of San Diego (13 wind turbines)	49 acres
	Collector Substation	BLM	5 acres
	Operations and Maintenance Facility	BLM	5 acres
	Meteorological Towers	BLM	0.062 acres
	138 kV Transmission Line	BLM	7.42 miles
		County of San Diego	1.96 miles
State of California ³		0.36 miles	
ESJ Gen-Tie Project	500 kV Transmission Line (Steel Lattice Towers and Monopole Structures)	County of San Diego	10.65 acres
	230 kV Transmission Line (Steel Lattice Towers and Monopole Structures)	County of San Diego	9.6 acres
Campo Wind Project	Wind Turbines	Campo Band of Mission Indians and CPUC	unknown
	Switchyard and 138 kV Transmission Line	CPUC ¹	unknown
Manzanita Wind Project	Wind Turbines	Manzanita Band in Mission Indians and CPUC	unknown
	Switchyard and 138 kV Transmission Line	CPUC ¹	unknown
Jordan Wind Project	Wind Turbines	County of San Diego	unknown
	Switchyard and interconnection transmission line	County of San Diego and / or CPUC	unknown

¹ Although these components of the ECO Substation, Campo, and Manzanita wind energy projects would be located on, or traverse, County of San Diego land, the County does not have jurisdiction of utility facilities. The CPUC has jurisdiction over these utilities according to California Constitution Article 12, Section 8.

² Acreage provided is permanent impact acreage. Temporary impact acreage for each project component is identified in Section B, Project Description, of this EIR/EIS. Mileage and acreage provided in table is approximate.

³ The Tule Wind 138 kV transmission line would traverse State of California (Conservation Camp) lands and would cross Caltrans ROW at the Interstate 8 crossing.

Existing Land Uses

Existing land uses in the study area can be characterized as predominately rural, large-lot ranches and single-family homes with a mixture of small-scale agriculture, recreational, and open space, with the exception of the Ewiiapaayp Band of Kumeyaay Indians Reservation that has land uses zoned for commercial economic development and specifically renewable wind and solar energy development in accordance with its Land Use Code (Title 102), Land Planning Code (Title 107), Community Economic Development Strategy Plan, and Integrated Resources Management Plan.

Rural land uses are generally located between the communities of Jacumba and Boulevard, and tribal lands are located north and south of Interstate 8 (I-8) near Boulevard. North of I-8, the landscape is a mixture of large-lot rural residences and open space with mountainous terrain consisting of steep slopes, prominent ridgelines, and rock outcroppings within state park, tribal, and BLM lands. South of I-8, the landscape is predominantly rural with desert vegetation and terrain primarily within County of San Diego (County) jurisdictional lands. BLM lands are located throughout the area (west of the ECO Substation for instance); however, most of these lands are discontinuous and relatively small. Tribal lands are generally located west of Boulevard. The U.S.–Mexico border fence is a dominant feature on the landscape south of I-8 and is highly visible from the community of Jacumba and from ECO Substation and ESJ Gen-Tie Project components.

Planned Land Uses

Planned land uses are those designated in long-range planning documents including resource management plans and general plans that are intended to guide the future development and growth patterns of a given jurisdiction. For BLM-administered lands in the project area, the Eastern San Diego County Resource Management Plan/Record of Decision is the applicable long-range planning document. For County jurisdictional lands, the County of San Diego General Plan is the applicable long-range planning document for private lands in the project area.

At the time the Draft EIR/EIS was prepared, San Diego County was still undergoing a comprehensive General Plan update, entitled Draft General Plan: A Plan for Growth, Conservation, and Sustainability (County of San Diego 2010a). Started in 1998, preparation of this plan has been a multiyear effort, although the date of adoption of the plan is anticipated in the fall of 2010.

The Draft General Plan Update's planned land uses for the Mountain Empire Subregion differ slightly from those identified in the current General Plan. For example, the current General Plan designates relatively large areas of land north and northeast of Boulevard and north of the Tule Wind Project area as General Agriculture (1 dwelling unit (DU)/10, 40 acres) and several swaths of BLM-administered lands in the project area, including the Table Mountain Area of

Environmental Concern and a large portion of the McCain Valley National Cooperative Land and Wildlife Management Area, as Public/Semi-Public Lands. In the Draft General Plan Update, the General Agriculture (1 DU/10, 40 acres) designation would be redesignated as either Rural Lands or Public Agency Lands. BLM-administered land previously designated Public/Semi-Public Lands would be appropriately redesignated Public Agency Lands. In addition, the large expanse of rural lands between the communities of Jacumba and Boulevard (primarily designated Multiple Rural Use (1 DU/2, 4, 8 acres) by the current General Plan) would be redesignated Rural Lands (RL-80) 1 DU/80 acres. Future residential development of the area would be increasingly more restrictive because the density would decrease. Also, the commercial land uses located in Jacumba and Boulevard (designated General Commercial by the current General Plan) would be redesignated Rural Commercial by the Draft General Plan Update. Many other current land use designations occurring in the Mountain Empire Subregion would be redesignated as a result of adoption of the Draft General Plan Update.

A description of the new land use designations is provided in Table D.4-2.

Table D.4-2
Sample Draft General Plan Update Land Use Designations
Occurring in Project Area

Land Use Designation	Intended Land Use	Purpose
Rural Lands (RL) - includes four residential designations ranging from RL-20 (1 DU/20 acres) to RL-160 (1 DU/160 acres)	This designation is applied to large, open space and very low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation.	Intended to preserve the rural character of the areas of the County
Federal and State Lands (State Parks and National Forests)	This designation is applied to state parks, military installations, and in the project area, land administered by the BLM and Cleveland National Forest.	Intended to identify ownership of unincorporated County land area.
Rural Commercial	This designation provides for small-scale commercial and civic development. Mixed-use development is permitted in this category.	Intended to preserve the rural character of the communities by limiting scale of commercial development.

Source: County of San Diego 2010b

The land use designations listed and described in Table D.4-2 provide an example of how the Draft General Plan Update would affect current land use designations in the project area. These examples are not intended to be inclusive of all land use redesignations that the Draft General Plan Update would trigger.

The planned/existing land uses (as identified by the current County of San Diego General Plan Land Use Element) underlying and surrounding the Proposed PROJECT are shown on Figure

D.4-2, Existing General Plan/Overview Map, and are discussed in Table D.4-3, Planned/Existing General Plan Land Use Designations.

Table D.4-3
Planned/Existing General Plan Land Use Designations

Land Use Designation	Intended Land Use
Multiple Rural Use ¹ (1 DU/4,8, 20 acres)	Generally defined as single-family homes on large (4-, 8-, or 20-acre) rural lots, the Multiple Rural Use designation is typically applied in remote areas of the County featuring large expanses of rural land constrained by one or more of the following characteristics: desert lands, rugged terrain, susceptibility to fire and erosion, and reliance upon groundwater for water supply.
Public/Semi-Public Lands ¹	This designation is applied to lands owned by public agencies and includes Indian Reservations, BLM land, public parks, and county airports. Private development on land designated Public/Semi-Public is subject to review by the applicable public agency.
Specific Plan Area ²	This designation is applied to locations where a specific plan has been adopted or where a plan must be adopted prior to development. Two Specific Plan Areas (SPAs) occur within the land use study area: the 1,300-acre Ketchum Ranch (an active SPA south of I-8, between milepost (MP) 2 and MP 4 of the proposed ECO Substation Project 138-kilovolt (kV) transmission line) and the 3,455-acre Big Country (0.25 acres) (a vacant SPA north of Boulevard and I-8, adjacent to the Indian Reservation lands to the west, and General Agriculture and Public/Semi-Public (BLM) land on the east).
General Agriculture ¹	This designation is applied to areas where agricultural use is encouraged, protected, and facilitated. This designation is intended to facilitate agricultural use as the dominant land use.
Indian Reservation	This designation is applied to tribal lands. Three reservations (Ewiiapaayp, Manzanita, and Campo) are located within the land use study area. Indian reservations are not subject to San Diego County Planning or Zoning jurisdiction, laws, or regulations.
General Commercial	This designation provides for a wide range of retail services and activities and is typically appropriate for central business district and small, diverse commercial development. Within the study area the General Commercial designation is applied to land adjacent to Old Highway 80 in Jacumba and land adjacent to Ribbonwood Road (north and south of I-8) and Highway 94 in Boulevard.
National Forest and State Parks	Within the land use study area, this designation indicates the boundaries and major land-holdings of the Anza-Borrego Desert State Park and the Cleveland National Forest. Although privately owned property is located within national forest and state park lands, proposed development by a private landowner must be approved by the appropriate government agency.
Residential (1 DU/acre)	The Residential 1 DU/acre designation provides for low-density residential and minor agricultural uses. In the community of Boulevard, this designation occurs east and west of Ribbonwood Road.

¹Source: County of San Diego 2003.

²Source: County of San Diego 2003 and 2010a.

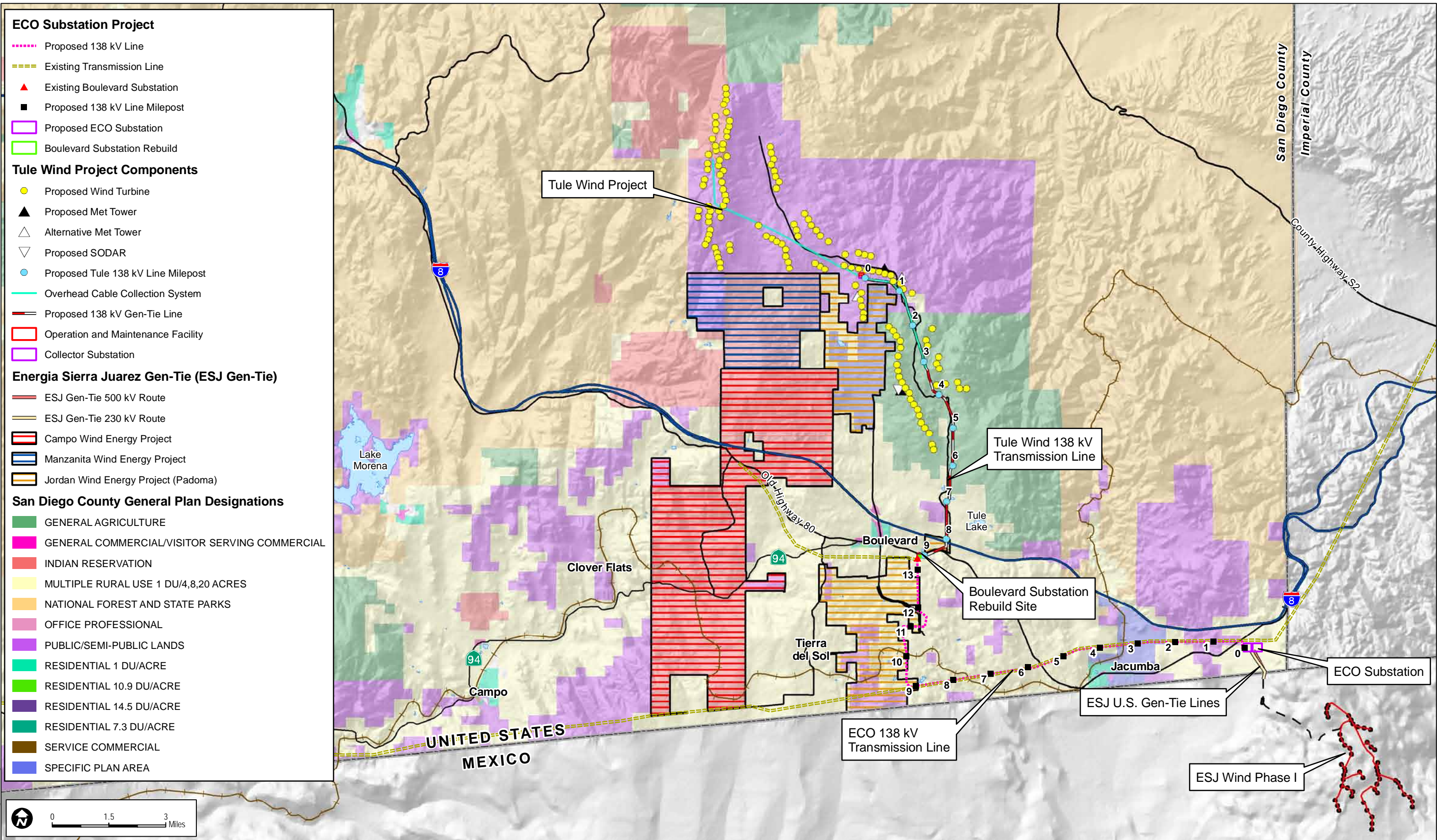


FIGURE D.4-2
Existing General Plan/Overview Map

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Although other lands administered by the BLM in Southern California (those included in the California Desert Conservation Area for example) have been designated geographically into four multiple-use classes, BLM lands in the project area within the Eastern San Diego County Planning Area have not been assigned multiple-use class designations.

As shown on Figure D.4-3, BLM Lands Available for Renewable Energy Development, the BLM has designated nearly the entire Tule Wind Project site as available for wind energy development. The 1.5-mile segment of the proposed ECO Substation 138 kV transmission line traversing BLM-administered lands east of the ECO Substation would be located within a BLM-designated utility corridor. There is one utility corridor in the Eastern San Diego County Planning Area, and this corridor is the preferred location for major utility rights of way (ROWs) passing through the Eastern San Diego County Planning Area.

The Ewiiapaayp Band of Kumeyaay Indians has developed an Integrated Resource Management Plan (IRMP) that governs (among other issues) development activities on the reservation. Currently, tribal lands do not have land use designations (Iberdrola Renewables, Inc. 2010).

The CSLC leases and/or permits lands under its ownership available for public and private entities for many purposes, including marinas, industrial wharves, tanker anchorages, harvesting of timber, dredging, grazing, mining, oil and gas, and geothermal (and other renewable energy) development (CSLC 2010).

Existing Zoning

Although the predominant zoning designation in the study area is S92 (General Rural), the area also includes a mixture of additional zoning classifications including (but not limited to) S80 (Open Space), S88 (Specific Plan), S87 (Limited Control), and A72 (General Agricultural). The zoning designations occurring in the study area are depicted on Figure D.4-4, Zoning/Overview Map, and the zones applicable to the Proposed PROJECT are listed in Table D.4-4.

Table D.4-4
Existing Zoning Classification Applicable to the Proposed PROJECT

Zoning Classification	Permitted Uses
S92 (General Rural)	This zone is intended for residential and agricultural development and is typically applied to environmental constrained lands (similar to the Multiple Rural Use (1 DU/4, 8, 20 acres) General Plan designation). Permitted development in the S92 zone includes low-intensity recreational uses, residences on large parcels, and animal grazing. Minor and major impact utilities are conditionally permitted uses in the zone.
S80 (Open Space)	This zone is intended to provide controls for land identified as unsuitable for intense development; permitted uses include those having a minimal impact on the natural environment. All development projects occurring within the S80 zone are subject to site plan review.

Table D.4-4 (Continued)

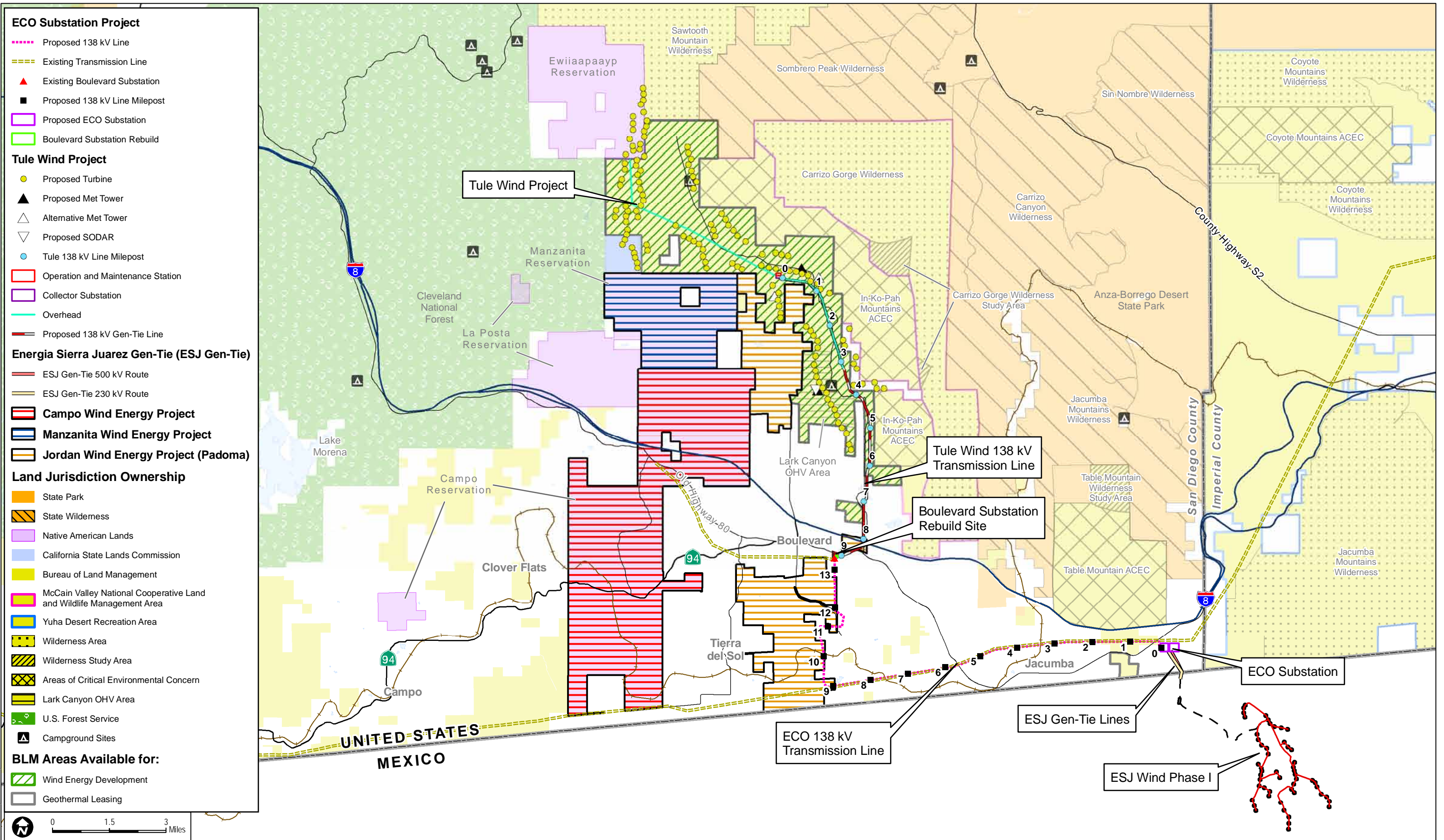
Zoning Classification	Permitted Uses
S88 (Specific Plan)	Similar to the SPA General Plan designation, the S88 zone is intended for areas where a specific plan has been adopted or must be adopted prior to development.
A72 (General Agricultural)	This zone is intended to “create and preserve areas for the raising of crops and animals.” In addition, supportive residential uses, the processing of products produced on the premises, and limited commercial activities are also permitted.
S87 (Limited Control)	This zone provides limited controls on property use in portions of unincorporated San Diego County until a time at which “specific” studies are conducted to enable rezoning in conformance with the General Plan. Permitted uses include residential development, essential civic services (including fire protection services), and agricultural development.
RV (Residential Variable)	RV zones are intended to enhance areas where dominant uses are family residential and where certain civic uses are conditionally permitted when they are shown to operate as needed services. Several parcels immediately west of the Boulevard Substation rebuild site are zoned RV.
C36 (General Commercial)	The C36 zone is intended to support commercial areas where a range of retail goods and services are available. Major impact utilities are conditionally permitted within the C36 zone (San Diego County Zoning Ordinance, Section 22362).

Source: County of San Diego 1978.

D.4.1.2 ECO Substation Project

With the exception of a 1.5-mile segment of the 138 kV transmission line traversing BLM-administered land, the entire proposed ECO Substation Project would be located on County of San Diego land in the vicinity of the unincorporated communities of Jacumba and Boulevard. Although ECO Substation Project components would be located on County of San Diego land, the CPUC (and not the County) has land use jurisdiction over the ECO Substation Project pursuant to California Constitution Article 12, Section 8. As shown on Figures D.4-5a, D.4-5b, and D.4-5c, existing land uses in the project area include a mixture of general rural uses (large lot ranches, single-family homes, and small-scale agricultural operations) and undeveloped rural land. The Jacumba Community Park, Jacumba Elementary School, and the County of San Diego Jacumba Airport are located west of the substation site in Jacumba.

Table D.4-2 identifies the County of San Diego General Plan land use and zoning designations applied to land underlying the proposed ECO Substation Project and also identifies the existing land uses associated with each project component. Although the ECO Substation Project is not subject to the County of San Diego General Plan or Zoning Ordinance, the underlying land use information is provided in Table D.4-5 to assist in determining overall land use compatibility. The General Plan land use and zoning designations underlying ECO Substation Project components are shown on Figures D.4-6 and D.4-7.



- ECO Substation Project**
- Proposed 138 kV Line
 - Existing Transmission Line
 - Existing Boulevard Substation
 - Proposed 138 kV Line Milepost
 - Proposed ECO Substation
 - Boulevard Substation Rebuild
- Tule Wind Project**
- Proposed Turbine
 - Proposed Met Tower
 - Alternative Met Tower
 - Proposed SODAR
 - Tule 138 kV Line Milepost
 - Operation and Maintenance Station
 - Collector Substation
 - Overhead
 - Proposed 138 kV Gen-Tie Line
- Energia Sierra Juarez Gen-Tie (ESJ Gen-Tie)**
- ESJ Gen-Tie 500 kV Route
 - ESJ Gen-Tie 230 kV Route
- Campo Wind Energy Project**
- Manzanita Wind Energy Project**
- Jordan Wind Energy Project (Padoma)**
- Land Jurisdiction Ownership**
- State Park
 - State Wilderness
 - Native American Lands
 - California State Lands Commission
 - Bureau of Land Management
 - McCain Valley National Cooperative Land and Wildlife Management Area
 - Yuha Desert Recreation Area
 - Wilderness Area
 - Wilderness Study Area
 - Areas of Critical Environmental Concern
 - Lark Canyon OHV Area
 - U.S. Forest Service
 - Campground Sites
- BLM Areas Available for:**
- Wind Energy Development
 - Geothermal Leasing

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SOURCE: BLM; SanGIS; SANDAG; USFS; Tule Wind Project: HDR Engineering 2010; ESJ U.S. Project: ENTRIX 2009; ESJ Wind Project: ENTRIX 2010; ECO Substation Project: SDG&E 2009

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East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects - EIR/EIS

FIGURE D.4-3
BLM Lands Available for Renewable Energy Development

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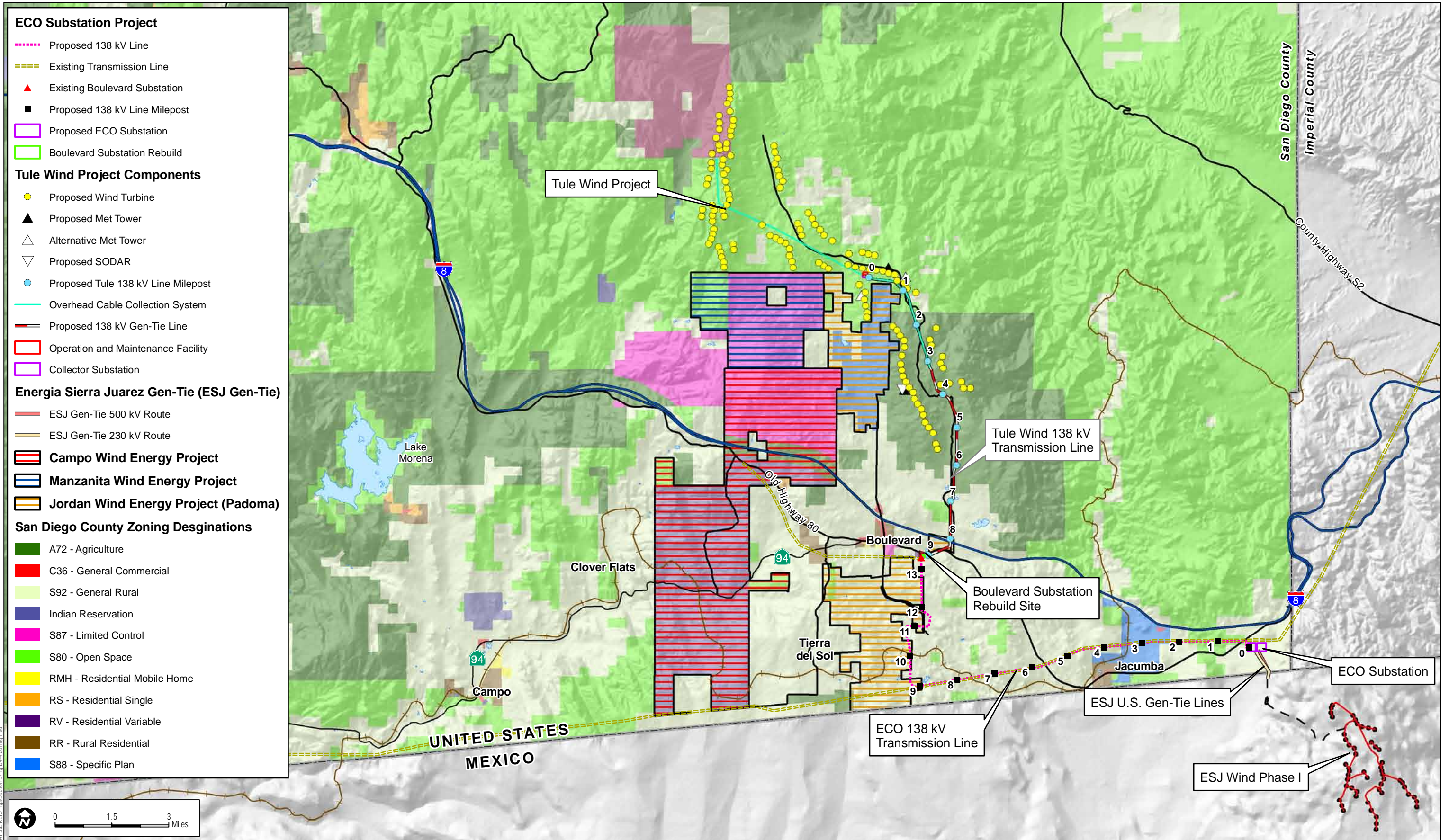
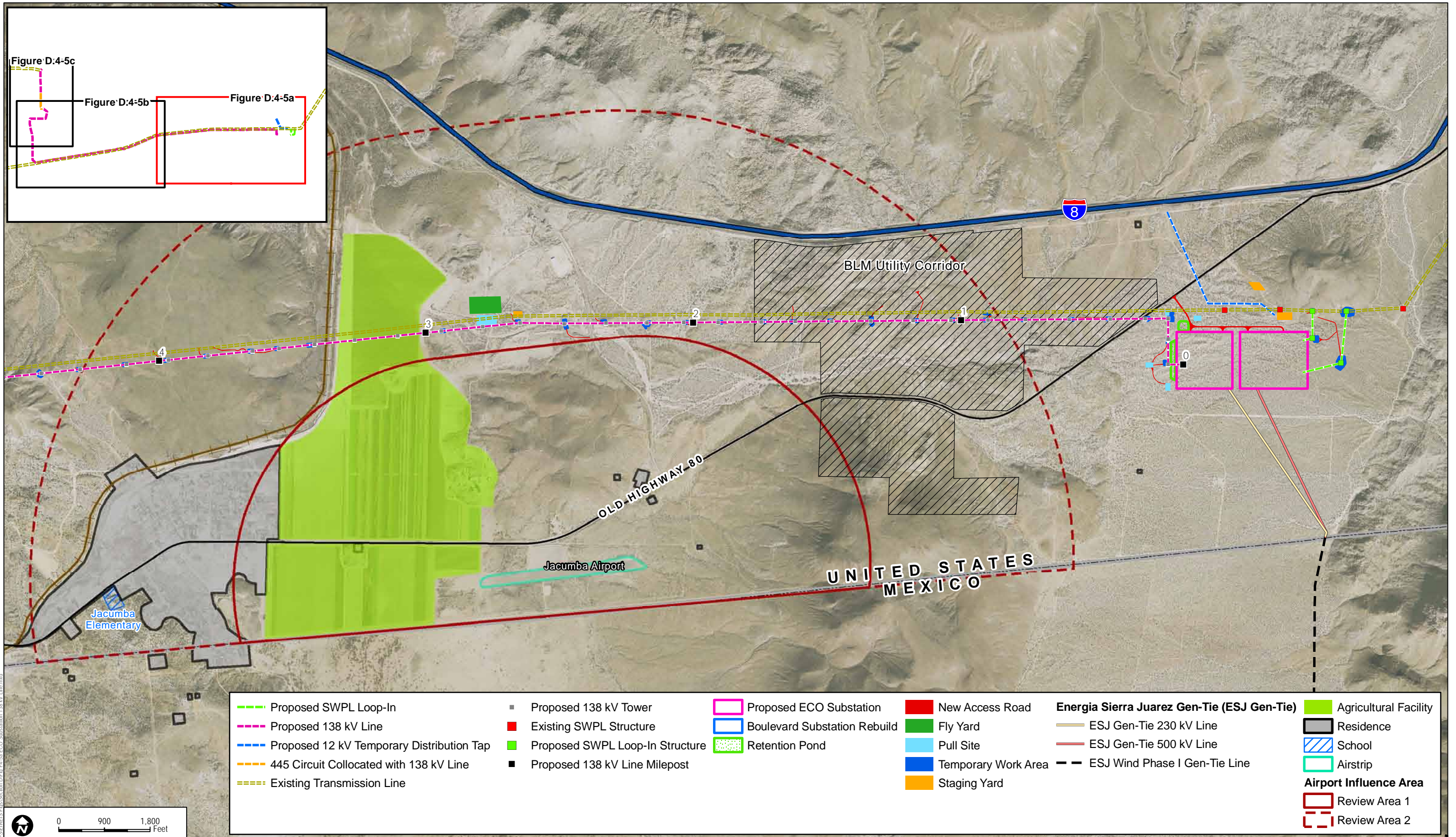
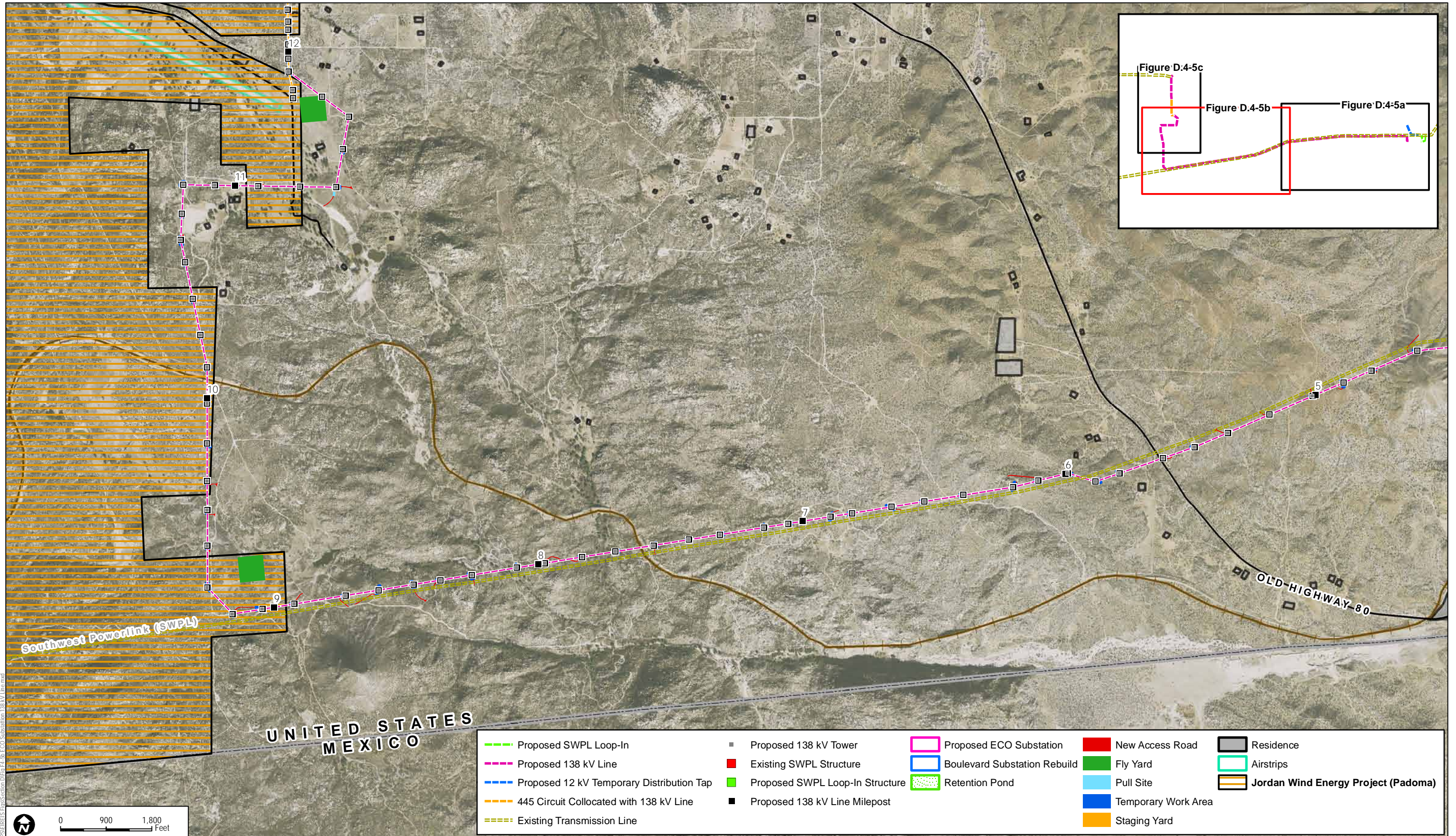


FIGURE D.4-4
Zoning/Overview Map

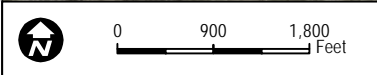
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|---|---------------------------------|------------------------------|---------------------|-------------------------------------|
| Proposed SWPL Loop-In | Proposed 138 kV Tower | Proposed ECO Substation | New Access Road | Residence |
| Proposed 138 kV Line | Existing SWPL Structure | Boulevard Substation Rebuild | Fly Yard | Airstrips |
| Proposed 12 kV Temporary Distribution Tap | Proposed SWPL Loop-In Structure | Retention Pond | Pull Site | Jordan Wind Energy Project (Padoma) |
| 445 Circuit Collocated with 138 kV Line | Proposed 138 kV Line Milepost | | Temporary Work Area | |
| Existing Transmission Line | | | Staging Yard | |



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SOURCE: SDGE 2009

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East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects - EIR/EIS

FIGURE D.4-5b
ECO Substation Project Existing Land Uses

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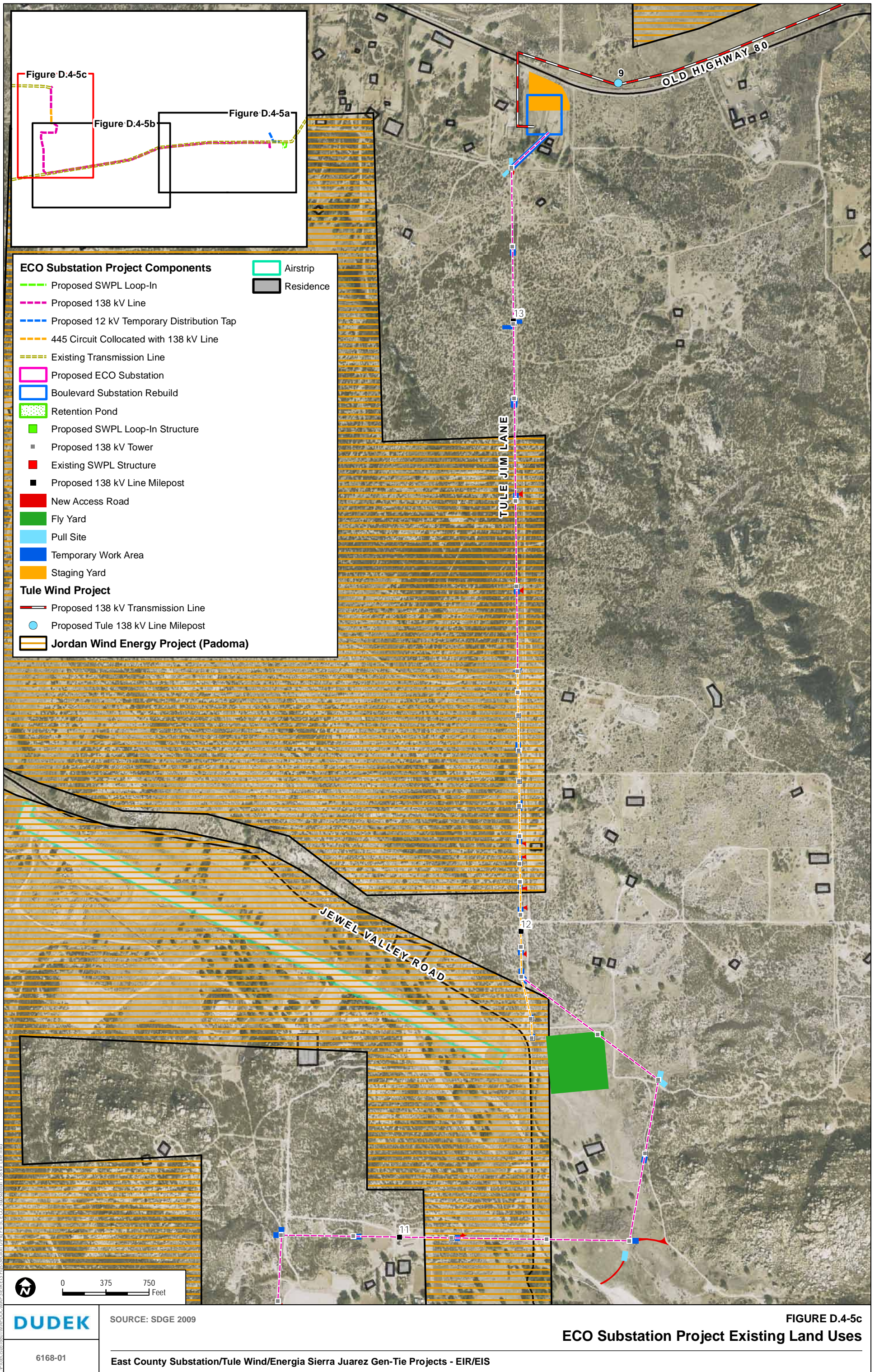
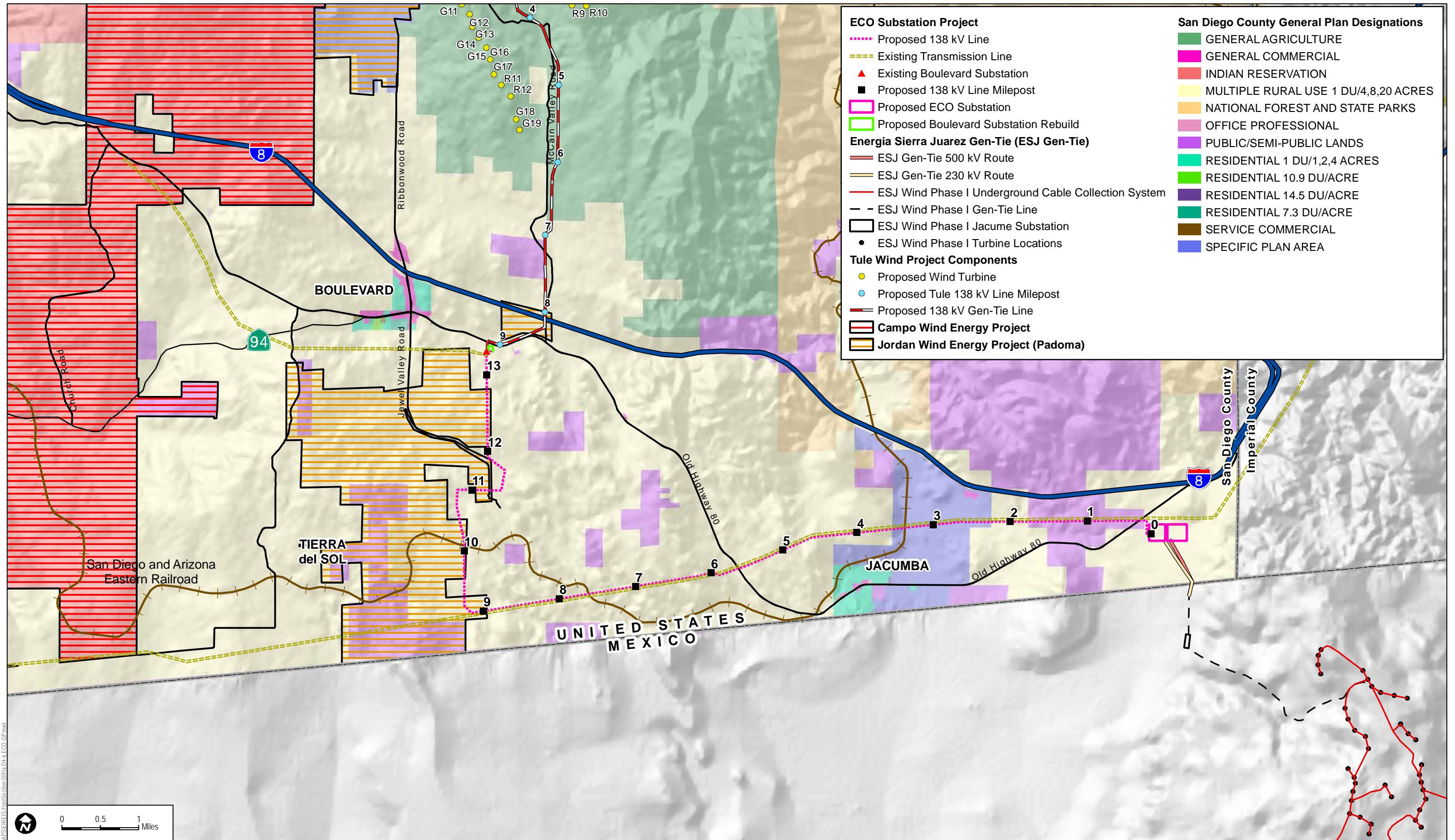
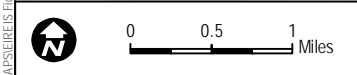
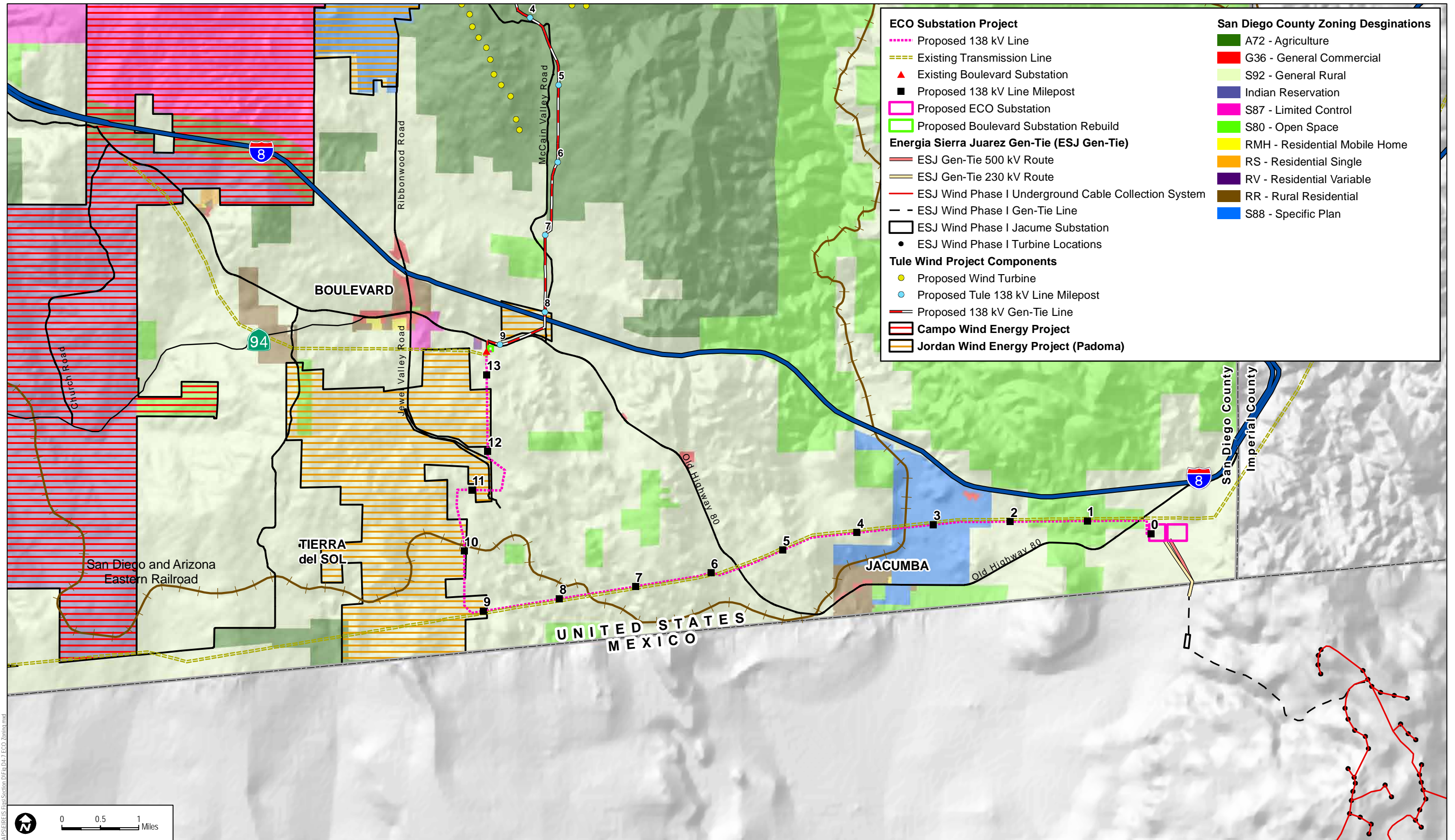


FIGURE D.4-5c
ECO Substation Project Existing Land Uses

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SOURCE: SDG&E 2009, SanGIS 2008, SANDAG 2008

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East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects - EIR/EIS

FIGURE D.4-7
ECO Substation Project Zoning Map

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Table D.4-5
Existing and Designated Land Uses–ECO Substation Project

Proposed PROJECT Component	Approximate Milepost		General Plan Land Use Designation	Zoning Designation	Existing Land Use
	Begin	End			
ECO Substation 500 kV and 230/ 138 kV Yards	Not Applicable (N/A)	N/A	Multiple Rural Use (1 DU/4, 8, 20 acres)	S92 (General Rural)	Undeveloped
SWPL Loop-In	N/A	N/A	Multiple Rural Use (1 DU/4,8, 20 acres)	S92 (General Rural)	SWPL Undeveloped
138 kV Transmission Line	0	0.1	Multiple Rural Use (1 DU/4,8, 20 acres)	S 92 (General Rural)	SWPL Undeveloped
	0.1	1.6	N/A ¹	N/A ¹	BLM-Administered Land
	1.6	2.3	Multiple Rural Use (1 DU/4, 8, 20 acres)	S92 (General Rural)	Undeveloped
	2.3	3.6	Specific Plan Area	S88 (Specific Plan)	Ketchum Ranch Specific Plan Area (SPA) Active Organic Farm Undeveloped
	3.6	13.3	Multiple Rural Use (1 DU/4, 8, 20 acres)	S92 (General Rural)	Undeveloped Land Rural Residential Empire Ranch and Airstrip (airstrip is an illegal land use)
Boulevard Substation Rebuild	N/A	N/A	Multiple Rural Use (1 DU/4, 8, 20 acres)	S92 (General Rural)	Rural Residential

Source: SDG&E 2009.

¹ Although the County designates land traversed by the segment as Public/Semi-Public Lands and S-80 (Open Space), the proposed 138 kV transmission line (between MP 0.1 and 1.6) would be under the land use jurisdiction of the BLM and would not be subject to the County of San Diego General Plan or the County Zoning Ordinance.

ECO Substation 500/230/138kV Substation

As shown on Figure D.4-5a, ECO Substation Project Existing Land Uses, the approximately 58-acre ECO 500/230/138 kV Substation is located on undeveloped rural land in southeastern San Diego County. The nearest residence (a mobile home) is located approximately 2,600 feet northwest of the 500 kV yard. While this residence is identified on Figure D.4-5a, the County has no permit history regarding this residence; therefore, it is an illegal land use. In addition to paved roadways (Old Highway 80 is located approximately 1,500 feet west of the proposed 500 kV yard), dirt roads cross the substation site.

As shown on Figure D.4-6, ECO Substation Project General Plan Land Use Designation Map, the land underlying the proposed substation site is designated Multiple Rural Use (1 DU/4, 8, 20 acres). The site is also designated a Rural Development Area (RDA), which is defined by the

County of San Diego Department of Planning and Land Use as privately owned land (including agricultural or unimproved lands and remote pockets of residential development) outside of the service boundary of the County Water Authority (County of San Diego 2003). As shown on Figure D.4-7, ECO Substation Project Zoning Map, the underlying zoning of the proposed substation site is S92 (General Rural).

With adoption of the County's Draft General Plan Update, the General Plan land use designation of the ECO Substation site would be redesignated Rural Lands (RL-80, 1DU/80 acres).

Southwest Powerlink Loop-In

As shown on Figure D.4-5a, ECO Substation Project Existing Land Uses, the Southwest Powerlink (SWPL) Loop-In would traverse undeveloped rural land containing desert scrub and chaparral vegetation. An existing single-phase circuit runs parallel to the SWPL and is located approximately 2,000 feet north of the proposed substation yards. Similar to the proposed substation yards (and as shown on Figure D.4-6, ECO Substation Project Existing General Plan Land Use Designation Map), the SWPL Loop-In would be located on and traverse land designated Multiple Rural Use (1 DU/4, 8, 20 acres) and included within the RDA. As shown on Figure D.4-7, ECO Substation Project Zoning Map, the underlying zoning of the SWPL Loop-In is S92 (General Rural).

Similar to the proposed ECO Substation site, with the adoption of the County's Draft General Plan Update, the SWPL Loop-In site would be redesignated Rural Lands (RL-80, 1DU/80 acres).

138 kV Transmission Line

As shown on Figure D.4-5a, ECO Substation Project Existing Land Uses, the proposed 13.3-mile, 138 kV transmission line would travel north and west from the ECO Substation 500 kV yard through vacant, undeveloped land and BLM-administered land east of Jacumba. Approximately 5 miles west of Jacumba, the proposed transmission line would turn north, extending an additional 4 miles and ultimately terminating at the rebuilt Boulevard Substation (see Figures D.4-5b and D.4-5c, ECO Substation Project Existing Land Uses). While a 1.5-mile segment of the transmission line would traverse BLM-administered land, approximately 11.8 miles of transmission line would be located on and traverse County land.

As shown on Figure D.4-5a, ECO Substation Project Existing Land Uses, and Figure D.4-6, ECO Substation Project Existing General Plan Land Use Designation Map, between MPs 0.1 and 1.6, the transmission line would cross public/semi-public lands (the BLM-administered Airport Mesa Recreation Management Zone) and a BLM-designated utility corridor. The Airport Mesa Recreation Management Zone is managed for its rural recreational qualities (primary recreation activities include hunting and hiking) and, although the zone is an exclusion area for renewable

energy development with the exception of geothermal mineral leasing, the sole BLM-designated utility corridor in the Eastern San Diego County Plan Area is located within the zone's boundaries (BLM 2008a). The Airport Mesa Recreation Management Zone is a Visual Resource Management Class III Area that permits a moderate level of change to the characteristic landscape (BLM 2008a). The Airport Mesa Recreation Management Zone is further discussed in Section D.5, Wilderness and Recreation. The designated utility corridor in which the existing SWPL transmission line is located (the Sunrise Powerlink would also pass through the corridor) has a maximum length of 1.5 miles and a maximum width of 1 mile with the northern boundary starting at the southern boundary of the I-8 ROW (BLM 2008a). Upon leaving BLM-administered lands and the designated utility corridor at MP 1.6, the proposed transmission line would span vacant, undeveloped rural land and several dirt roads.

East of Jacumba, the transmission line would pass within 4,500 feet of the Jacumba Airport, through a County of San Diego-designated Specific Plan Area, and through an actively farmed agricultural operation (see Figure D.4-6 ECO Substation Project Existing General Plan Land Use Designation Map). Near MP 2.5, the proposed 138 kV transmission line would be located approximately 1 mile north of the Jacumba Airport. As shown on Figure D.4-5a, ECO Substation Project Existing Land Use, between approximate MP 0.8 and MP 4.2 the proposed transmission line would be located within the Jacumba Airport Influence Area Review Area 2 and would be subject to review by the San Diego County Airport Land Use Commission. Between MP 2.3 and MP 3.6, the transmission line would traverse the Ketchum Ranch Specific Plan Area. As proposed, the Ketchum Ranch development would include 2,125 single-family and multifamily residences, schools, open space, trails, and recreational facilities. As of July 10, 2009, the development had not yet been approved (Veltri, pers. comm. 2009). Between MP 3.1 and 3.3, the proposed transmission line would cross through an organic farm, the Jacumba Valley Ranch.

Between MP 3.6 and MP 4.9, the transmission line would cross land currently owned and managed by the Nature Conservancy. The Anza-Borrego Foundation, an organization supporting the California State Parks by acquiring land for the Anza-Borrego Desert State Park, is attempting to purchase the Nature Conservancy land. As of December 18, 2009, the Anza-Borrego Foundation had not yet acquired the land (Tandle, pers. comm. 2009).

As shown on Figures D.4-5a and D.4-5b (ECO Substation Project Existing Land Uses) and Figure D.4-6, ECO Substation Project Existing General Plan Land Use Designation Map, the proposed transmission line would cross San Diego and Arizona Eastern Railroad track at approximately MP 3.4, 7.6, and 10.1. Near MP 5.7, the line would cross Old Highway 80. Roadways spanned by the proposed transmission line and permits required for spanning railroads and roadways are further discussed in Section D.9, Transportation and Traffic.

As shown on Figure D.4-5a, ECO Substation Project Existing Land Uses, near MP 5.8 the transmission line would be located within 400 feet of an existing single-family residence. Sensitive receptors (including residences and schools) in the ECO Substation Project area are identified on Figures D.4-5a through D.4-5c (ECO Substation Project Existing Land Uses). At its nearest point, the proposed transmission line would be located approximately 4,700 feet north of Jacumba Elementary School (located at 44343 Old Highway 80). Other than residences and Jacumba Elementary School, there are no sensitive receptors located within 1,000 feet of the ECO Substation Project.

A list of residences within 1,000 feet of the transmission line is provided in Table D.4-6.

Table D.4-6
Existing Residences within 1,000 Feet of the
ECO Substation Project 138 kV Transmission Line

Approximate Milepost	Approximate Distance from 138 kV Line (feet)	Number of Residences/Structures	Orientation from the 138 kV Line
5.8	400	1	south
6.0	800	1	north
	400	1	north
6.9	300	1	south
7.4	130	1	north
10.4	600	3	east
10.7	500	1	east
	400	1	west
	130	1	northwest
11.0	200	1	south
11.9	600	1	east
	950	1	west
12.0	900	1	east
12.1	115	1	east
	400	1	
	750	1	
	950	1	
12.4	400	1	east
13.1	880	1	west
13.2	200	1	east
13.3	400	1	west
	400	1	northwest

Source: SDG&E 2009.

As shown on Figure D.4-5b, ECO Substation Project Existing Land Uses, the proposed transmission line would cross under the SWPL from the south side to the north side at approximately MP 6.0 and would travel parallel to the SWPL for approximately 3.2 miles. As indicated in Table D.4-3, approximately six residences would be located within 1,000 feet of the proposed transmission line between MPs 6.0 and 9.2. In addition, existing recreational facilities would be located within 2,500 feet of the transmission line between MPs 6.0 and 9.2. Near MP 7.4, a private shooting and camping facility (the Lakeside Sportsmans Club) would be located approximately 2,400 feet south of the transmission line (see Figure D.4-5b, ECO Substation Project Existing Land Uses). Near MP 8.8, Lake Domingo would be located approximately 300 feet north of the transmission line (see Figure D.4-5b, ECO Substation Project Existing Land Uses).

As shown on Figure D.4-5b, ECO Substation Project Existing Land Uses, the transmission line would turn north near MP 9.2 and would primarily parallel existing dirt roads. At approximately MP 10.8, the line would turn east, passing north of several residences, and would then continue east to approximately MP 11.4 where it would turn north. The line would travel in a northwest direction between MPs 11.6 and 11.9. At MP 11.9, the line would travel north along Tule Jim Lane, passing several residences. The line would terminate at the rebuilt Boulevard Substation at approximately MP 13.3. As shown in Table D.4-6, approximately 19 residences would be located within 1,000 feet of the transmission line between MPs 9.2 and 13.3. In addition, a private airstrip associated with Empire Ranch (near MP 12) would be located within 300 feet of the proposed transmission line (see Figures D.4-5b and D.4-5c for location of Empire Ranch airstrip). While the airstrip is shown on Figures D.4-5b and D.4-5c, the County has no permit history for the airstrip; therefore, it is an illegal use.

As detailed in Table D.4-5 and shown on Figure D.4-6, ECO Substation Project Existing General Plan Land Use Designation Map, the proposed 138 kV transmission line would traverse three County General Plan land use designations: Multiple Rural Use (1 DU/4, 8, 20 acres), Public/Semi-Public Lands, and Specific Plan Area. As detailed in Table D.4-5 and shown on Figure D.4-7, ECO Substation Project Zoning Map, three County Zoning Designations would be traversed by the proposed 138 kV transmission line: S92 (General Rural), S80 (Open Space), and S88 (Specific Plan).

With the adoption of the County's Draft General Plan Update, the General Plan land use designation of the proposed 138 kV transmission line would traverse five land use designations: Rural Lands (RL-80, 1 DU/80 acres), Public Agency Lands, Rural Lands (RL-40, 1 DU/40 acres), Specific Plan Area, and Semi-Rural Residential (SR-10, 1 DU/10, 20 acres).

Boulevard Substation Rebuild

As shown on Figure D.4-5c, ECO Substation Project Existing Land Uses, the existing Boulevard Substation is located at the southern terminus of Ozz Road, approximately 550 feet south of Old Highway 80. The Boulevard rebuild site would be located adjacent to the existing Boulevard Substation and operational access would be provided off Old Highway 80. Rural residential land uses are adjacent to the existing Boulevard Substation. Two residences are located approximately 500 feet northwest and 600 feet south of the proposed rebuilt Boulevard Substation fence line (an existing residence and associated structures located on the rebuild site would be demolished). The Chef Hat Grill, a small restaurant adjacent to Old Highway 80, is located approximately 1,000 feet to the west, and the California Department of Transportation (Caltrans) Boulevard Maintenance Station is located approximately 1,800 feet east of the rebuild site. Clover Flat Elementary School (39639 Old Highway 80) is located approximately 1.25 miles west of the rebuild site and, due to distance, is not shown on Figure D.4-5c.

As shown on Figure D.4-6, ECO Substation Project Existing General Plan Land Use Designation Map, and Figure D.4-7, ECO Substation Project Zoning Map, land underlying the Boulevard Substation rebuild site is designated Multiple Rural Use (1 DU/4, 8, 20 acres) and zoned S92 (General Rural). With the adoption of the County's Draft General Plan Update, the General Plan land use designation of the proposed Boulevard Substation rebuild site would be redesignated Semi-Rural Residential (SR-10, 1 DU/10, 20 acres).

D.4.1.3 Tule Wind Project

As shown on Figure D.4-1, Vicinity/Overview Map, the majority of Tule Wind Project components would be located in the BLM-administered McCain Valley National Cooperative Land and Wildlife Management Area, an area covering more than 15,390 acres including the In-Ko-Pah Mountain Range and a portion of the McCain Valley. The landscape within the McCain Valley is primarily open space, featuring steep slopes, ridges, heavy rock outcroppings, and desert shrub-covered hills. In addition to BLM-administered lands, components of the Tule Wind Project would be located on lands owned by the CSLC and the Ewiiapaayp Band of Kumeyaay Indians, as well as on privately owned County of San Diego jurisdictional lands. As shown on Figure D.4-8, Tule Wind Project Existing Land Use Overview, and Figures D.4-8a through D.4-8c, Tule Wind Project Existing Land Uses, existing land uses in the project area include a mixture of open general rural uses (large-lot ranches, single-family homes, and small-scale agricultural operations) and undeveloped open space. Clover Flat Elementary is located west of the proposed 138 kV transmission line interconnect in Boulevard, and the existing 50-megawatt (MW) Campo wind farm is located east of McCain Valley on the Campo Indian Reservation.

Table D.4-7 identifies the County's General Plan land use and zoning designations associated with land underlying the project and also identifies the existing land uses associated with each project component. The General Plan and zoning designations underlying the Tule Wind Project are shown on Figures D.4-9 and D.4-10. Although project components (e.g., wind turbines, collector substation, operations and maintenance (O&M) facility, collector cable system) located within the McCain Valley National Cooperative Land and Wildlife Management Area would be located in San Diego County, the County has no jurisdiction over this area; the BLM has sole land use jurisdiction over these lands. The County would, however, have land use jurisdiction over proposed turbines in the R turbine string and approximately 2 miles of the 138 kV transmission line traversing County land.

Within the McCain Valley National Cooperative Land and Wildlife Management Areas are specially designated areas including wilderness, wilderness study areas, and Areas of Critical Environmental Concern (ACECs). As shown on Figure D.4-1, Vicinity/Overview Map, components of the Tule Wind Project would not be located within designated wilderness areas or wilderness study areas; however, several turbines within the proposed J turbine string would be located on Ewiiapaayp Band of Kumeyaay Indians tribal lands within 100 feet of the Sawtooth Mountains Wilderness. Also, 11 proposed turbines in the R turbine string would be located east of McCain Valley Road on a discontinuous island of private County of San Diego jurisdictional land surrounded by the In-Ko-Pah ACEC. In addition, a relatively short segment (approximately 1.5 miles) of the proposed 138 kV transmission line located east of Rough Acres Ranch and McCain Valley Road would traverse BLM-administered land abutting the In-Ko-Pah Mountains ACEC.

Land use regulations associated with special designation areas (i.e., wilderness, wilderness study areas, and ACECs) are discussed in Section D.4.2.1.

The following section provides a description of the environmental setting for land uses according to Tule Wind Project component.

Wind Turbines and Overhead and Underground Collector Cable System

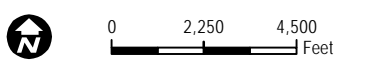
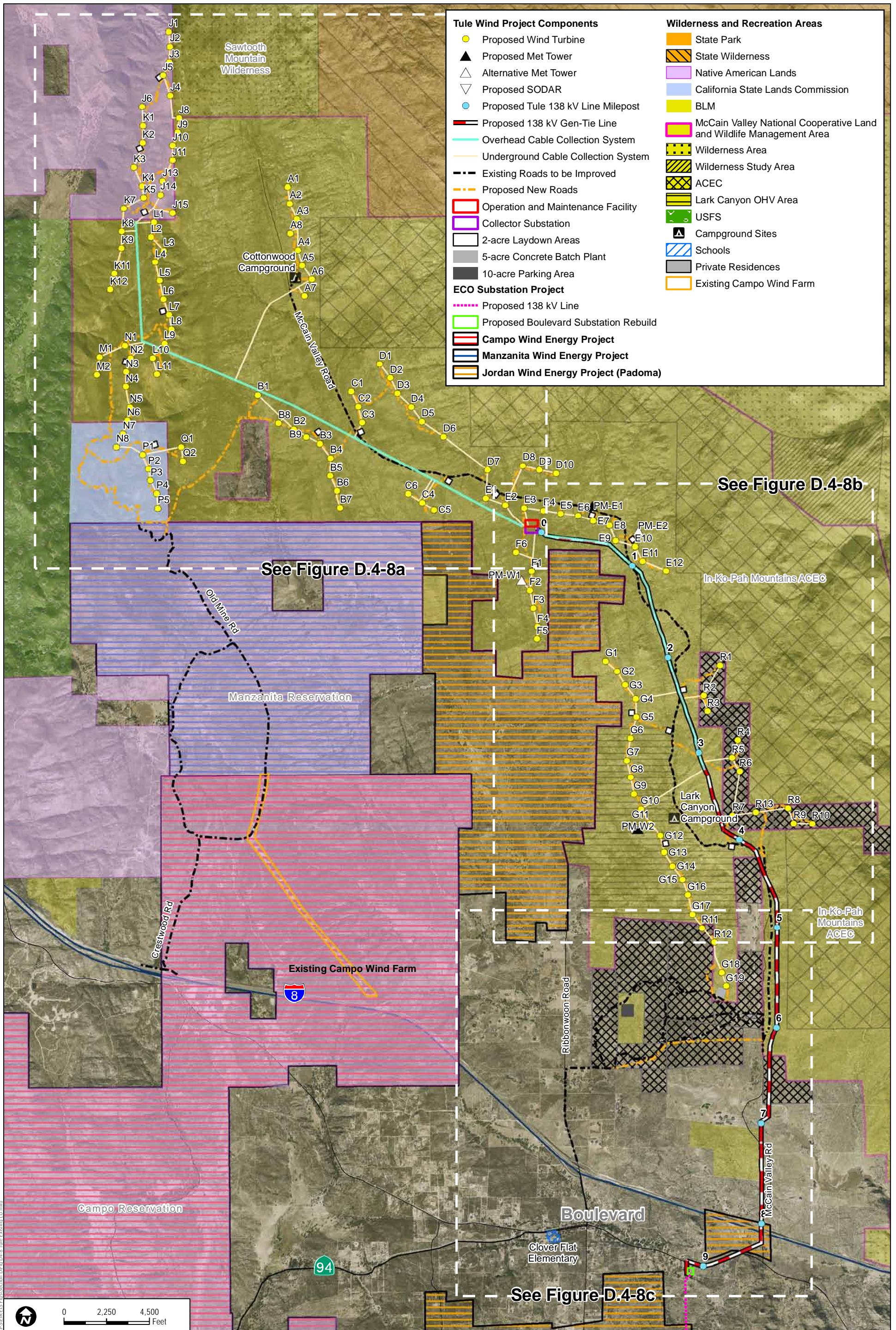
As shown on Figure D.4-8, Tule Wind Project Existing Land Use Overview, and Figures D.4-8a through D.4-8c (Tule Wind Project Existing Land Uses), nearly all of the proposed wind turbines and the overhead and underground cable collector cable system linking the wind turbines to the collector substation would be located on vacant, BLM-administered land designated Visual Resource Management (VRM) Class IV within the McCain Valley National Cooperative Land and Wildlife Management Area. The land has also been made available for wind energy development by the BLM (see Figure D.4-3). According to the Eastern San Diego County Resource Management Plan/Record of Decision (RMP/ROD), VRM Class IV areas are intended "to provide for management activities that require major modification of the existing character of the landscape. The level of change to the characteristic landscape can be high" (BLM 2008a).

Several turbines would be located on land under the jurisdiction of the CSLC and Ewiiapaayp Band of Kumeyaay Indians. To construct and operate wind turbines and the associated underground collector cable system on these lands, Pacific Wind Development would enter into lease agreements for the land in question with the CSLC and Ewiiapaayp Band of Kumeyaay Indians.

As shown on Figure D.4-9, Tule Wind Project Existing General Plan Land Use Designations, the County of San Diego General Plan applies three land use designations to land on which wind turbines and the underground and overhead collector cable systems would be located: Indian Reservation, Public/Semi-Public Lands, and General Agriculture. As shown on Figure D.4-10, Tule Wind Project Zoning Map, lands underlying the wind turbines and underground and overhead collector cable system are zoned Indian Reservation, S80 (Open Space), and A72 (General Agriculture). To reiterate, although the County has applied land use and zoning designations, these lands are under sole land use jurisdiction of the BLM. Only those project components under the land use jurisdiction of the County would be subject to the County's General Plan and Zoning Ordinance.

With the adoption of the County's Draft General Plan Update, the General Plan land use designation of lands underlying nearly all of the proposed wind turbines and associated overhead and underground collector cable system locations would be redesignated Public Agency Lands. Lands underlying turbines R1 through R10 and R13 would be redesignated Rural Lands (RL 80).

As shown on Figure D.4-8, Tule Wind Project Existing Land Use Overview, and Figures D.4-8a through D.4-8c, sensitive receptors (primarily residences) would be located within the vicinity of project components. Although no residences would be located within 1,000 feet of a proposed turbine location, several residences/structures would be located within approximately 2,000 feet of turbines. In addition, wind turbines would be located within 1,300 feet of the Lark Canyon and Cottonwood campgrounds (both located on BLM-administered land within the McCain Valley National Cooperative Land and Wildlife Management Area).



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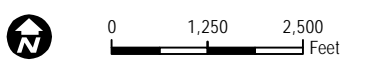
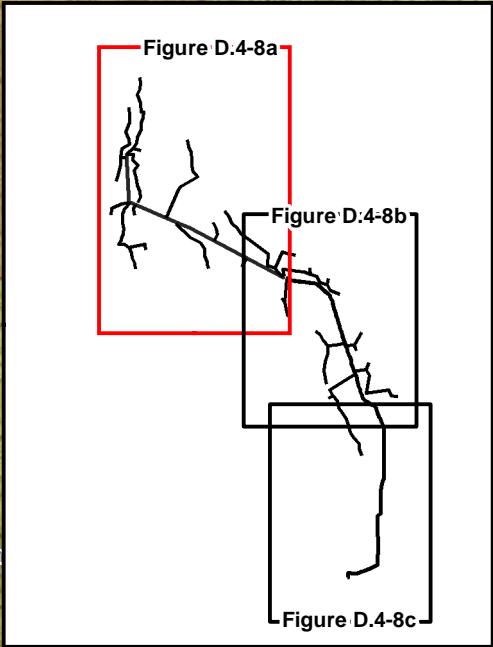
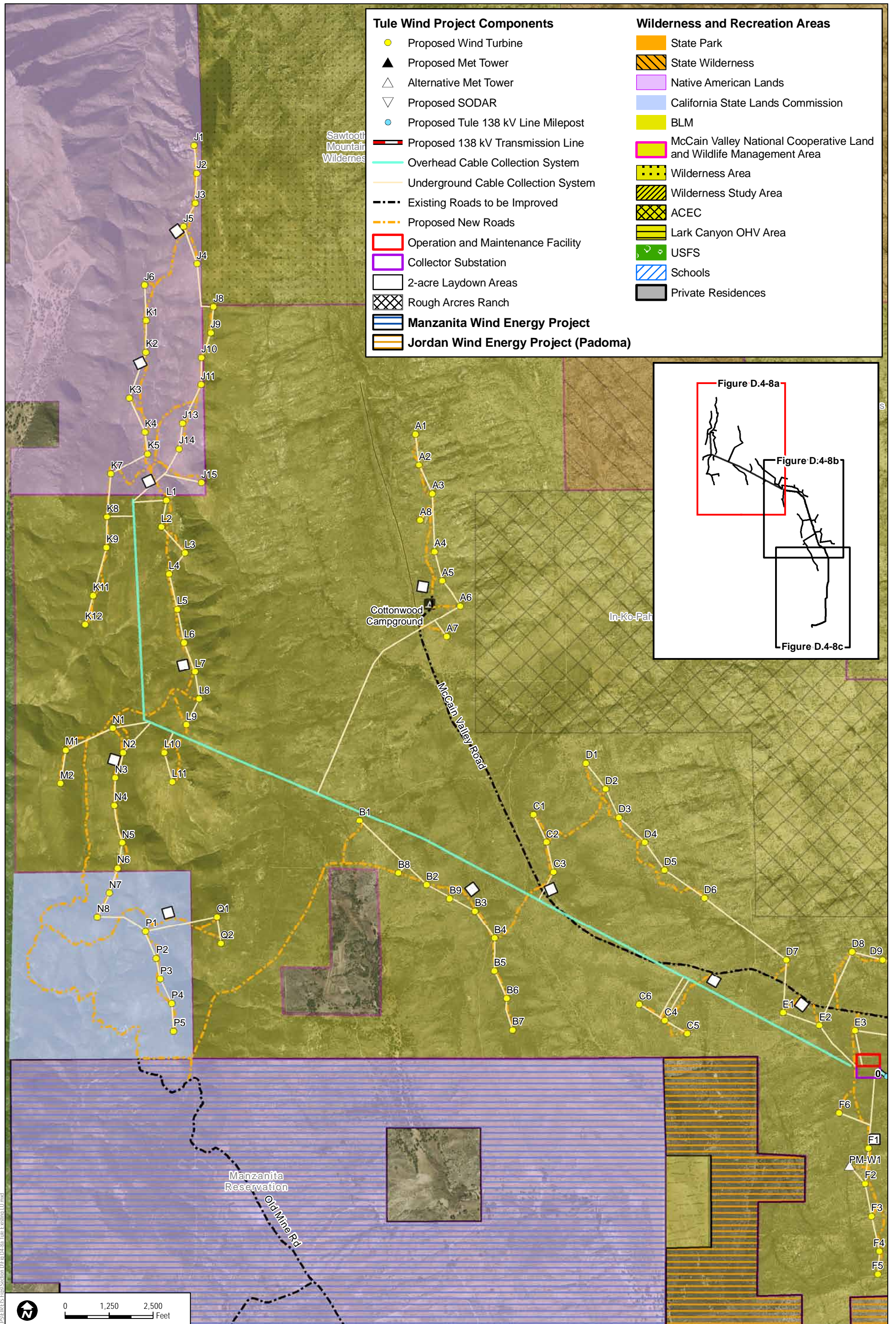
SOURCE: HDR 2010

FIGURE D.4-8

Tule Wind Project Existing Land Use Overview

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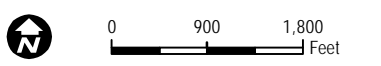
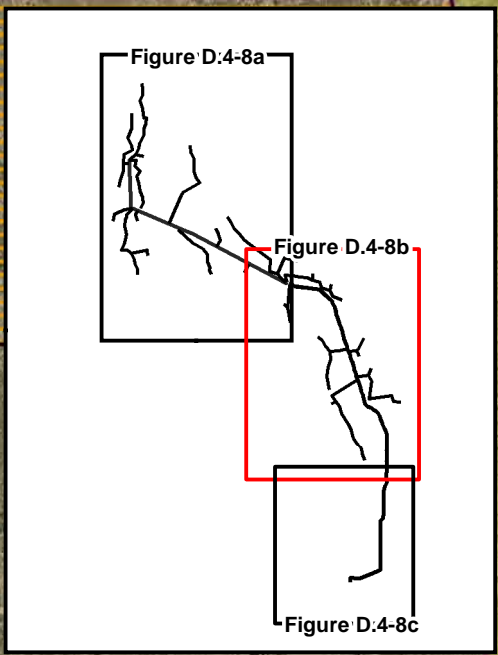
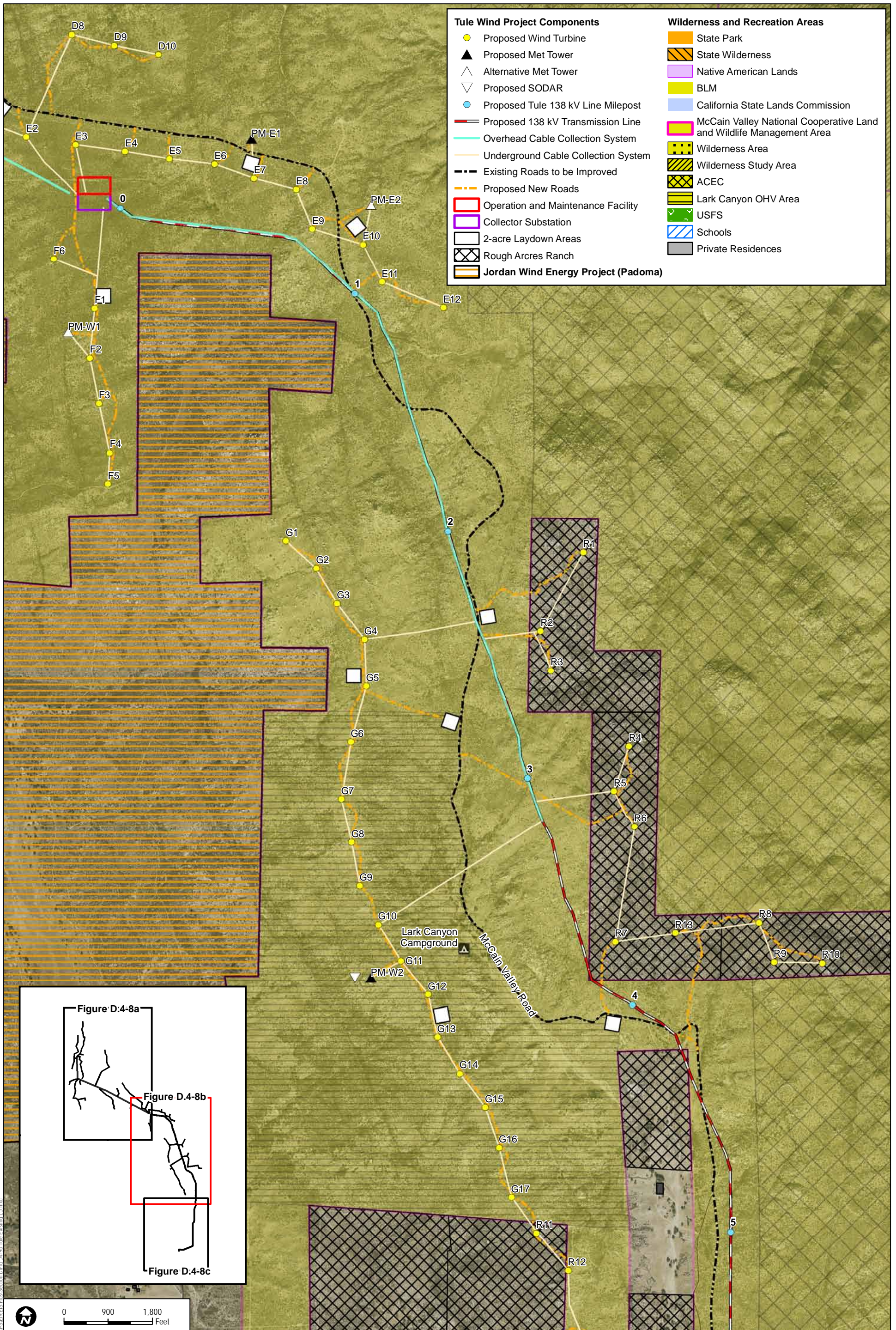
SOURCE: HDR 2010

FIGURE D.4-8a

Tule Wind Project Existing Land Uses

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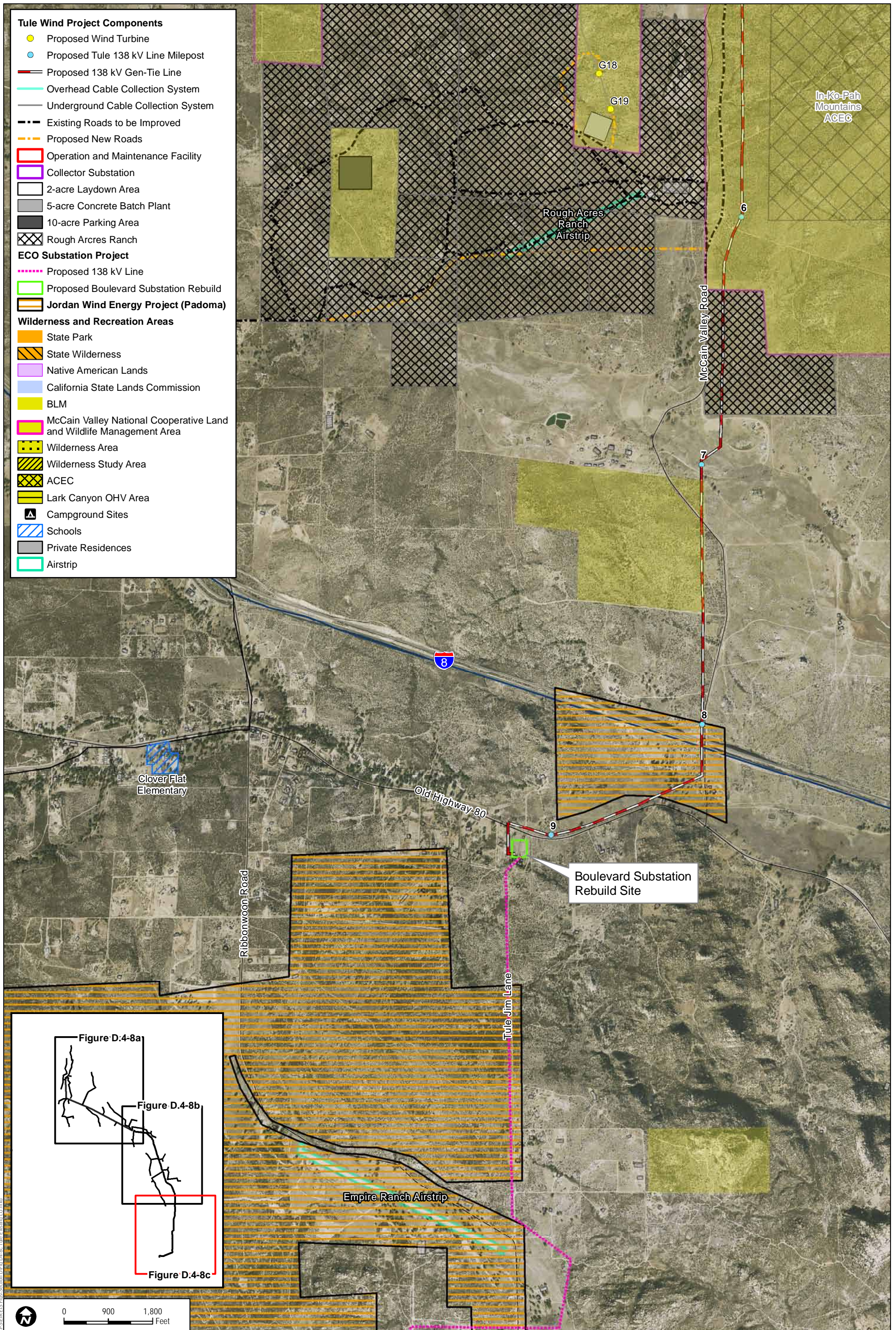
SOURCE: HDR 2010; DigitalGlobe 2008

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East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects - EIR/EIS

FIGURE D.4-8b
Tule Wind Project Existing Land Uses

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Tule Wind Project Components

- Proposed Wind Turbine
- ▲ Proposed Met Tower
- △ Alternative Met Tower
- ▽ Proposed SODAR
- Proposed Tule 138 kV Line Milepost
- Overhead Cable Collection System
- Underground Cable Collection System
- Operation and Maintenance Facility
- Collector Substation
- Proposed 138 kV Gen-Tie Line
- Existing Roads to be Improved
- Proposed New Roads
- 2-acre Laydown Area
- 5-acre Concrete Batch Plant
- 10-acre Parking Area
- ▨ Rough Acres Ranch

ECO Substation Project

- Proposed 138 kV Line
- Proposed Boulevard Substation Rebuild
- ▨ Campo Wind Energy Project
- ▨ Manzanita Wind Energy Project
- ▨ Jordan Wind Energy Project (Padoma)

General Plan Designations

- GENERAL AGRICULTURE
- GENERAL COMMERCIAL
- INDIAN RESERVATION
- MULTIPLE RURAL USE 1 DU/4,8,20 ACRES
- NATIONAL FOREST AND STATE PARKS
- PUBLIC/SEMI-PUBLIC LANDS
- RESIDENTIAL 1 DU/ACRES
- RESIDENTIAL 1 DU/ACRE
- RESIDENTIAL 10.9 DU/ACRE
- RESIDENTIAL 7.3 DU/ACRE
- SERVICE COMMERCIAL
- SPECIFIC PLAN AREA
- VISITOR SERVING COMMERCIAL

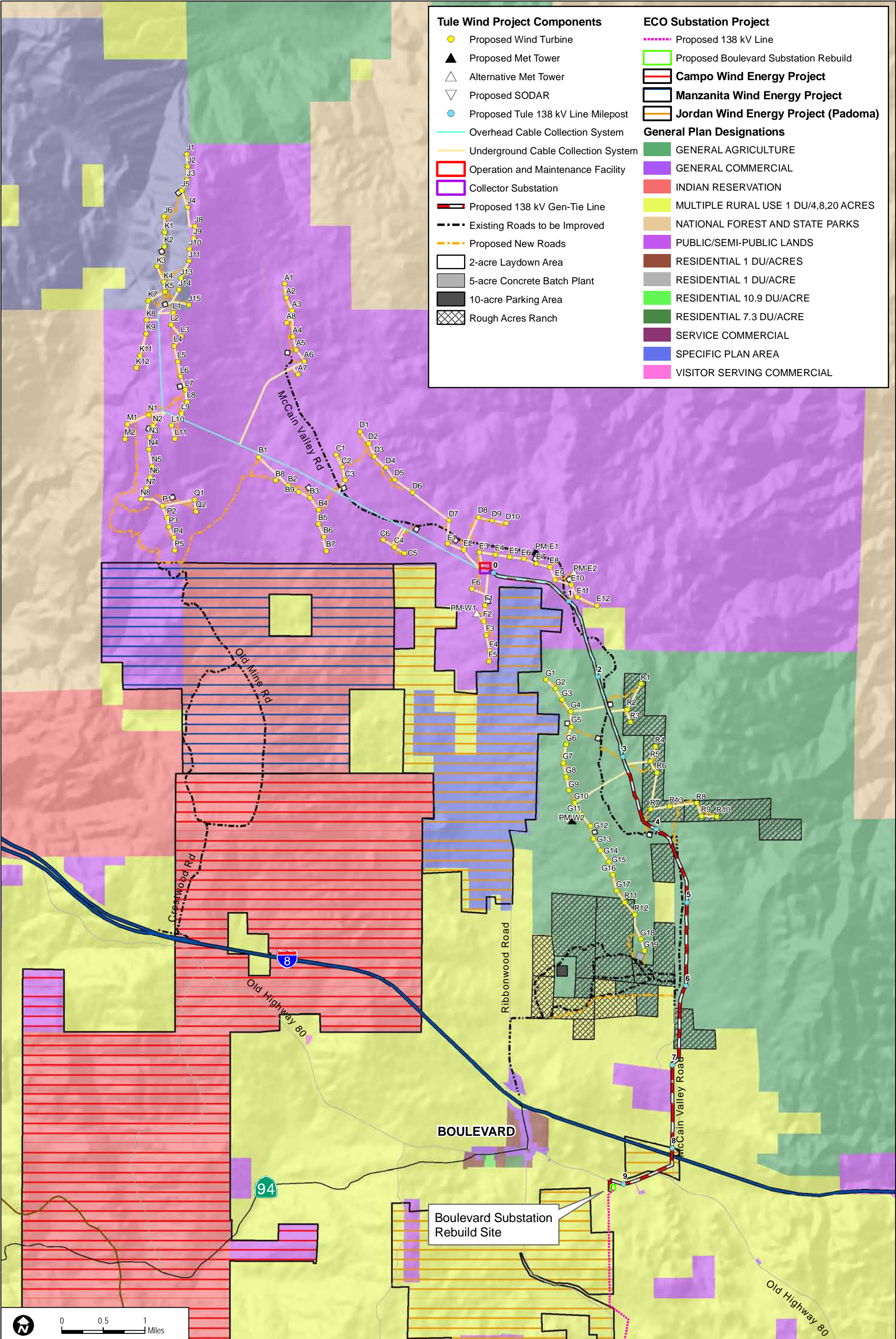


FIGURE D.4-9
Tule Wind Project Existing General Plan Land Use Designations

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Tule Wind Project Components

- Proposed Wind Turbine
- Proposed Met Tower
- Alternative Met Tower
- Proposed SODAR
- Proposed Tule 138 kV Line Milepost
- Overhead Cable Collection System
- Underground Cable Collection System
- Operation and Maintenance Facility
- Collector Substation
- Proposed 138 kV Gen-Tie Line
- Existing Roads to be Improved
- Proposed New Roads
- 2-acre Laydown Area
- 5-acre Concrete Batch Plant
- 10-acre Parking Area
- Rough Acres Ranch

ECO Substation Project

- Proposed 138 kV Line

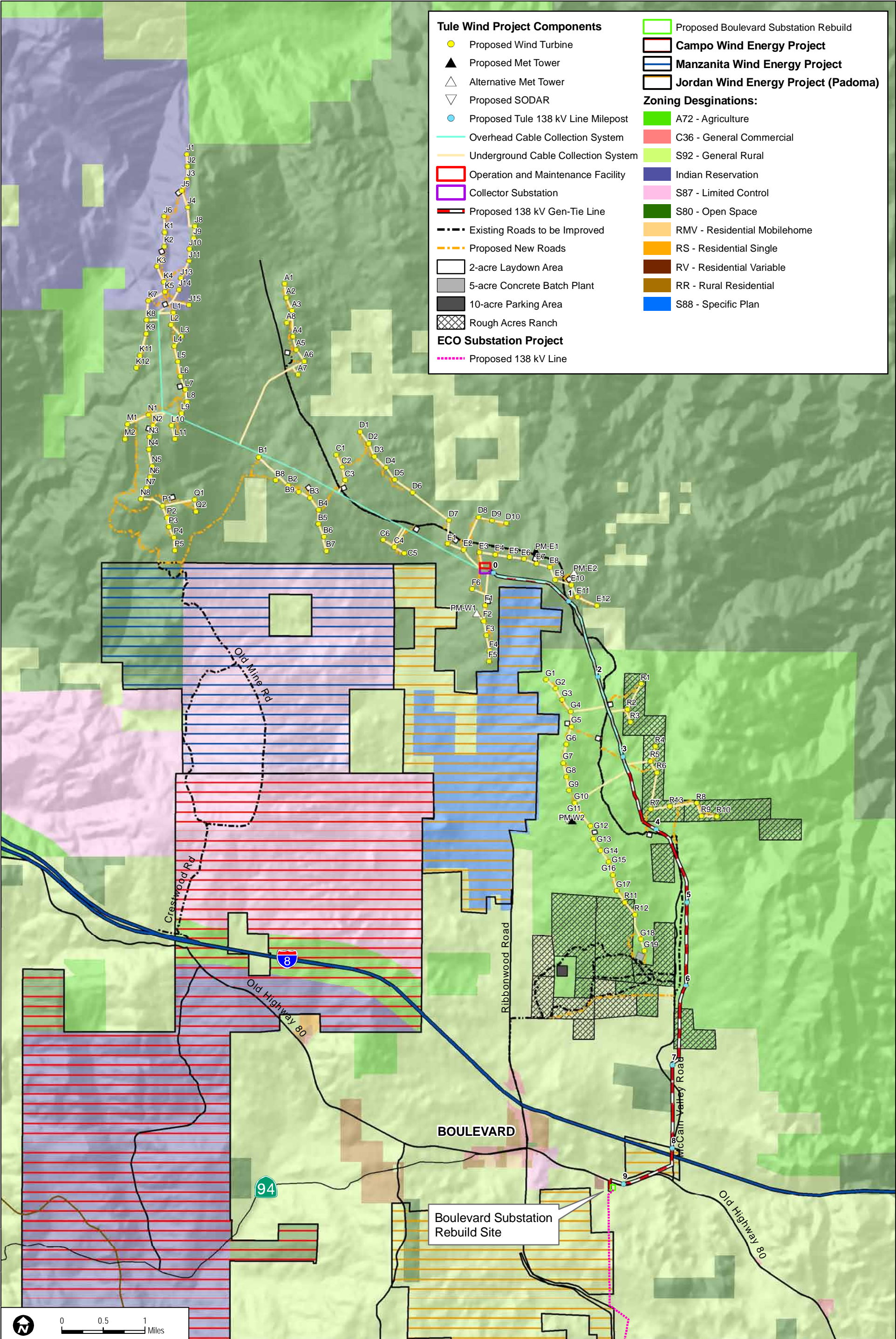
Zoning Designations:

- A72 - Agriculture
- C36 - General Commercial
- S92 - General Rural
- Indian Reservation
- S87 - Limited Control
- S80 - Open Space
- RMV - Residential Mobilehome
- RS - Residential Single
- RV - Residential Variable
- RR - Rural Residential
- S88 - Specific Plan

Proposed Boulevard Substation Rebuild

Wind Energy Projects:

- Campo Wind Energy Project
- Manzanita Wind Energy Project
- Jordan Wind Energy Project (Padoma)



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Table D.4-7
Existing and Designated Land Uses–Tule Wind Project

Proposed PROJECT Component	Approximate Milepost		General Plan Land Use Designation	Zoning Designation	Existing Land Use
	Begin	End			
Wind Turbines ¹	N/A	N/A	Multiple Purpose Zoning and Land Use ⁴ (17 turbines)	Multiple Purpose Zoning and Land Use ⁴ (17 turbines)	Undeveloped Open Space Rough Acres Ranch (R-turbine string) Public/Semi-Public Lands
			Public/Semi-Public Lands (85 turbines)	S80 (Open Space) (85 turbines)	
			General Agriculture (32 turbines)	A72 (General Agriculture) (32 Proposed)	
34.5 kV Underground Cable Collector System ¹	N/A	N/A	Public/Semi-Public Lands (Turbine Strings A-F, L-N, Q)	S80 (Open Space) (Turbine Strings A-F, L-N, Q)	Undeveloped Open Space Tribal Lands Public/Semi-Public Lands
			General Agriculture (Turbine Strings R,G,P)	A72 (General Agriculture) (Turbine Strings R,G,P)	
			Indian Reservation and Public/Semi-Public (Turbine Strings J,K)	Indian Reservation and S80 (Open Space) (Turbine Strings J,K)	
34.5 kV Overhead Cable Collector System ²	N/A	N/A	Public/Semi-Public Lands and General Agriculture	S80 (Open Space) and A72 (General Agriculture)	Undeveloped Open Space Public/Semi-Public Lands
Collector Substation ²	N/A	N/A	Public/Semi-Public Lands	S80 (Open Space)	Undeveloped Open Space Public/Semi-Public Lands
O&M Facility ²	N/A	N/A	Public/Semi-Public Lands	S80 (Open Space)	Undeveloped, Open Space Public/Semi-Public Lands
Meteorological Towers ²	N/A	N/A	Public/Semi-Public Lands (1 tower) General Agriculture (1 tower)	S80 (Open Space) (1 tower) A72 (General Agriculture) (1 tower)	Undeveloped Open Space Public/Semi-Public Lands
Overhead 138 kV Transmission Line ³	N/A	N/A	General Agriculture	A72 (General Agriculture)	Undeveloped Rough Acres Ranch McCain Valley Conservation Camp

Table D.4-7 (Continued)

Proposed PROJECT Component	Approximate Milepost		General Plan Land Use Designation	Zoning Designation	Existing Land Use
	Begin	End			
	N/A	N/A	Multiple Rural Use (1 DU/4, 8, 20 acres)	S92 (General Rural)	Rural Residential I-8

¹ Of the 134 proposed wind turbines, 97 would be under the jurisdiction of the BLM, 17 under the jurisdiction of the Ewiiapaayp Band of Kumeyaay Indians and the Bureau of Indian Affairs, 13 would be under the jurisdiction of the County of San Diego, and 7 would be under CSLC jurisdiction. Only the 13 proposed wind turbines located on County jurisdictional lands would be subject to the County of San Diego General Plan and the County Zoning Ordinance.

² Project components would be located on BLM-administered land and are therefore not subject to the County of San Diego General Plan and the County Zoning Ordinance.

³ Approximately 7.42 miles of the transmission line would traverse BLM-administered land and would not be subject to the County of San Diego General Plan and the County Zoning Ordinance. Approximately 1.96 miles of the transmission line would traverse County of San Diego jurisdictional land and would be subject to the County of San Diego General Plan and the County Zoning Ordinance (the remaining 0.36 miles of the transmission line would traverse State of California lands (the McCain Valley Conservation Camp and I-8)).

⁴ Land use and zoning designations are provided by Ewiiapaayp Band of Kumeyaay Indians.

The number of residences within approximately 2,000 feet of proposed wind turbines is provided in Table D.4-8.

Table D.4-8
Existing Residences/Structures within Approximately 2,000 Feet of the
Tule Wind Turbines

Closest Turbine	Approximate Distance from Turbine (feet)	Number of Residences/Structures	Orientation from the Turbine
G19	1,800	44 (Rough Acres Ranch)	southeast
R12	2,100	1	northeast

As shown in Table D.4-8 and on Figure D.4-8, Tule Wind Project Existing Land Use Overview, approximately 45 residences/structures would be located within approximately 2,000 feet of a proposed wind turbine. Most (44) of the residences/structures identified are the main lodge, duplexes, and other structures (e.g., a bunkhouse, ranch facilities) located on Rough Acres Ranch (SDG&E is proposing to use the duplex structures during construction of the Sunrise Powerlink Project). The remaining residence/structure is a single-family home.

Collector Substation and Operations and Maintenance Facility

As shown on Figure D.4-1, Vicinity/Overview Map, Figure D.4-8, Tule Wind Project Existing Land Use Overview, and Figures D.4-8a and D.4-8b, a 5-acre collector substation and 5-acre O&M facility would be located on undeveloped land situated between the F turbine string to the south and the E turbine string to the north, approximately 7.5 miles northwest of the SDG&E Boulevard Substation. As shown on Figures D.4-9, Tule Wind Project General Plan Overview, and D.4-10, Tule Wind Project Zoning Map, these components would be located within the McCain Valley National Cooperative Land and Wildlife Management Area and would be under the land use jurisdiction of the BLM. Although the facilities would not be subject to the County General Plan or Zoning Ordinance, the land underlying the proposed collector substation and O&M facility is designated Public/Semi-Public Lands and zoned S80 (Open Space) by the County.

With the adoption of the County’s Draft General Plan Update, the General Plan land use designation of the proposed collector substation and O&M facility sites would be redesignated Public Agency Lands.

Meteorological Towers and Sonar Detecting and Ranging Unit

As shown on Figures D.4-8, Tule Wind Project Existing Land Use Overview, and D.4-8b, Tule Wind Project Existing Land Uses, two meteorological towers and one Sonar Detecting and Ranging (SODAR) unit would be installed on the Tule Wind Project site to monitor wind speed

and direction (two alternate meteorological tower locations are also depicted on Figure D.4-8). Proposed meteorological (PM) tower PM E-1 would be installed approximately 2,600 feet northeast of the collector substation, and PM W-2 would be installed within the Lark Canyon Off-Highway-Vehicle (OHV) Area, approximately 2,600 feet west of the Lark Canyon Campground. As proposed, the SODAR unit would be installed within the Lark Canyon OHV Area, approximately 2,600 feet west of the Lark Canyon Campground. The SODAR unit would be installed immediately west of meteorological tower PM W-2. These project components would be entirely under the land use jurisdiction of the BLM; however, as shown on Figures D.4-9, Tule Wind Project General Plan Land Use Designations, and D.4-10, Tule Wind Project Zoning Map, PM E-1 would be located on land designated Public/Semi-Public Lands and zoned S80 (Open Space); PM W-2 (and the SODAR unit) would be located on land designated General Agriculture and zoned A72 (General Agriculture) by the County.

With adoption of the County's Draft General Plan Update, the General Plan land use designation of the proposed meteorological towers and SODAR unit sites would be redesignated Public Agency Lands.

As shown on Figure D.4-8, Tule Wind Project Existing Land Use Overview, the proposed meteorological towers and SODAR unit would be located on land within the McCain Valley National Cooperative Land and Wildlife Management Area (the southernmost meteorological tower would be located within the Lark Canyon OHV Area, designated by the BLM as a VRM Class IV Area and available for wind energy development) (BLM 2008a). The McCain Valley National Cooperative Land and Wildlife Management Area and the Lark Canyon OHV Area are further discussed in Section D.5, Wilderness and Recreation.

Overhead 138 kV Transmission Line

As shown on Figures D.4-1, Vicinity/Overview Map, D.4-8, Tule Wind Project Existing Land Use Overview, and D.4-8b and D.4-8c (Tule Wind Project Existing Land Uses), the overhead 9.7-mile, 138 kV transmission line route would travel in a southwestern direction from the collector substation through vacant, undeveloped BLM-administered lands (within the McCain Valley National Cooperative Land and Wildlife Management Area) and vacant, undeveloped County jurisdictional land (a discontinuous swath of Rough Acres Ranch property) abutting McCain Valley Road. East of Rough Acres Ranch, the transmission line would traverse undeveloped land including BLM-administered land abutting the In-Ko-Pah Mountains ACEC, an isolated parcel of Rough Acres Ranch, and the easternmost portion of the CAL FIRE/California Department of Corrections McCain Valley Conservation Camp prior to crossing I-8. To span I-8, Pacific Wind Development would obtain an Encroachment Permit from Caltrans (permits required for spanning roadways is further discussed in Section D.9, Transportation and Traffic). After crossing I-8, the transmission line would travel in a

southwesterly direction adjacent to Old Highway 80 and toward the Boulevard Substation where it would interconnect. As shown on Figure D.4-9, Tule Wind Project General Plan Overview Map, and Figure D.4-10, Tule Wind Project Zoning Map, the proposed transmission line would traverse land designated General Agriculture, Multiple Rural Use (1 DU/4, 8, 20 AC), and land zoned A72 (General Agriculture) and S92 (General Rural) by the County (the approximate 2-mile segment of the proposed transmission line under the land use jurisdiction of the County would traverse land designated Multiple Rural Use (1 DU/4, 8, 20 AC) and zoned S92 (General Rural).

With the adoption of the County's Draft General Plan Update, the General Plan land use designation of the land traversed by the proposed 138 kV transmission line would be redesignated Public Agency Lands (on BLM-administered land) and Rural Lands (RL-80, 1 DU/80 acres), Rural Lands (RL-40, 1 DU/40 acres), and Semi-Rural Residential (SR-10, 1DU/10, 20 acres) (on County jurisdictional land).

At its nearest point, the proposed 138 kV transmission line route would be located approximately 1,000 feet east of a private decommissioned airstrip and 1.5 miles west of Tule Lake. The unregistered private airstrip is an illegal land use located on Rough Acres Ranch (see Figure D.4-8c). Situated approximately 2,600 feet north of I-8, Tule Lake and surrounding residences are located on private property. Within the Tule Wind Project boundary, the proposed transmission line would be located as close as 1,300 feet to the BLM-administered Lark Canyon OHV Area and as close as 2,600 feet to the Lark Canyon Campground. Tule Lake and the Lark Canyon OHV Area and campgrounds are further discussed in Section D.5, Wilderness and Recreation.

As shown on Figures D.4-8, Tule Wind Project Existing Land Use Overview, and D.4-8c, Tule Wind Project Existing Land Use, sensitive receptors (primarily residences located adjacent to Old Highway 80) would be located within 1,000 feet of the proposed overhead 138 kV transmission line. Clover Flat Elementary School (39639 Old Highway 80) is located approximately 1.25 miles west of the proposed 138 kV overhead transmission line interconnect with the proposed rebuilt Boulevard Substation, and due to distance, is not shown on Figure D.4-8c.

A list of residences within approximately 1,000 feet of the proposed transmission line is provided in Table D.4-9. The residences/structures identified in Table D.4-8 would be located more than 1,000 feet from the transmission line and are therefore not included in the following table.

Table D.4-9
Existing Residences within Approximately 1,000 Feet of
Tule Wind 138 kV Transmission Line

Approximate Milepost	Approximate Distance from Transmission Line	Number of Residences/Structures	Orientation from Transmission Line
8.5	100	1	southeast
8.6	200	1	south
9.7	400	1	west
9.7	400	1	west
9.7	800	1	south
9.7	950	1	west

D.4.1.4 ESJ Gen-Tie Project

As shown on Figure D.4-1, Vicinity/Overview Map, the ESJ Gen-Tie Project would be located entirely within southeastern San Diego County, approximately 4 miles east of Jacumba and immediately south of the proposed ECO Substation 500 kV and 230/138 kV yards. As shown on Figure D.4-11, ESJ Gen-Tie Project Existing Land Uses, all ESJ Gen-Tie Project components (towers/monopoles and associated conductors, access roads, etc.) would be located on or traverse undeveloped rural land. As shown on Figures D.4-12, ESJ Gen-Tie General Plan Land Use Designation Map, and D.4-13, ESJ Gen-Tie Project Zoning Map, the ESJ Gen-Tie Project components would be located on land designated Multiple Rural Use (1 DU/4, 8, 20 acres) and zoned S92 (General Rural) by the County of San Diego Department of Planning and Land Use. Several unnamed dirt roads would be crossed by the gen-tie route.

Table D.4-10 summarizes the project components (both the 500 kV gen-tie option and the 230 kV gen-tie option are listed), existing land uses, and the applicable general plan and zoning designations. It should be noted that the County would have sole land use jurisdiction over the ESJ Gen-Tie Project.

Table D.4-10
Existing and Designated Land Uses–ESJ Gen-Tie Transmission Project

Proposed PROJECT Component	General Plan Land Use Designation	Zoning Designation	Existing Land Use
500 kV Gen-Tie Line and access road	Multiple Rural Use (1 DU/4, 8, 20 acres)	S92 (General Rural)	Undeveloped Dirt roads
230 kV Gen-Tie Line and access road	Multiple Rural Use (1 DU/4, 8, 20 acres)	S92 (General Rural)	Undeveloped Dirt roads

With the adoption of the County’s Draft General Plan Update, the General Plan land use designation of the ESJ Gen-Tie Project site would be redesignated Rural Lands (RL-80, 1 DU/80 acres).

Two residential trailers would be within view of the ESJ Gen-Tie Project site. One trailer is located approximately 2,400 feet northwest of the northern extent of the proposed gen-tie, and the other trailer is located approximately 2,400 feet west of the proposed 230 kV gen-tie (the 500 kV gen-tie would be located east, adjacent to the 230 kV gen-tie). As stated previously, the County has no permit history for the residential trailer to the northwest; therefore, it is considered an illegal land use. The nearest school, Jacumba Elementary School, is located approximately 4.5 miles west of the ESJ Gen-Tie Project site and is therefore not shown on Figure D.4-11, ESJ Gen-Tie Project Existing Land Uses.

D.4.2 Applicable Regulations, Plans, and Standards

The following section presents a description of plans, policies, ordinances, and regulations applicable to the Proposed PROJECT, as well as the Campo, Manzanita, and Jordan wind energy projects. In addition to the federal regulations identified, the Campo and Manzanita wind energy projects may be subject to the Bureau of Indian Affairs’ (BIA’s) policies and regulations and tribe-specific policies and plans.

Table D.4-11 lists the applicable regulations, plans, and standards according to project component.

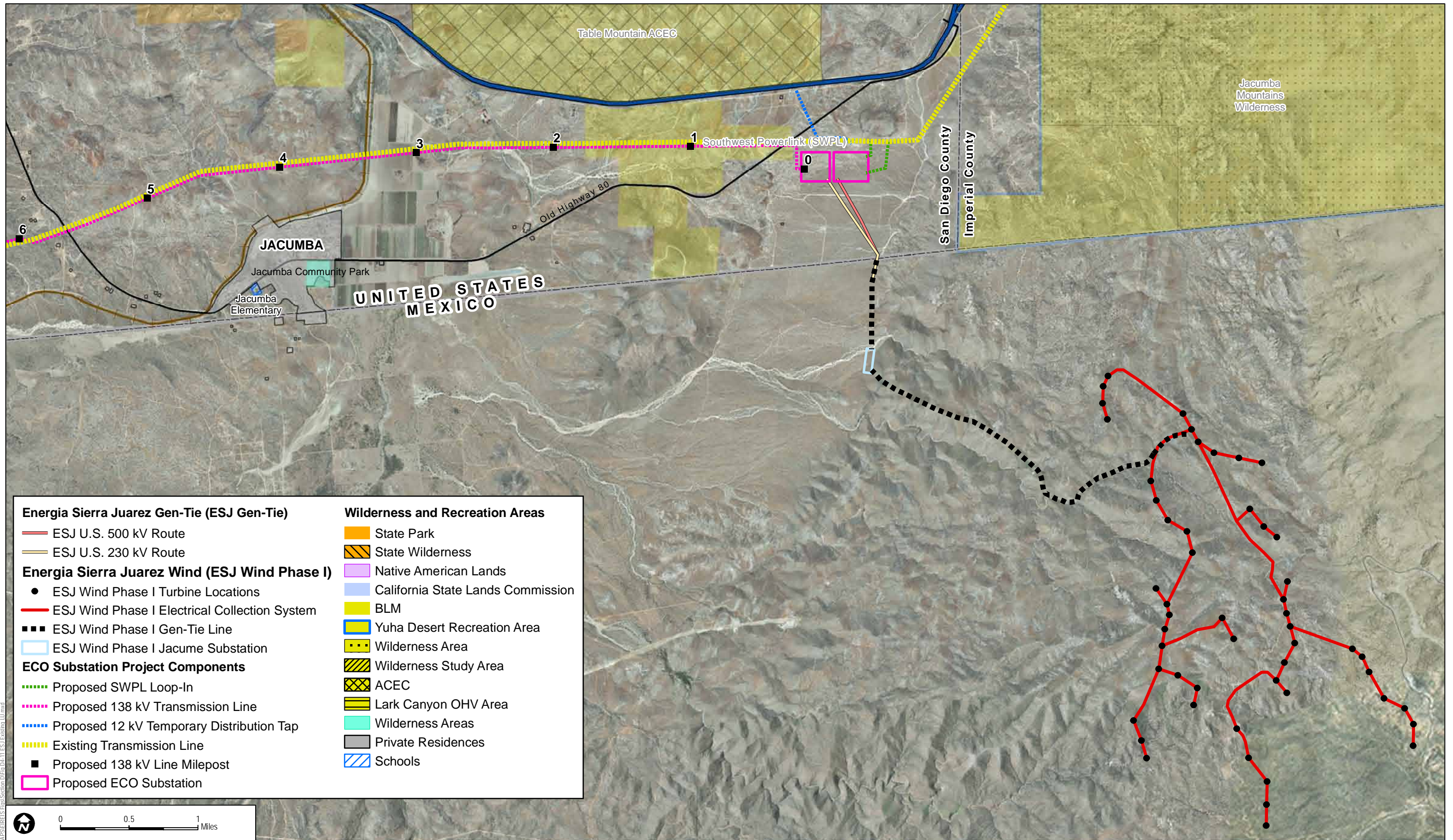
Table D.4-11
Applicable Regulations, Plans, and Standards by Project Component

Proposed PROJECT	Project Component	Applicable Regulations, Plans, and Standards
ECO Substation Project¹	ECO Substation 500/230/138 kV Substation, SWPL Loop-In, Boulevard Substation	County of San Diego: <ul style="list-style-type: none"> • County of San Diego Existing General Plan • County of San Diego Zoning Ordinance • Mountain Empire Subregional Plan • County of San Diego Draft General Plan Update
	138 kV Transmission Line	Bureau of Land Management: <ul style="list-style-type: none"> • Eastern San Diego County RMP/ROD County of San Diego: <ul style="list-style-type: none"> • County of San Diego General Plan • County of San Diego Zoning Ordinance • Mountain Empire Subregional Plan • County of San Diego Draft General Plan Update • Jacumba Valley Airport Land Use Compatibility Plan
Tule Wind Project	Wind Turbines and 34.5 kV Overhead and Underground Collector Cable System	Bureau of Land Management: <ul style="list-style-type: none"> • Eastern San Diego County RMP/ROD

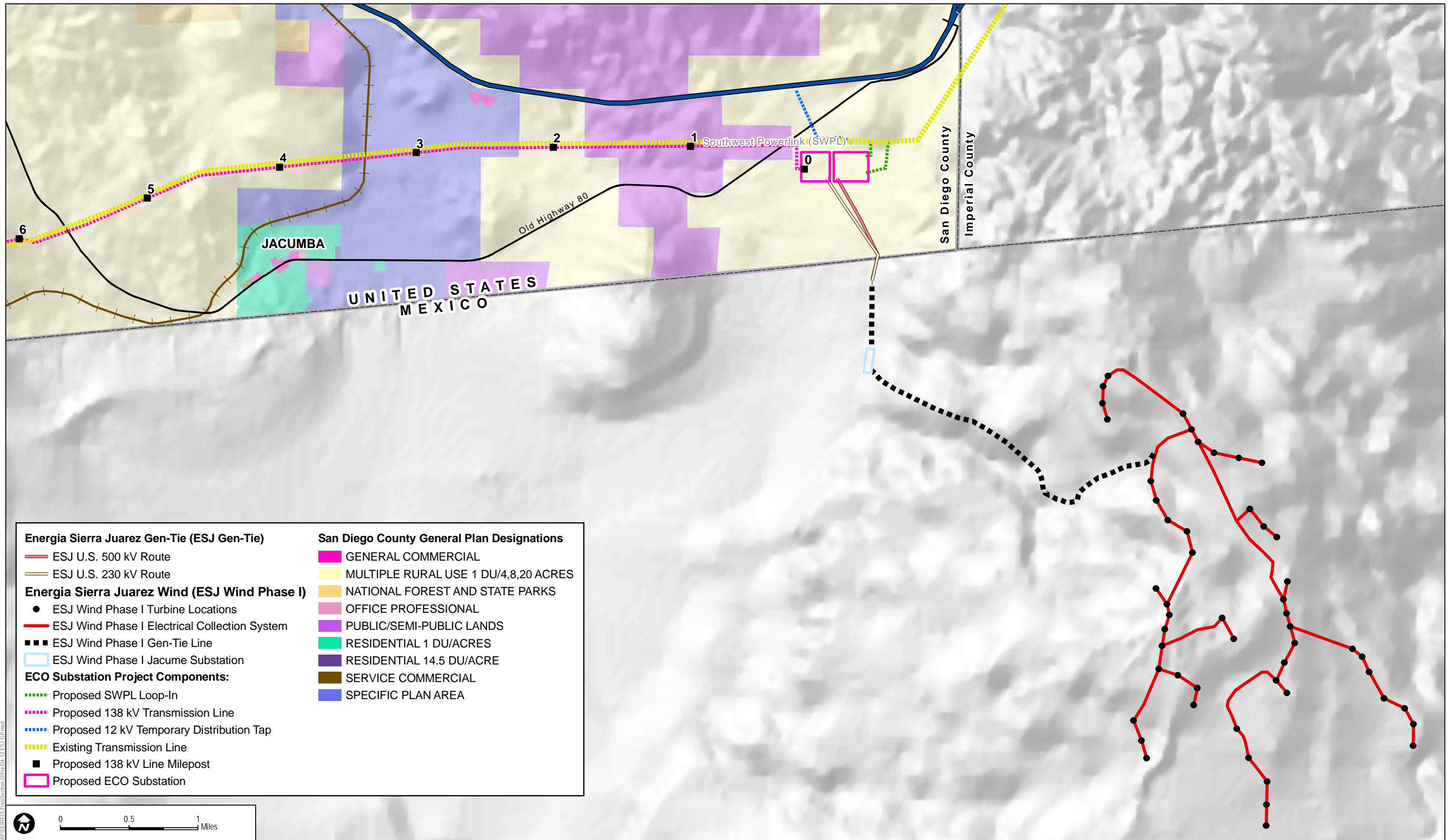
Table D.4-11 (Continued)

Proposed PROJECT	Project Component	Applicable Regulations, Plans, and Standards
ESJ Gen-Tie Project		<ul style="list-style-type: none"> • Final Programmatic EIS on Wind Energy Development on BLM-administered lands occurring in the Western United States • Wind Energy Development Policy Instructional Memorandum (IM 2009-043)
		County of San Diego (turbines R1 through R13) <ul style="list-style-type: none"> • County of San Diego Existing General Plan • County of San Diego Zoning Ordinance • Mountain Empire Subregional Plan • County of San Diego Draft General Plan Update
		Ewiiapaayp Band of Kumeyaay Indians (turbines located on Ewiiapaayp lands): <ul style="list-style-type: none"> • Ewiiapaayp Band of Kumeyaay Indians Integrated Resource Management Plan • Land Use Code (Title 102) • Land Planning Code (Title 107) • Ewiiapaayp Band of Kumeyaay Indians Community Economic Development Strategy
	Collector Substation, O&M Facility, Meteorological Towers, and SODAR Unit	Bureau of Land Management: <ul style="list-style-type: none"> • Eastern San Diego County RMP/ROD
	Proposed 138 kV Transmission Line	Bureau of Land Management (7.4 mile segment): <ul style="list-style-type: none"> • Eastern San Diego County RMP/ROD County of San Diego (2-mile segment): <ul style="list-style-type: none"> • County of San Diego General Plan • County of San Diego Zoning Ordinance • Mountain Empire Subregional Plan • County of San Diego Draft General Plan
ESJ Gen-Tie Project	500 kV or 230 kV Gen-Tie	County of San Diego: <ul style="list-style-type: none"> • County of San Diego General Plan • County of San Diego Zoning Ordinance • Mountain Empire Subregional Plan • Draft General Plan Update • County Board of Supervisors Policy I-111 (U.S. Border Setback Policy)

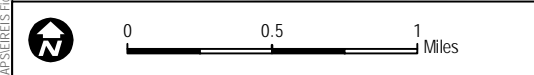
¹ Although the CPUC has sole land use jurisdiction over the ECO Substation Project, the project will be analyzed for consistency with County plans and policies to assist in determining overall land use compatibility



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Energia Sierra Juarez Gen-Tie (ESJ Gen-Tie)		San Diego County General Plan Designations	
	ESJ U.S. 500 kV Route		GENERAL COMMERCIAL
	ESJ U.S. 230 kV Route		MULTIPLE RURAL USE 1 DU/4,8,20 ACRES
Energia Sierra Juarez Wind (ESJ Wind Phase I)			NATIONAL FOREST AND STATE PARKS
	ESJ Wind Phase I Turbine Locations		OFFICE PROFESSIONAL
	ESJ Wind Phase I Electrical Collection System		PUBLIC/SEMI-PUBLIC LANDS
	ESJ Wind Phase I Gen-Tie Line		RESIDENTIAL 1 DU/ACRES
	ESJ Wind Phase I Jacume Substation		RESIDENTIAL 14.5 DU/ACRE
ECO Substation Project Components:			SERVICE COMMERCIAL
	Proposed SWPL Loop-In		SPECIFIC PLAN AREA
	Proposed 138 kV Transmission Line		
	Proposed 12 kV Temporary Distribution Tap		
	Existing Transmission Line		
	Proposed 138 kV Line Milepost		
	Proposed ECO Substation		



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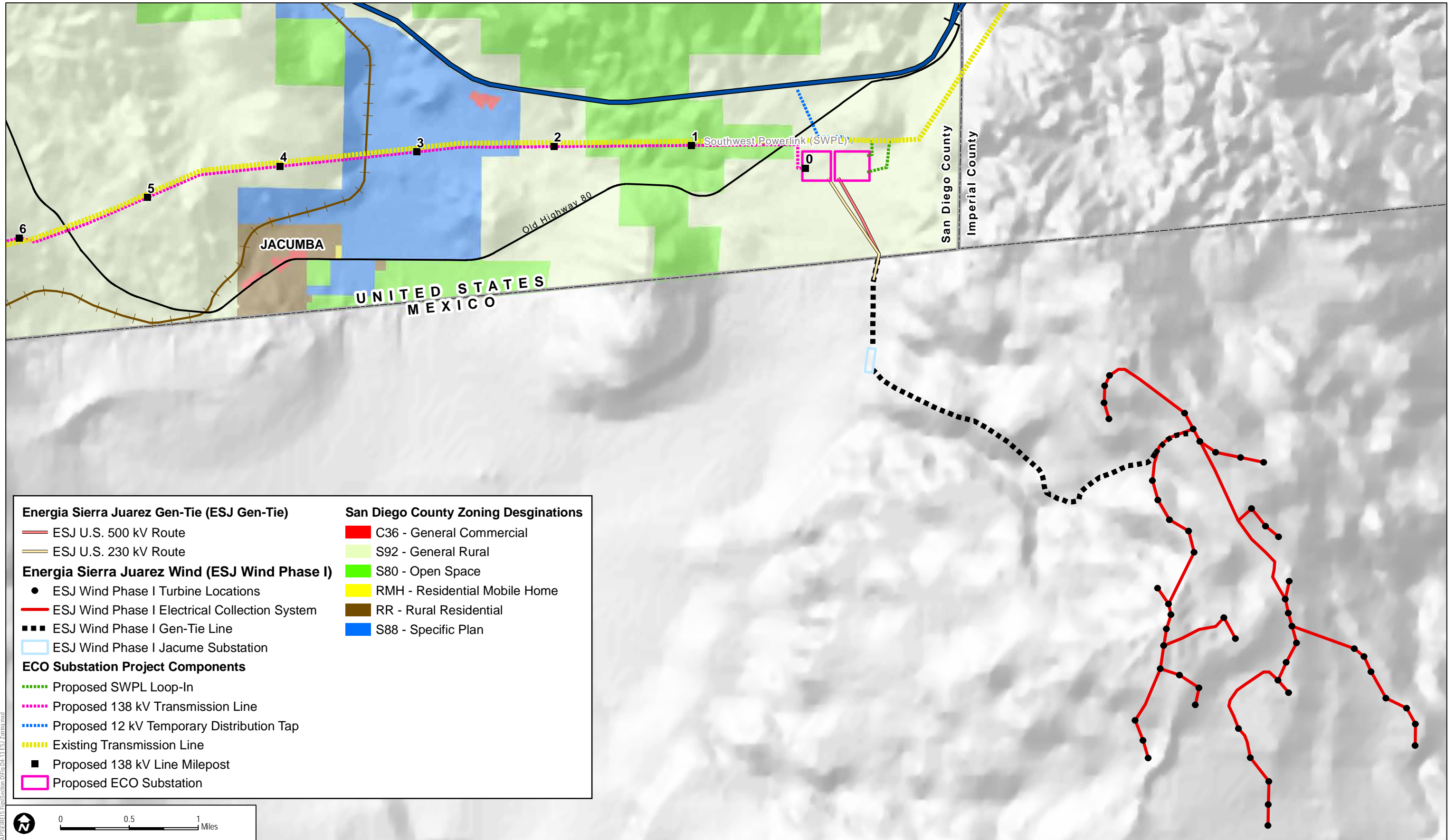
SOURCE: ESJ U.S. Project: ENTRIX 2009; ESJ Wind Farm Project: Entrix 2010; SanGIS 2008; SANDAG 2007

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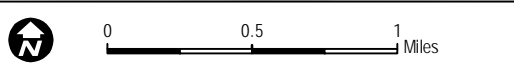
East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects - EIR/EIS

FIGURE D.4-12
ESJ Gen-Tie Project Existing General Plan Land Use Designations Map

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<p>Energia Sierra Juarez Gen-Tie (ESJ Gen-Tie)</p> <ul style="list-style-type: none"> ESJ U.S. 500 kV Route ESJ U.S. 230 kV Route <p>Energia Sierra Juarez Wind (ESJ Wind Phase I)</p> <ul style="list-style-type: none"> ESJ Wind Phase I Turbine Locations ESJ Wind Phase I Electrical Collection System ESJ Wind Phase I Gen-Tie Line ESJ Wind Phase I Jacume Substation <p>ECO Substation Project Components</p> <ul style="list-style-type: none"> Proposed SWPL Loop-In Proposed 138 kV Transmission Line Proposed 12 kV Temporary Distribution Tap Existing Transmission Line Proposed 138 kV Line Milepost Proposed ECO Substation 	<p>San Diego County Zoning Designations</p> <ul style="list-style-type: none"> C36 - General Commercial S92 - General Rural S80 - Open Space RMH - Residential Mobile Home RR - Rural Residential S88 - Specific Plan
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SOURCE: ESJ U.S. Project: ENTRIX 2009; ESJ Wind Farm Project: Entrix 2010; SanGIS 2008; SANDAG 2007

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East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects - EIR/EIS

FIGURE D.4-13
ESJ Gen-Tie Project Zoning Map

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D.4.2.1 Federal Regulations

Bureau of Land Management

The BLM plans and policies identified in the following discussion would only be applicable to Proposed PROJECT components located on BLM-administered land, including wind turbines, collector substation, O&M facility, collector cable system, meteorological towers, approximately 7.4 miles of the 138 kV transmission line (Tule Wind Project), and a 1.5-mile segment of the proposed 138 kV transmission line (ECO Substation Project). BLM plans and policies are not applicable to project components located on lands under County land use jurisdiction.

BLM Eastern San Diego Resource Management Plan and Record of Decision

The Eastern San Diego County RMP and ROD guide the development and management of the Eastern San Diego County Planning Area, an area spanning an eastern escarpment of southern California's Peninsular Ranges and including more than 100,000 acres of public land administered by the BLM (BLM 2008a). The RMP also addresses conflicts among various recreational users accessing BLM lands, provides direction for future site-specific development including renewable energy projects, and provides for plan monitoring to determine the effectiveness of BLM land management strategies (BLM 2008a). The RMP stresses that future policy decisions and land management strategies shall be compatible with the multiple use mission of the BLM (the multiple use mission includes recreational use and responsible development within BLM administered lands while maintaining environmental quality of the land).

In 2005, Congress established a renewable energy goal of at least 10,000 MW of renewable energy projects located on public lands by 2015 (Iberdrola Renewables, Inc. 2010). The BLM, in pursuit of national renewable energy generation goals, updated its existing RMP for public lands in Eastern San Diego County to respond to the established national goals and directives regarding renewable energy development on public lands. Among other issues, the revisions made to the Eastern San Diego County RMP and associated EIS addressed the environmental and public concerns associated with wind energy development in the McCain Valley area. The 2008 BLM RMP also designated select lands within the planning area as available for geothermal leasing and wind energy development (the McCain Valley National Cooperative Land and Wildlife Management Area was made available for both geothermal leasing and wind energy development).

The RMP contains goals, policies, and management actions directed toward Lands and Realty Management. While goals and policies are generally directed toward land tenure or the acquisition of new parcels, the following sections and subsections were reviewed and found to be

applicable to the Proposed PROJECT: Section 2.17, Land Use and Realty Management (subsections 2.17.2, Land Use Authorizations; 2.17.2.1, Leases/Permits/Easements; 2.17.2.2, ROWs; and 2.17.2.4 Renewable Energy), and Section 2.17.4, Utility Corridors. The applicable goals, policies, and management actions for these individual subsections include (BLM 2008a):

- **Land Use Authorizations (LUA)-01:** Wilderness Study Areas (WSAs) are exclusion area for all types of Land Use Authorizations.
- **LUA-02:** ACECs are avoidance areas for all land use authorizations other than for renewable energy (i.e., wind and geothermal development).
- **LUA-03:** ACECs are exclusion areas for renewable energy (i.e., wind and geothermal development).
- **Leases/Permits/Easements (LPE)-05:** Proposed activities (e.g., surface-disturbing activities) will not be approved until compliance with Section 106 of the National Historic Preservation Act (NHPA) has been completed and documented, including where applicable, consultation with the State Historic Preservation Office (SHPO) and federally recognized tribes.
- **ROW-03:** Locate new major utility ROWs only in a designated corridor, unless an evaluation of the project shows that location outside of a designated corridor is the only practicable alternative.
- **Renewable Energy (RNE)-03:** ACECs are exclusion areas for renewable energy development.
- **RNE-08:** Provide for the production and distribution of renewable energy, consistent with management decisions in the RMP/ROD.
- **RNE-09:** Allow the use of public lands for production of renewable energy compatible with management of sensitive resources.
- **RNE-11:** Do not allow surface occupancy of renewable energy facilities in special designation areas (wilderness areas, wilderness study areas, and ACECs).
- **Utility Corridors (COR)-01:** There is one designated utility corridor on BLM-administered lands within the Planning Area. This corridor has a maximum length of 1.5 miles and a maximum width of 1 mile with the northern boundary being the southern boundary of the ROW of I-8.
- **COR-02:** Allow the consolidation of major ROWs within the approved corridor to minimize resource impacts.
- **COR-03:** The designated corridor would be the preferred location for major utility ROWs passing through the Planning Area.

- **COR-05:** All new utility ROWs, consisting of the following types, will be located only within the designated corridor: 1) new electrical transmission towers and cables of 161 kV or above, 2) all pipelines with diameters greater than 12 inches, 3) coaxial cables for interstate communications, and 4) major aqueducts or canals for interbasin transfers of water.
- **COR-06:** Avoid special designation areas and environmentally sensitive areas.
- **COR-07:** Proposed activities (e.g., surface-disturbing activities) within the utility corridor will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including, where applicable, consultation with the SHPO and federally recognized tribes.

In addition to Lands and Realty Management, the RMP includes a discussion regarding Special Designation Areas that includes wilderness areas, wilderness study areas, national scenic trails, and ACECs. The following are applicable goals, policies, and management actions discussed in Special Designations section of the RMP:

- **Designated Wilderness Area (DWA)-01:** Provide for the long-term protection and preservation of the area's wilderness character under the principle of nondegradation. The area's naturalness and untrammled condition; opportunities for solitude; opportunities for primitive and unconfined types of recreation; and any ecological, geological, or other features of scientific, educational, scenic, or historic value will be managed so that they remain unimpaired.
- **DWA-05:** Proposed activities (e.g., surface-disturbing restoration activities) will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including, where applicable, consultation with the SHPO and federally recognized tribes.
- **DWA-09:** Wilderness areas withdrawn from all forms of land entry including land use authorizations for commercial purposes, mineral entry, mineral leasing, and mineral sales.
- **DWA-10:** No use of motor vehicles, motorized equipment, or other form of mechanical transport is allowed.
- **DWA-11:** No structure or installation within these areas is allowed.
- **Areas of Critical Environmental Concern (ACC)-01:** ACECs will provide protection for relevant and important values including, but not limited to, special status species, wildlife, scenic, and significant cultural resources values.
- **ACC-02:** Protection of relevant and important values will take precedence over authorized land uses.

- **ACC-08:** Proposed activities (e.g., surface-disturbing activities) will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including, where applicable, consultation with the SHPO and federally recognized tribes.
- **ACC-09:** Manage the Table Mountain and In-Ko-Pah Mountain ACECs for biological and cultural values.
- **ACC-12:** ACECs are exclusion areas for renewable energy development.
- **ACC-13:** ACECs are avoidance areas for all Land Use Authorizations other than renewable energy (geothermal).

The Tule Wind Project is located within the BLM-administered McCain Valley Recreation Management Zone. According to the RMP, the McCain Valley Recreation Management Zone includes the Lark Canyon and Cottonwood Campgrounds and is managed for its historical, cultural, and natural qualities and also as a diverse recreational area (primary activities include OHV use, hiking, horseback riding, and mountain bike riding) (BLM 2008a). The McCain Valley Recreation Management Zone is further discussed in Section D.5, Wilderness and Recreation.

A small area of the Tule Wind Project is located within the McCain Valley Grazing Allotment and is currently used for cattle grazing. However, according to the RMP/ROD, grazing (except for vegetation management purposes) within all BLM-administered allotments is no longer available (BLM 2008a). The current permit for grazing within the McCain Valley Grazing Allotment will expire on September 18, 2010 (Iberdrola Renewables, Inc. 2010).

BLM Final Programmatic EIS on Wind Energy Development on BLM-Administered Lands Occurring in the Western United States

The BLM is responsible for development of wind energy resources on BLM-administered lands. Currently, about 500 MW of installed wind capacity occurs under ROW authorizations administered by the BLM. An Interim Wind Energy Development Policy (BLM 2002) was developed, in part, in response to the National Energy Policy recommendations that the Departments of the Interior, Energy, Agriculture, and Defense work together to increase renewable energy production. The interim policy was consistent with the requirements of Executive Order (E.O.) 13212, "Actions to Expedite Energy-Related Projects," issued May 2001, that federal agencies take appropriate actions, to the extent consistent with applicable law, to expedite projects to increase the production, transmission, or conservation of energy. To further support wind energy development on public lands and also to minimize potential environmental and sociocultural impacts, the BLM sought to build on the interim policy by establishing a Wind Energy Development Program. The BLM determined that development of such a policy would constitute a major federal action as defined by NEPA requiring an EIS be prepared.

The Final Programmatic Environmental Impact Statement (PEIS) on Wind Energy Development on BLM-Administered Lands in the Western United States was prepared by the BLM in June 2005 (BLM 2005a). A ROD approving implementation of this document and associated land use plan amendments was published in the Federal Register on January 11, 2006. The objectives of the PEIS were to evaluate impacts associated with wind energy development on BLM-administered land and to evaluate alternatives in terms of mitigating potential impacts and facilitating wind energy development. Elements of the BLM's proposed Wind Energy Development Program include (1) an assessment of wind energy development potential on BLM-administered lands through 2025 (a 20-year period), (2) policies regarding the processing of wind energy development ROW authorization applications, (3) best management practices (BMPs) for mitigating the potential impacts of wind energy development on BLM-administered lands, and (4) amendments of specific BLM land use plans to address wind energy development.

The following is a partial list of policies regarding the processing of wind energy development ROW authorization applications that were adopted as part of the BLM Wind Energy Development Program and may be relevant to the Tule Wind Project (policies are contained with the ROD, Implementation of Wind Energy Development Program, and Associated Land Use Plan Amendments) (BLM 2005b):

- The BLM will not issue ROW authorizations for wind energy development on lands on which wind energy development is incompatible with specific resource values. Lands that will be excluded from wind energy site monitoring and testing and development include designated areas that are part of the National Landscape Conservation System (NLCS) (e.g., Wilderness Areas, Wilderness Study Areas, National Monuments, National Conservation Areas, Wild and Scenic Rivers, and National Historic and Scenic Trails) and Areas of Critical Environmental Concern (ACECs). Additional areas of land may be excluded from wind energy development on the basis of findings of resource impacts that cannot be mitigated and/or conflict with existing and planned multiple-use activities or land use plans.
- To the extent possible, wind energy projects shall be developed in a manner that will not prevent other land uses, including minerals extraction, livestock grazing, recreational use, and other ROW uses.
- Entities seeking to develop a wind energy project on BLM-administered lands shall consult appropriate federal, state, and local agencies regarding specific projects as early in the planning process as appropriate to ensure that all potential construction, operation, and decommissioning issues and concerns are identified and adequately addressed.
- The BLM will initiate government-to-government consultation with Indian Tribal governments whose interests might be directly and substantially affected by activities on

BLM-administered lands as early in the planning process as appropriate to ensure that construction, operation, and decommissioning issues and concerns are identified and adequately addressed.

- The BLM will require financial bonds for all wind energy development projects on BLM-administered public lands to ensure compliance with the terms and conditions of the ROW authorization and applicable regulatory requirements, including reclamation costs. The amount of the required bond will be determined during the ROW authorization process on the basis of site-specific and project-specific factors. The BLM may also require financial bonds for site monitoring and testing authorizations.
- The BLM will consult with the U.S. Fish and Wildlife Service (USFWS) as required by Section 7 of the Endangered Species Act of 1973 (ESA). The specific consultation requirements will be determined on a project-by-project basis.
- The BLM will consult with the State Historic Preservation Office (SHPO) as required by Section 106 of the National Historic Preservation Act of 1966 (NHPA). The specific consultation requirements will be determined on a project-by-project basis. If programmatic Section 106 consultations have been conducted and are adequate to cover a proposed project, additional consultation may not be needed.
- The level of environmental analysis required under the NEPA for individual wind power projects will be determined at the field office level. For many projects, it may be determined that a tiered environmental assessment (EA) is appropriate in lieu of an EIS. To the extent that the PEIS addresses anticipated issues and concerns associated with an individual project, including potential cumulative impacts, the BLM will determine the tier, based on the decisions embedded in the PEIS, and limit the scope of additional project-specific NEPA analyses. The site-specific NEPA analyses will include analyses of project site configuration and micro-siting considerations, monitoring program requirements, and appropriate mitigation measures. In particular, the mitigation measures discussed in Chapter 5 of the PEIS may be consulted in determining site-specific requirements. Public involvement will be incorporated into all wind energy development projects to ensure that all concerns and issues are identified and adequately addressed. In general, the scope of the NEPA analyses will be limited to the proposed action on BLM-administered public lands; however, if access to proposed development on adjacent non-BLM-administered lands is entirely dependent on obtaining ROW access across these lands and there are no alternatives to that access, the NEPA analysis for the proposed ROW may need to assess the environmental effects from that proposed development. The BLM's analyses of ROW access projects may be tiered, based on the PEIS, to the extent that the Proposed Project falls within the scope of the PEIS analyses.

- Site-specific environmental analyses will be tiered from the PEIS and identify and assess any cumulative impacts that are beyond the scope of the cumulative impacts addressed in the PEIS.
- Entities seeking to develop a wind energy project on BLM-administered lands shall develop a project-specific plan of development (POD) that incorporates all proposed BMPs (PEIS, Section 2.2.3.2) and, as appropriate, the requirements of other existing and relevant BLM mitigation guidance, including the BLM's interim off-site mitigation guidance (PEIS Section 3.6.2). Additional mitigation measures will be incorporated into the POD and into the ROW authorization as project stipulations, as needed, to address site-specific and species-specific issues.
- The BLM will consider the visual resource values of the public lands involved in proposed wind energy development projects, consistent with BLM VRM policies and guidance. The BLM will work with the ROW applicant to incorporate visual design considerations into the planning and design of the project to minimize potential visual impacts of the proposal and to meet the VRM objectives of the area.
- The BLM's proposed Wind Energy Development Program will incorporate adaptive management strategies to ensure that potential adverse impacts of wind energy development are avoided (if possible), minimized, or mitigated to acceptable levels.
- Operators of wind power facilities on BLM-administered public lands shall consult with the BLM and other appropriate federal, state, and local agencies regarding any planned upgrades or changes to the wind facility design or operation. Proposed changes of this nature may require additional environmental analysis and/or revision of the POD.

BLM Wind Energy Development Policy Instructional Memorandum (IM 2009-043)

The December 2008 BLM instructional memorandum provides guidance on processing ROW applications for wind energy projects on BLM-administered lands (BLM 2008b). The memorandum was created by the BLM to replace the Wind Energy Development Policy (IM 2006-216) issued August 24, 2006, and the Interim Wind Energy Development Policy (IM 2003-020) issued October 16, 2002. The memorandum includes policies regarding VRM and ACEC classifications to be adhered to during the processing of ROW applications for wind energy projects. The following information would only be applicable for the ROW authorization process conducted by the BLM for the Tule Wind Project.

Visual Resource Management (VRM)

The VRM management class designations must be carefully considered in areas with high wind energy resource potential (wind power Class 5 and above). This is especially important when considering the differences in resource management constraints relative to VRM Class II and

Class III management classes in a planning area. The goal of the VRM program is to apply the basic principles of design of wind energy projects at the site-specific project level to mitigate or minimize visual resource impacts and meet VRM objectives established in the land use plan. In many cases, VRM management objectives designated at the land use planning level can be met through strategic placement of facilities and thoughtful design treatments that visually integrate the facilities into the landscape setting, thereby avoiding unnecessary land use plan restrictions. Performing Geographic Information Systems–based (GIS) viewshed analyses in areas of high wind energy resource potential and high visual resource values during land use planning can assist in determining suitability and compatibility between these resources, promote more integrated resource management, and avoid unwarranted exclusion and avoidance designations. Application of state-of-the-art digital terrain modeling and visual simulations as well as an integrated environmental design approach to project planning will go far in successfully integrating wind energy projects into the visual landscape. Conducting such analyses will provide the BLM with more objective criteria and defensible analysis on which to base VRM management class designations in the future. The BLM and wind energy operators will work collaboratively to seek creative ways to provide for renewable energy development while protecting visual resource values on public lands (BLM 2008b).

Areas of Critical Environmental Concern (ACECs)

The BLM will not issue right-of-way authorizations for wind energy development for areas in which such development is incompatible with specific resource values. Specific lands excluded from wind energy site testing and monitoring and wind energy development include designated areas that are part of the National Landscape Conservation System (NLCS) (e.g., wilderness areas, wilderness study areas, national monuments, National Conservation Areas, wild and scenic rivers, and National Historic and Scenic Trails). Wind energy development is permitted in one National Conservation Area, the California Desert Conservation Area (CDCA), in accordance with the provisions of the California Desert Conservation Area Plan 1980 (BLM 2008b).

The Wind Energy PEIS established the previous policy that all ACECs were to be excluded from wind development. This instructional memorandum changes the policy to ensure consideration of the purpose and specific environmental sensitivities for which the area was designated. All new, revised, or amended land use planning efforts will address and analyze ACEC land use restrictions individually, including restrictions to wind energy development. For future land use planning efforts, ACECs will not universally be excluded from wind energy site testing and monitoring or wind energy development, but they will be managed consistent with the management prescriptions for the individual ACEC. Existing land use plans and planning efforts may be amended as necessary, with the appropriate level of NEPA analysis and decision, to address this change in wind energy and ACEC policy consistent with the procedures of 43 CFR

1610.5.5. A site-specific land use plan amendment to address this change in policy may be addressed concurrently with processing a wind energy application. This revised policy will continue to provide protection of sensitive resource values in ACECs consistent with the management prescriptions for the individual ACEC (BLM 2008b).

Ewiiapaayp Band of Kumeyaay Indians Land Use Laws

The Ewiiapaayp Band of Kumeyaay Indians' land use laws and regulations are enacted as Land Use Code Title 102 and Land Planning Code Title 107. Tribal regulations and policies are promulgated as the Ewiiapaayp Community Economic Development Strategy (CEDS) plan and the Ewiiapaayp IRMP. These laws, regulations, and policies define the permits and processes required for use of the Tribe's Ewiiapaayp Indian Reservation, over which the Tribe has sole and sovereign jurisdiction.

D.4.2.2 State Laws and Regulations

There are no state land use laws or regulations applicable to the Proposed PROJECT.

D.4.2.3 Regional Policies, Plans, and Regulations

Regional/local policies, plans, and regulations are summarized for the Proposed PROJECT in the following paragraphs. It should be noted that components of the Proposed PROJECT including the entirety of the ECO Substation Project and components of the Tule Wind Project located on BLM-jurisdictional lands would not be subject to local policies, plans, or regulations (the County would, however, have sole land use jurisdiction over the ESJ Gen-Tie Project). Pursuant to Article 12, Section 8, of the California Constitution, the CPUC has sole land use jurisdiction over the ECO Substation Project, and a large portion of the Tule Wind Project would be located on federal land administered by the BLM. Although the ECO Substation Project is not subject to County of San Diego policies, plans, or regulations, state agencies are required to consider local land use policies and regulations when making decisions. In addition, 13 wind turbines and an approximate 2 mile segment of the 138 kV transmission line of the Tule Wind Project would be under the land use jurisdiction of the County; therefore, County of San Diego policies and plans are listed as follows to assist in determining land use compatibility.

County of San Diego Existing General Plan

Goals and policies from several General Plan elements were determined to be applicable to the Proposed PROJECT:

Land Use Element

The existing County of San Diego General Plan Land Use Element was adopted in 1979, and since then, numerous amendments have been added. The overall goal of the Land Use Element is to “accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitable; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region” (County of San Diego 2003, page II-2). The Land Use Element provides a description of all land use designations applicable to land within the County and specifies the permitted uses on those land use designations. Most of the Proposed PROJECT would be located on land designated either Multiple Rural Use (one DU per 4, 8, 20 acres) or Public/Semi-Public Lands by the San Diego County Existing General Plan.

According to the existing Land Use Element, “other than a single-family home on an existing lot, it is not intended that any development occur [on lands designated Multiple Rural Use] unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required” (County of San Diego 2003). Also, regarding development on lands designated Public Lands/Semi-Public Lands, the Land Use Element states “any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property” (County of San Diego 2003).

The following goals and policies of the Existing General Plan Land Use Element are applicable to the Proposed PROJECT (County of San Diego 2003):

- **Land Use Goal 2.1:** Promote wise uses of the County's land resources, preserving options for future use.
- **Land Use Goal 2.3:** Retain the rural character of non-urban lands.
- **Land Use Environmental Goal 3.1:** Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, education, and scientific activities.
- **Land Use Environmental Goal 3.2:** Promote the conservation of water and energy resources.
- **Regional Categories Policy 1.4** (Rural Development Area): Proof of long-term groundwater supply is provided.

Conservation Element

The following goals and policies of the Existing General Plan Conservation Element are applicable to the Proposed PROJECT (County of San Diego 2002):

- **Policy 4 (X-22) Water:** Reduce local reliance on imported water.
- **Policy 6 (X-22) Water:** Conserve groundwater resources in areas where imported water is not available.
- **Policy 5 (X-47) Vegetation:** San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.
- **Policy 6 (X-47) Vegetation:** If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable value to wildlife.
- **Policy 9 (X-52) Vegetation:** When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.
- **Policy 9 (X-82) Vegetation:** To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

In addition to the Land Use and Conservation elements, the Energy Element of the General Plan contains goals and policies applicable to the three projects. The primary focus of the Energy Element is to “achieve maximum conservation practices and maximum development of renewable alternative sources of energy” (County of San Diego 1977). The following goals and policies of the Energy Element are applicable to this Proposed PROJECT (County of San Diego 1977):

- **Energy Element Goal 1:** Define and assure adequate energy supplies for San Diego County.
- **Energy Element Goal 2:** Encourage the utilization of alternative passive and renewable energy resources.
- **Energy Element Goal 4:** Minimize environmental impact of energy sources.
- **Energy Element Goal 6:** Minimize possibility of energy shortages and resulting hardships.
- **Energy Element Goal 8:** Encourage compatibility with National and State Energy Goals and City and Community General Plan/Regional Comprehensive Plans.
- **Supply Policy (S)-6:** Support the timely use of wind power, geothermal power, nuclear fusion power, solar electric and solar thermal power, and other potentially viable and cost-

effective energy sources as the public issues that may surround the use of these energy sources become involved.

Public Facility Element

The following goals and policies of the Existing General Plan Public Facility Element are applicable to the Proposed PROJECT (County of San Diego 2005):

- **Policy 2.2:** Development projects will be required to provide or fund their fair share of all public facilities needed by the development.
- **Policy 2.3:** Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.
- **Parks and Recreation Goal:** Fifteen acres of local parkland per 1,000 unincorporated area residents.
- **Parks and Recreation Goal:** Fifteen acres of regional parkland per 1,000 residents in the region, exclusive of regional environmental reserves, regional open spaces and reserve parks.
- **Transportation Policy 5.1:** The County will ensure that land uses surrounding County airports are compatible with the operation of the airport.
- **Solid Waste Goal:** Minimize residential, commercial, and industrial solid waste generated in the County at its source.
- **Solid Waste Goal:** The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.
- **Policy 1.2:** Landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual waste from processing facilities.
- **Law Enforcement Goal:** Facilities to support a service level of four patrol shifts per 10,000 population or service area equivalent for commercial/industrial land uses.
- **Policy 3.2:** New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short-term objective.
- **Schools Policy 1.2:** To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by affected school districts' facilities.

- **Fire Protection and Emergency Services Goal:** Emergency travel time in Rural Areas is 20 minutes.
- **Policy 2.1:** New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.
- **Water Provision Systems Policy 1.2:** Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.
- **Policy 1.3:** All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.
- **County Trails Program Policy 3.7:** Development projects and other discretionary projects proposed on lands upon which a trail or pathway in the Regional Trail Plan or Community Trails Master Plans has been identified may be required to dedicate and improve land for trail or pathway purposes.

Seismic Element

The following goals and policies of the Existing General Plan Safety Element are applicable to the Proposed PROJECT (County of San Diego 1991):

- **Risk Policy 1:** Control uses of land to avoid exposing people and property to unacceptable levels of risk.
- **Risk Policy 3:** Discourage expansion of existing development and construction of new development, especially essential facilities, in localities exposed to hazards unless the hazards can be mitigated to the satisfaction of responsible agencies.
- **Fault Rupture Policy 2:** Require a geologic report for other development proposed in special studies zones as defined under the Alquist-Priolo Act (Sec. 5406, Zoning Ordinance) or in special studies zones defined by the County of San Diego.
- **Landslides Policy 2:** Require a geologic report prepared by a certified engineering geologist on any development site where landslides or similar geologic hazards are known or suspected to exist.
- **Landslides Policy 3:** Require, where evaluation indicates that a slope can be stabilized, that stabilization be a condition for development and that the foundation and earth work be supervised by a certified engineering geologist.

- **Landslides Policy 4.** Prohibit alteration of the land in areas where there is a high potential for activation of landslides. Such alterations include excavation, filling, removal of vegetative cover; and concentrations of water from drainage, irrigation, or septic systems.
- **Landslides Policy 5.** Prohibit development in areas of extensive landsliding where stabilization cannot reasonably be done.
- **Landslides Policy 6:** Require provision of rock nets, fences, berms, or other features designed to prevent road blockage from rockfalls for single access routes to new developments.
- **New Development Policy 5:** Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.
- **New Development Policy 6:** Require major utility lines which cross hazardous areas to be built with features that provide for either automatic shut-off or for quick repairs.
- **New Development Policy 7:** Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.

County of San Diego Draft General Plan Update

Originally undertaken in 1988, the comprehensive Draft General Plan Update (County of San Diego 2010a) is still being prepared. The current project schedule has the General Plan Update going to the County Board of Supervisors for adoption in late 2010. Although the Draft General Plan Update and updated elements are not yet approved, the existing General Plan Land Use Element was reviewed during preparation of this section. It should be noted that the Draft General Plan Update also contains the Draft Boulevard Subregional Planning Area Community Plan, which contains goals and policies specifically related to wind and or renewable energy projects. It should be noted that the goals and policies of the Draft General Plan Update have not been formally adopted and are subject to change in future iterations of the plan.

A review of the Draft General Plan Update indicated that goals and policies from several plan elements would be applicable to the Proposed PROJECT. Therefore, the following policies and goals identified are presented by plan element.

The following goals and policies of the County of San Diego Draft General Plan Update and Boulevard Subregional Planning Area Community Plan are associated with land use and are applicable to the Proposed PROJECT:

County of San Diego Draft General Plan Update, Land Use Element (County of San Diego 2010a)

- **Goal LU-2: Maintenance of the County’s Rural Character.** Conservation and enhancement of the unincorporated County’s varied communities, rural setting, and character.
- **Policy LU-2.7: Mitigation of Development Impacts.** Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.
- **LU-4.2: Review of Impacts of Projects in Adjoining Jurisdictions.** Review, comment, and coordinate when appropriate on plans, projects, and proposals of overlapping or neighboring agencies to ensure compatibility with the County’s General Plan, and that adjacent communities are not adversely impacted.
- **Policy LU-4.6: Planning for Adequate Energy Facilities.** Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County’s General Plan and Community Plans and minimize adverse impacts to the unincorporated County.
- **Policy LU-4.7: Airport Land Use Compatibility Plans (ALUCP).** Coordinate with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans (ALUCP) for development within Airport Influence Areas.
- **Policy LU-5.3: Rural Land Preservation.** Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.
- **Policy LU-5.5: Projects that Impede Non-Motorized Travel.** Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.
- **Policy LU-6.1: Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.
- **Policy LU-6.5: Sustainable Stormwater Management.** Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County’s LID Handbook.

- **Policy LU-6.6: Integration of Natural Features into Project Design.** Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.
- **Policy LU-6.8: Development Conformance with Topography.** Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.
- **Policy LU-6.9: Protection from Hazards.** Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.
- **Policy LU-6.10: Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in very high and high hazard fire areas or other unmitigable hazardous areas.
- **Policy LU-8.2: Groundwater Resources.** Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:
 - In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
 - In areas without current overdraft groundwater conditions, prohibit new groundwater dependent development where overdraft conditions are foreseeable.
- **Policy LU-8.3: Groundwater Dependent Habitat.** Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat, except in the Borrego Valley.
- **Policy LU-10.2: Development—Environmental Resource Relationship.** Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features, and rural character, and avoid sensitive or intact environmental resources and hazard areas.
- **Policy LU-10.4: Commercial and Industrial Development.** Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.
- **Policy LU-11.2: Compatibility with Community Character.** Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.

- **Policy LU-12.1: Concurrency of Infrastructure and Services with Development.** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.
- **Policy LU-12.2: Maintenance of Adequate Services.** Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.
- **Policy LU.13-2: Commitment of Water Supply.** Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

County of San Diego Draft General Plan Update, Mobility Element (County of San Diego 2010a)

- **Policy M-2.4 Roadway Noise Buffers.** Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.
- **Policy M-3.3 Multiple Ingress and Egress.** Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.
- **Policy M-4.4 Accommodate Emergency Vehicles.** Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.

County of San Diego Draft General Plan Update, Conservation Element (County of San Diego 2010a)

- **Policy COS-2.2 Habitat Protection Through Site Design.** Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.
- **Policy COS-4.1 Water Conservation.** Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.

- **Policy COS-4.2 Drought-Efficient Landscaping.** Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.
- **Policy COS-4.4 Groundwater Contamination.** Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.
- **Policy COS-5.2 Impervious Surfaces.** Require development to minimize the use of directly connected impervious surfaces and to retain stormwater runoff caused from the development footprint at or near the site of generation.
- **Policy COS-5.3 Downslope Protection.** Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.
- **Policy COS-5.5 Impacts of Development to Water Quality.** Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.
- **Policy COS-6.2 Protection of Agricultural Operations.** Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:
 - Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations
 - Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses
 - Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development
 - Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture
- **Policy COS-7.1 Archaeological Protection.** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.
- **Policy COS-7.2 Open Space Easements.** Require development to avoid archaeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.

- **Policy COS-7.3 Archaeological Collections.** Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.
- **Policy COS-7.4 Consultation with Affected Communities.** Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.
- **Policy COS-9.1 Preservation.** Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.
- **Policy COS-9.2 Impacts of Development.** Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.
- **Policy COS-10.1 Siting of Development.** Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.
- **Policy COS-15.6 Design and Construction Methods.** Require development design and construction methods to minimize impacts to air quality.
- **Policy COS-17.1 Reduction of Solid Waste Materials.** Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.
- **Policy COS-17.2 Construction and Demolition Waste.** Require recycling, reduction and reuse of construction and demolition debris.
- **Goal COS-19 Sustainable Water Supply.** Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.
- **Policy COS-19.2 Recycled Water in New Development.** Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.
- **Goal COS-21 Park and Recreational Facilities.** Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.

San Diego County Draft General Plan Update, Safety Element (County of San Diego 2010a)

- **Goal S-3 Minimized Fire Hazards.** Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.
- **Policy S-3.1 Defensible Development.** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.
- **Policy S-3.3 Minimize Flammable Vegetation.** Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.
- **Policy S-3.4 Service Availability.** Plan for development where fire and emergency services are available or planned.
- **Policy S-3.5 Access Roads.** Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.
- **Policy S-3.6 Fire Protection Measures.** Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.
- **Goal S-4 Managed Fuel Loads.** Managed fuel loads, including ornamental and combustible vegetation.
- **Policy S-4.2 Coordination to Minimize Fuel Management Impacts.** Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.
- **Goal S-6 Adequate Fire and Medical Services.** Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.
- **Policy S-6.1 Water Supply.** Ensure that water supply systems for development are adequate to combat structural and wildland fires.
- **Policy S-6.3 Funding Fire Protection Services.** Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.
- **Policy S-6.4 Fire Protection Services for Development.** Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards) (20 minutes in the RL-40, 80, and 160 land use designations).

- **Goal S-7 Reduced Seismic Hazards.** Minimized personal injury and property damage resulting from seismic hazards.
- **Policy S-7.1 Development Location.** Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.
- **Policy S-7.2 Engineering Measures to Reduce Risk.** Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.
- **Policy S-7.3 Land Use Location.** Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.
- **Policy S-7.5 Retrofitting of Essential Facilities.** Seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.
- **Policy S-10.4 Stormwater Management.** Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.
- **Policy S-10.6 Stormwater Hydrology.** Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.
- **Goal S-11 Controlled Hazardous Material Exposure.** Limited human and environmental exposure to hazardous materials that pose a threat to human lives or environmental resources.
- **Policy S-14.1 Vehicular Access to Development.** Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.
- **Goal S-15 Airport Zone Hazards.** Development within airport hazard zones that minimize the risk of personal injury to both flight occupants and people and property damage on the ground as well as protect airport operations from incompatible land uses.
- **S-15.3 Hazardous Obstructions within Airport Approach and Departure.** Restrict development of potentially hazardous obstructions or other hazards to flight located within

airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.

San Diego County Draft General Plan Update, Noise Element (County of San Diego 2010a)

- **Policy N-1.2 Noise Management Strategies.** Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:
 - Avoid placement of noise sensitive uses within noisy areas
 - Increase setbacks between noise generators and noise sensitive uses
 - Orient buildings such that the noise sensitive portions of a project are shielded from noise sources
 - Use sound-attenuating architectural design and building features
 - Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)
- **Goal N-2 Protection of Noise Sensitive Uses.** A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.
- **Policy N-2.1 Development Impacts to Noise Sensitive Land Uses.** Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.
- **Goal N-3 Groundborne Vibration.** An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.
- **Policy N-4.2 Traffic Calming.** Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.
- **Goal N-5 Non-transportation Related Noise Sources Goal.** A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.
- **Policy N-5.2 Noise-Generating Industrial Facilities.** Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise

generating activities to daytime hours as appropriate where such activities may affect residential uses.

- **Goal N-6 Temporary and/or Nuisance Noise.** Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.
- **Policy N-6.4 Hours of Construction.** Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.

County of San Diego Draft General Plan Update, Boulevard Subregional Planning Area Community Plan (County of San Diego 2010a)

The following goals and policies of the Boulevard Subregional Planning Area Community Plan are applicable to Proposed PROJECT components located within the Boulevard Plan Area:

- **Goal LU 1.1:** The continued maintenance of a rural, non-industrial, lifestyle and community character exemplified by a pattern of residential and agricultural uses on large lots outside the Rural Village, along with the protection and preservation of open landscapes, unique and geographically extensive views and vistas, dark skies, steep slopes, canyons, and floodplains, while accommodating moderate, responsible, and sustainable growth at a slower rural pace.
- **Policy LU 1.1.1:** Prohibit higher density, clustered subdivisions, or industrial-scale projects or facilities that induce growth and detract from or degrade the limited groundwater resources, water and air water quality, visual and natural and resources, abundant wildlife, and historic rural character of the Boulevard area.
- **Policy LU 1.1.2:** Require development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community's landscape and natural environment.
- **Policy LU 1.1.3:** Require development to respectfully incorporate existing topography and landforms, watersheds, riparian areas, oaks and other native vegetation and wildlife, ridgelines, historic and cultural resources, views, and sustainability design factors.
- **Policy LU 1.1.6:** Require landscaping in new development to emphasize the use of xeriscape design with native, drought-tolerant and fire-resistant plants to conserve water resources and help prevent the spread of fire.
- **Goal LU-1.2:** The preservation of groundwater resources, community character and protection of sensitive resources in the Boulevard Subregional Planning Area.

- **Goal LU 1.2:** The protection of the integrity and value of the visual, historical, cultural and natural resources along with agricultural, ranch, and public lands; all of which make Boulevard a nice place to live, work, and play.
- **Policy LU 1.2.2:** Require development, including regional infrastructure, public facilities, and industrial scale energy generation and transmission projects to comply and maintain a rural bulk and scale in accordance with Boulevard’s community character.
- **Goal 3.1:** Protection as a Dark Sky Community through preservation of the dark skies in Boulevard to support the continued operation of the San Diego Astronomy Association and Tierra Del Sol Observatories and to continue to attract stargazers, photographers, scientists, and researchers from around the world.
- **Policy LU 3.1.1:** Encourage development to preserve dark skies with reduced lighting and increased shielding requirements.
- **Policy LU 3.1.2:** Encourage increased resources or methods for enforcement for the preservation of dark skies.
- **Goal LU 3.2:** Preservation of the native and riparian habitat to retain the distinctive character of the Boulevard community.
- **Policy LU 3.2.1:** Require development to minimize impacts to the native and riparian habitat.
- **Goal LU 5.1:** Adequate facilities, infrastructure, and equipment that enable the Boulevard Fire and Rescue Department to fulfill its mission.
- **Goal LU 6.1:** Boulevard retains its community character by prohibiting any commercial or industrial development that negatively impacts our community and its resources.
- **Policy LU 6.1.1:** Require industrial development to mitigate adverse impacts to avoid detracting from or negatively impacting the rural community character, charm, quiet ambiance and life-style, or the natural resources, wildlife and dark skies of Boulevard.
- **Policy LU 6.1.2:** Require industrial development to create and maintain adequate buffers to residential areas from incompatible activities, which create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust and unsightly views and impacts to groundwater quality and quantity.
- **Policy LU 6.1.3:** Require industrial development to provide buffers from public roads, adjacent and surrounding properties and residences, recreational areas, and trails.
- **Policy LU 6.1.4:** Prohibit industrial or commercial development with unmitigated and unmitigable impacts to the Boulevard area, such as:

- Health and safety of the general public, including fires ignited from malfunctioning industrial wind turbines, and related equipment, blade shedding, shadow flicker and tower collapse, and as well as construction and maintenance equipment
- Impairment of visual resources and the rural community character
- Noise pollution, ultrasonic and infrasonic vibrations, emanating from the site as it creates great human discomfort and adversely affects the health of impacted humans, wildlife, and livestock, and the tranquility and quiet ambiance and enjoyment of the rural environment, the quality of life, and property values
- Seismic wave impacts, ground vibrations, and chemical and oil spills
- Light pollution of dark sky resources and shadow flicker effect that create a nuisance, and result in negative impacts to health and quality of life
- Economic devaluation of impacted properties regardless of the proximity
- **Policy CM 2.1.3:** Encourage the use of permeable pavement and design factors that allow for local recharge of precious rainwater and help prevent runoff and erosion.
- **Goal CM 3.1:** Avoid the proliferation of unauthorized access to private property via improperly located, authorized, or secured fire access routes.
- **Policy CM 3.1.1:** Require secondary fire access/egress routes to connect to a public road unless the approval of the Boulevard Planning Group and all impacted property and road owners is granted, along with the legally required deeded easement grants.
- **Policy CM 8.1.1:** Prohibit development and the exportation or sale of groundwater that would adversely impact the ground and surface water resources.
- **Goal CM 8.3:** Protection of existing groundwater resources from intrusion of potentially contaminated imported water.
- **Goal CM 8.5:** The avoidance of erosion, the displacement of soil, the loss of topsoil, and the denied and/or displaced recharge of on-site groundwater resources.
- **Policy CM 8.5.1:** Prohibit development from altering natural drainage patterns.
- **Policy CM 8.6.1:** Encourage the use of existing right-of-way when construction of new transmission lines is required, where technically and economically feasible. Additionally, encourage existing right-of-way over new right-of-way alignments for construction of new transmission lines when existing right-of-way is insufficient.
- **Policy CM 8.6.2:** Encourage the use of solar and residential scale wind turbines, while discouraging new energy corridors for new transmission lines and fuel pipelines in fire prone and groundwater dependent areas.

- **Policy COS 1.5.1:** Discourage any project that has the propensity to release pollutants into the air, such as landfills, aggregate mining, the grading and maintenance of new access and easement roads for industrial scale renewable energy and utility transmission projects, clear grading pads for industrial scale wind turbines and related infrastructure, improperly sited and managed OHV activity areas and uses.
- **Goal S 1.1:** Adequate law enforcement and emergency services and staffing to ensure timely response times and safe and secure environment for residents and visitors alike.
- **Goal N 2.2:** The quiet enjoyment of the rural atmosphere, for man and nature, free from the intrusion of harmful and obnoxious noise levels.

County of San Diego Existing General Plan, Mountain Empire Subregional Plan

In addition to the General Plan, the County of San Diego has prepared subregional plans to provide policy direction and goals for communities located throughout the County. The Proposed PROJECT is located entirely within the boundary of the Mountain Empire Subregional Planning Area.

The Mountain Empire Subregional Plan covers five communities located in eastern San Diego County including Tecate, Potrero, Boulevard, Campo, and Jacumba. In addition to those communities listed, the plan also covers County land located within the general Mountain Empire area.

The Mountain Empire Subregional Plan contains nine elements, including community character, land use, housing, mobility, public facilities and services, conservation, recreation, energy conservation, and scenic highways. Each element contains goals and policies intended to responsibly direct the development of the subregion. The General Goal of the Land Use Element is to provide a land use pattern consistent with the subregional population forecast (County of San Diego 2010a). The Land Use Element recommends that future industrial development be denied if the development would affect the general safety of people, create unmitigated visual impacts to the rural environment, create noise pollution affecting the tranquility of the existing rural environment, or if the development results in property devaluation (County of San Diego 2010a).

The following policies and recommendations of the Mountain Empire Subregional Plan are applicable to the Proposed PROJECT (County of San Diego 2010a):

- **Community Character (Overall Goal):** Encourage the development of land in a manner that reinforces the unique identity of the Mountain Empire subregion and its communities.

- **Community Character (Industrial Goal):** Provide a land use pattern which will permit those kinds of industrial uses which will not detract from the rural charm and lifestyle of the subregion.
- **Land Use (General Goal, Policy 1):** The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.
- **Land Use (General Goal, Policy 2):** Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60') Public Reserve owned by the Federal Government.
- **Land Use (General Goal, Policy 3):** Apply a ninety (90') foot setback within which no new permanent building may be built northerly of the existing sixty (60') foot Public Reserve line. Where such ninety (90') foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of The Zoning Ordinance.
- **Land Use (Industrial Goal, Policy 2):** New industrial development should be clean, non-polluting and complementary to a rural area.
- **Land Use (Industrial Goal, Policy 4):** Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.
- **Conservation (Policy 1):** All development shall demonstrate a diligent effort to retain as many native oak trees as possible.
- **Conservation (Policy 4):** The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.
- **Facilities (Policy 1):** Maintain unobstructed access to and along the path of existing power transmission facilities and lines.
- **Facilities (Policy 2):** Any proposed grading, improvements or other encroachments to the substation or transmission rights-of-way must be reviewed by SDG&E.
- **Facilities (Policy 3):** Any alteration of drainage patterns affecting the substation or transmission line rights-of-way should be reviewed and approved by SDG&E.
- **Facilities (Policy 4):** Uses proposed for property adjacent to substations or transmission line rights-of-way should be reviewed for possible impacts to the power facilities and vice versa.
- **Environmental Resources Goal:** Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.

- **Future Development (Policy 6):** Local Facilities: The Mountain Empire Subregion meets the County General Plan goal for local park land provided per 1,000 population. Consequently, County Parks and local Sponsor Group's review of park and recreation needs has concentrated on facility development rather than acquisition. Review of possible future acquisition needs should occur along with large scale development proposals. Facility development is recognized and prioritized as follows [sic] and is to occur as staffing, funding and maintenance and operation capabilities become available. [DPR]

County of San Diego Zoning Ordinance

The Zoning Ordinance regulates land uses in the unincorporated portions of the County of San Diego and specifies permitted uses on established land use zones. Components of the Proposed PROJECT would be located on and traverse a variety of zoning designations. The relevant zoning designations are discussed in Section D.4.1.1 of this EIR/EIS. Components of the Proposed PROJECT located on/traversing County of San Diego land and under the land use jurisdiction of the County of San Diego would be subject to the use and development regulations established for each applicable zoning designation.

Major Impact Services and Utilities (i.e., large wind farms) and Minor Impact Utilities (i.e., electrical distribution substations) are defined under Sections 1350 and 1355 of the County of San Diego Zoning Ordinance (1978). Upon issuance of either a minor or major use permit, Minor Impact Utilities (utilities that are necessary to provide essential services such as electrical distribution substations) and Major Impact Services and Utilities (utilities and public services that have a substantial impact such as large wind farms) are permitted uses within each of the County designated zones discussed in Section D.4.1.1 (Existing Zoning) of this document. Minor impact utilities require a minor use permit while major impact services and utilities require a major use permit. Major impact services and utilities, however, may be conditionally permitted in any zone if the Department of Planning and Land Use determines that public interest supersedes the usual limitations placed on land use (County of San Diego 1978, Section 1350).

Section 6951 of the County Zoning Ordinance provides direction for the development of large wind turbine systems. According to the Zoning Ordinance, “large wind turbine systems shall be permitted on a parcel of at least five acres and considered a Major Impact Services and Utilities use type requiring a major use permit approved in accordance with the Use Permit Procedure commencing at Section 7350 of the Zoning Ordinance and the following requirements” (County of San Diego 1978, Section 6951):

- a. **Setbacks.** The wind turbines shall observe the following setbacks measured from the closest point on the base or support structure. For purposes of calculating setbacks, the

height of the wind turbines shall mean the distance from ground to the top of blade in vertical position:

1. From property lines or public road setback 4 times the height.
 2. From all existing residences or buildings occupied by civic use types setback 8 times the height.
 3. From the furthestmost property line of adjacent parcels which are vacant setback 9 times the total height.
 4. Setbacks for experimental wind turbines (those which are not produced by an established wind turbine manufacturer on a production basis) may be greater than those specified previously based on the discretion of the permit granting authority.
 5. Setbacks may be reduced up to a maximum of 50% with the written consent to the granting of a setback reduction signed by the owner or owners of each lot or parcel affected by the proposed setback reduction.
- b. Fencing. Public access shall be restricted through the use of a fence with locked gates, non-climbable towers or other suitable methods.
- c. Signs. Suitable warning signs containing a telephone number and an address for emergency calls and informational inquiries shall face all approaches to the project. Individual signs shall be between 5 and 16 square feet.
- d. Noise. The project shall meet the sound level limits of Title 3, Division 6, and Chapter 4 of the San Diego County Code (Noise Abatement and Control).
- e. Height. For the purposes of calculating height, the height of the wind turbines shall mean the distance from ground to the top of the blade in vertical position. The system shall not exceed 80 feet.
- f. Visual. The following measures should be followed whenever possible in order to minimize the visual impact of the project:
1. Removal of existing vegetation should be minimized.
 2. Internal roads should be graded for minimal size and disruption.
 3. Any accessory buildings should be painted or otherwise visually treated to blend with the surroundings.
 4. The turbines and towers should be painted with non-reflective paint to blend with the surroundings.
- g. Turbine Description. The following information shall be specified as part of the permit:

1. The wind turbine manufacturer, model, power rating and blade dimensions.
2. The tower manufacturer and model.
- h. Non-Operational Wind Turbines. It shall be a condition of the permit that non-operational wind turbines shall be removed:
 1. The project's owner shall ensure that a copy of all prospectuses shall be placed in the County's permit file.
 2. County staff may, at any time in the future, compare the amount of power stated (in kilowatt hours) in the appropriate prospectus with the actual power sold to the utility (as reported in the California Energy Commission's "Wind Project Performance Reporting System") and determine if any wind turbine systems meet the definition for "wind turbine non-operational."
 3. County staff may collect other data as necessary to determine if any wind turbine systems meet the definition for "wind turbine non-operational."
 4. Applicants may propose alternate methods to monitor the non-operational status of wind turbines.
- i. Removal Surety. The project owner shall post a bond, lien contract agreement, cash deposit, or other form of surety acceptable to the Director of Planning and Land Use, sufficient to allow for the removal of non-operational wind turbines. If a bond surety is provided, such bond shall comply with Section 7612, and shall be for a minimum of 10 years (unless the permit is for a shorter period of time). Posting of bond(s) and/or other surety may be phased with the installation of wind turbines.

Non-operational wind turbines are defined by the County Zoning Ordinance as "any wind turbine(s) whose power output (in kilowatt hours) for any consecutive 12 months is less than 10% of the expected power output. The expected power output for commercial wind turbines shall be the amount claimed in the company's prospectus" (County of San Diego 1978).

The requirements set forth previously are the current zoning regulations per the County of San Diego Zoning Ordinance. It should be noted, however, that the County Department of Planning and Land Use staff is actively working on amendments to the Zoning Ordinance that would alter existing County wind turbine system regulations and add new requirements associated with the siting and permitting of solar energy systems and facilities (Iberdrola Renewables, Inc. 2010). The Solar and Wind Energy Ordinance will be presented to the Planning Commission and Board of Supervisors in 2010 (County of San Diego 2010b). Once adopted, the regulations set forth in this ordinance would be applicable to all renewable energy projects in the unincorporated portions of the County.

County Board of Supervisors Policies

The following Board of Supervisor policies may be applicable to components of the Proposed PROJECT (County of San Diego 2010c):

- **Policy I-38 *Agricultural Preserves*.** Although the Proposed PROJECT does not propose to create an agricultural preserve, several biological and/or open space preserves have been created and are identified in the Boulevard Community Trails and Pathway Plan for possible future dedication as recreational trails/pathways. Although the land would be dedicated to recreational use, it would be considered an agricultural preserve according to Policy I-38. Lands contained within an agricultural preserve shall be used only for agricultural purposes for producing agricultural commodities, or for recreational or open space uses and uses compatible therewith. Therefore, if a component of the Proposed PROJECT passed through an agricultural preserve it must be deemed compatible by the County of San Diego.
- **Policy I-111 *U.S. Border Setback Policy*.** Policy I-111 is applicable to discretionary permits for properties located within 150 feet from the International Border (the ESJ Gen-Tie Project would traverse property located within 150 feet (and closer) to the International Border). Policy I-111 contains the following requirements:
 - Upon the receipt of such above described application, the Department of Planning and Land Use shall notify the local Office of Immigration and Naturalization (renamed the U.S. Citizenship and Immigration Services in 2003) of such pending application and of the provisions of this policy.
 - Such application shall not be deemed complete until one of the following occurs:
 - A letter submitted from the INS/U.S. Citizenship and Immigration Services indicating they do not plan on entering into negotiations toward purchasing rights to the open space corridor located on the property subject to the application.
 - Ninety days has elapsed from the date of original submittal and the INS/ U.S. Citizenship and Immigration Services has not indicated to the Department that they are interested in opening negotiations regarding an open space corridor.
 - A letter is submitted from INS/ U.S. Citizenship and Immigration Services indicating that negotiations have been completed, or attempts to purchase have been abandoned.

- One hundred eighty days have elapsed from the date upon which the letter from the INS/ U.S. Citizenship and Immigration Services indicating intent to negotiate was received by the Department of Planning and Land Use.

Jacumba Airport Land Use Compatibility Plan

The Jacumba Airport Land Use Compatibility Plan (San Diego Airport Land Use Commission 2006) provides for the orderly growth of the Jacumba Airport and the area surrounding the airport and protects the general welfare of the inhabitants within the vicinity of the airport and the public in general. The Plan is used by the Airport Land Use Commission to review airport and adjacent land use development proposals.

The following policies of the Jacumba Airport Land Use Compatibility Plan would be applicable to the 138 kV transmission line associated with the ECO Substation Project (an approximate 3.4 mile long segment of the transmission line would pass through the Airport Influence Area (Review Area 2) as identified in the Jacumba Airport Land Use Compatibility Plan, (San Diego Airport Land Use Commission 2006):

- **Policy 1.6.2 (*Other Land Use Actions Subject to ALUC Review*)** (a) (2): Within Review Area 2, only the following actions affecting land uses require ALUC review:
 - Any object having a height that requires review by the Federal Aviation Administration in accordance with Federal Aviation Regulations (FAR) Part 77, Subpart B.
 - Any proposed object in a High Terrain Zone having a height of more than 35 feet. However, within that portion of the High Terrain Zone that is defined by United States Standard for Terminal Instrument Procedures (TERPS) surfaces and lies beyond the boundaries of the surfaces defined by FAR Part 77, Subpart C, ALUC review is required only for those objects taller than 100 feet above ground level. (The approximate extent of the High Terrain Zone is indicated on the Compatibility Policy Map: Airspace Protection included in Chapter 3. The On-Line Implementation Tool described in Appendix G can also be used to assess whether an object requires review under this policy.)
 - Any project having the potential to create electrical or visual hazards to aircraft in flight, including: electrical interference with radio communications or navigational signals; lighting which could be mistaken for airport lighting; glare or bright lights (including laser lights) in the eyes of pilots of aircraft using the airport; and impaired visibility near the airport.

- Any project having the potential to cause an increase in the attraction of birds or other wildlife that can be hazardous to aircraft operations in the vicinity of an airport.
- **JAC 3.3: Requirements for FAA Notification of Proposed Construction.** Proponents of a project containing structures or other objects that may exceed the height standards defined in Federal Aviation Regulations (FAR) Part 77, Subpart C, as applied to the Jacumba Airport, must submit notification of the proposal to the FAA where required by the provisions of FAR Part 77, Subpart B, and by CPUC, Sections 21658 and 21659. (Notification to the FAA under FAR Part 77, Subpart B, is required even for certain proposed construction that does not exceed the height limits allowed by Subpart C of the regulations. See Appendix B of this Compatibility Plan for the complete text of FAR Part 77.) The FAA will conduct an “aeronautical study” of the object(s) and determine whether the object(s) would be of a height that would constitute a hazard to air navigation. These requirements apply to all objects including structures, antennas, trees, mobile objects, and temporary objects such as construction cranes.
- **JAC 3.5: Other Flight Hazards.** Land uses that may cause visual, electronic, or wildlife hazards, particularly bird strike hazards, to aircraft in flight or taking off or landing at the airport shall be allowed within the airport influence area only if the uses are consistent with FAA rules and regulations.

D.4.3 Environmental Effects

D.4.3.1 Definition and Use of CEQA Significance Criteria/Indicators under NEPA

NEPA requires federal agencies to analyze and disclose impacts of its proposed actions and alternatives and provides no specific thresholds of significance for the assessment of project impacts on land use. The following land use significance criteria are identified for the purposes of compliance with CEQA and were derived from previous environmental impacts assessments and from Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.). Under CEQA, land use impacts would be significant if the project would result in:

- 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 an environmental effect.
- Division of an established community or disruption to an existing or recently approved land use.

For purposes of this analysis, a construction-related (temporary) land use impact would occur if access to a use would temporarily be disrupted or if the nature, condition, or operation of a use would temporarily be altered during construction of the Proposed PROJECT or alternative. An operational (permanent) land use impact would occur if a physical division between related land uses would result from the Proposed PROJECT, or if access to a use would permanently be disrupted or if the nature, condition, or operation of a use would permanently be altered as a result of the Proposed PROJECT operation.

D.4.3.2 Applicant Proposed Measures

ECO Substation Project

No Applicant Proposed Measures (APMs) were proposed by SDG&E to reduce impacts related to land use.

Tule Wind Project

No APMs were proposed by Pacific Wind Development to reduce impacts related to land use.

ESJ Gen-Tie Project

No APMs were proposed by Energia Sierra Juarez U.S. Transmission, LLC, to reduce impacts related to land use.

Campo, Manzanita, and Jordan Wind Energy Projects

At the time this EIR/EIS was prepared, the project proponents for these three wind energy projects have not developed project-specific APMs.

D.4.3.3 Direct and Indirect Effects

Table D.4-12 lists the impacts and classifications of the impacts under CEQA identified for the Proposed PROJECT. Detailed discussions of each impact and the specific locations where each is identified are presented in the following sections. Cumulative effects are analyzed in Section F of this EIR/EIS. It should be noted that the discussion of land use does not include wilderness and recreation or agriculture. Refer to Section D.5, Wilderness and Recreation, and Section D.6, Agriculture, for discussion of impacts identified for these land use issue areas.

Table D.4-12
Land Use Impacts

Impact No.	Description	Classification
ECO Substation – Land Use Impacts		
ECO-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
ECO-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
ECO-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class III
Tule Wind – Land Use Impacts		
Tule-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
Tule-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
Tule-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II
ESJ Gen-Tie – Land Use Impacts		
ESJ-LU-1	Construction would temporarily disturb land uses at or near project components.	Class III
ESJ-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class III
ESJ-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II
Proposed PROJECT (COMBINED – including Campo, Manzanita, and Jordan Wind Energy)		
LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: **Construction would temporarily disturb land uses at or near project components.**

ECO Substation Project

Land uses at or near project components that could be temporarily disturbed by construction activities include recreational lands (BLM Airport Mesa Recreation Management Zone and Lake Domingo), agricultural facilities (Jacumba Valley Ranch), public roadways, railroad ROW, airstrips, a school (Jacumba Elementary School), and rural residences. Impacts to wilderness and

recreation, agricultural resources, and transportation facilities are discussed in Sections D.5 (Wilderness and Recreation), D.6 (Agriculture), and D.9 (Transportation and Traffic), respectively. Therefore, with the exception of those uses listed in this paragraph and discussed elsewhere in this EIR/EIS, sensitive land uses that could be temporarily disturbed during construction consist of a school (Jacumba Elementary School) and rural residences.

Jacumba Elementary School is only school in the area located within 1 mile of a project component. At its closest point (near MP 4.5), the proposed 138 kV transmission line would be located approximately 4,750 feet north of Jacumba Elementary School. At this distance, identified impacts would not be adverse, and under CEQA impacts would be considered less than significant (Class III).

As shown on Figures D.4-5a through D.4-5c, ECO Substation Project Existing Land Uses, numerous rural residences would be located in the project area within the general vicinity of project components. For residences greater than 1,000 feet from proposed project components, identified LU-1 impacts would not be adverse, and under CEQA impacts would be less than significant (Class III). For residences within 1,000 feet or less of project components, residences would be temporarily disturbed by construction activities due to the presence of heavy construction equipment on temporary and permanent access roads, the constant movement of materials and facility equipment to sites and return trips to construction staging areas, and the resulting noise and air quality disturbances. As indicated in Table D.4-3, approximately 24 residences (and the Empire Ranch airstrip) would be located within 1,000 feet of the proposed 138 kV transmission line. The majority of the affected residences (and the Empire Ranch airstrip) are located between MP 10 and the rebuilt Boulevard Substation on the western end of the ECO Substation Project (see Figure D.4-5c). In addition, five residences would be located within 1,000 feet of the proposed Boulevard Substation rebuild site. For residences within 1,000 feet of project components, identified LU-1 impacts would be adverse; therefore, Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant and can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

MM LU-1a Prepare Construction Notification Plan. Forty-five days prior to construction, the project applicant shall prepare and submit a Construction Notification Plan to the appropriate land use jurisdiction agency for approval. The Plan shall identify the procedures that will be used to inform property owners of the location and duration of construction, identify approvals that are needed prior to posting or publication of construction notices, and include text of proposed public notices and advertisements. The plan shall address at a minimum two of the following components:

- **Public notice mailer.** A public notice mailer shall be prepared and mailed no less than 15 days prior to construction. The notice shall identify construction activities that would restrict, block, remove parking, or require a detour to access existing residential properties. The notice shall state the type of construction activities that will be conducted and the location and duration of construction, including all helicopter activities. The project applicant shall mail the notice to all residents or property owners within 1,000 feet of project components. If construction delays of more than 7 days occur, an additional notice shall be prepared and distributed.
- **Newspaper advertisements.** Fifteen days prior to construction, within a route segment, notices shall be placed in local newspapers and bulletins, including Spanish language newspapers and bulletins. The notice shall state when and where construction will occur and provide information about the public liaison person and hotline. If construction is delayed for more than 7 days, an additional round of newspaper notices 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 libraries, community notification boards, post offices, rest stops, community centers, and other public venues to inform affected residents to the purpose and schedule of construction activities.
- **Public liaison person and toll-free information hotline.** The project applicant 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. The project applicant 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.

MM LU-1b Notify property owners and provide access. To facilitate access to properties obstructed by construction activities, the project applicant shall notify property owners and tenants at least 24 hours in advance of construction activities and shall provide alternative access if required.

Tule Wind Project

Land uses at or near project components that could be temporarily disturbed during construction (and decommissioning) activities include wilderness and recreational lands (BLM McCain Valley National Cooperative Land and Wildlife Management Area including the In-Ko-Pah ACEC, Carrizo Gorge Wilderness, Lark Canyon OHV Area, and the Lark Canyon and Cottonwood Campgrounds), forest and recreational lands (Cleveland National Forest), public roadways, an airstrip, a school (Clover Flat Elementary), and rural residences. As stated previously, impacts to wilderness and recreation, agricultural resources, and transportation facilities are discussed in Sections D.5 (Wilderness and Recreation), D.6 (Agriculture), and D.9 (Transportation and Traffic), respectively. Therefore, sensitive land uses that could be temporarily disturbed during construction consist of a school (Clover Flat Elementary School) and rural residences.

Clover Flat Elementary is the only school located within 2 miles of Tule Wind Project components. The school is located west of the Ribbonwood Road/Old Highway 80 intersection in Boulevard; approximately 1.25 miles west of the proposed 138 kV transmission line interconnect with the rebuilt Boulevard Substation. Therefore, due to distance, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

Rural residences in the area are primarily located east and southeast of proposed turbines in the E and G strings and east of the proposed 138 kV transmission line in the McCain Valley area. In addition, several residences are located along the proposed 138 kV transmission line route adjacent to McCain Valley Road and Old Highway 80. The majority of the residences in the project area north of I-8 would be located more than 1,000 feet from project components, and due to distance, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

As shown in Table D.4-9, approximately six residences would be located within 1,000 feet of the proposed 138 kV transmission line.

In support of construction activities, Pacific Wind Development is proposing to improve 27.62 miles of existing access roads in the vicinity of Rough Acres Ranch, through the Campo and Manzanita Indian reservations, and near the proposed wind turbines, collector cable system, and 138 kV transmission line. Uses adjacent to proposed improved access roads include tribal lands (including residences), recreational lands, and rural residences. Impacts to wilderness and recreation are discussed in Section D.5, Wilderness and Recreation. Rural residential uses are located adjacent to Crestwood Road and Old Mine Road within the Campo and Manzanita Indian reservations and Ribbonwood Road north of I-8. Eleven residences are located on parcels

abutting the identified segment of Crestwood Road to be improved, and seven residences are located on parcels abutting the identified segment of Ribbonwood Road to be improved. These 18 residences would be located within 1,000 feet of construction road widening activities.

Temporary disturbances associated with construction (and decommissioning) of the Tule Wind Project would be substantial to residences/facilities within 1,000 feet of project components (including proposed roadway improvements for construction access) if construction (and decommissioning) is not carefully managed and residents are not informed of time and duration of activities. Identified LU-1 impacts to the 24 residences (residences within 1,000 feet of the proposed gen-tie alignment and within 1,000 feet of improved access roads) would be adverse, and therefore, Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

ESJ Gen-Tie Project

Land uses at or near project components that could be temporarily disturbed by construction activities include recreational lands to the east (the BLM-administered Jacumba Mountains Wilderness) and Old Highway 80 and rural residences (mobile homes) to the west and northwest (refer to Section D.5 for a wilderness and recreation impacts discussion and Section D.9 for Transportation and Traffic impact discussion). The nearest residences, two mobile homes, are located approximately 2,400 feet north and west of the site, respectively. The ESJ Gen-Tie Project site and construction activities would be visible from these residences; however, at this distance, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

Proposed PROJECT

Temporary land use impacts associated with construction of the Proposed PROJECT, as well as the Campo, Manzanita, and Jordan wind energy projects, would be less than significant with implementation of mitigation measures. Construction activities would temporarily disturb rural residences in the vicinity of project components including (but not limited to) the proposed 138 kV transmission line associated with the ECO Substation Project, the proposed transmission line associated with the Tule Wind Project, and improvements to existing access roads in support of the Tule Wind Project. Although project-specific information is unknown at this time, construction of transmission lines and access roads associated with the Campo, Manzanita, and Jordan wind energy projects are anticipated to result in temporary disturbance to residents in the vicinity of these components. Residences would be disturbed by the presence of heavy equipment on project area roadways, truck operation, and general construction activities

including excavation for transmission line structures. Identified LU-1 impacts would be adverse; therefore, Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

Impact LU-2: Presence of a project component would divide an established community or disrupt land uses at or near project components.

ECO Substation Project

Project components including the ECO 500/230/138 kV substation, SWPL Loop-In, and Boulevard Substation rebuild would be contiguous with land used for rural residential use. The proposed 138 kV transmission line would traverse or adjoin land used primarily for multiple rural uses (including residential), recreational purposes, agriculture, and transportation facilities. As stated previously, impacts to recreation are discussed in Section D.5, impacts to agriculture are discussed in Section D.6, and impacts to transportation and traffic are discussed in Section D.9. Therefore, sensitive land uses impacted by operations of the ECO Substation Project (other than those identified in this paragraph and discussed elsewhere in this EIR/EIS) consist of rural residences.

The proposed ECO 500/230/138 kV Substation would be surrounded by undeveloped rural land. Old Highway 80 would be located approximately 900 feet west of the substation, and the community of Jacumba would be located nearly 4 miles to the west. The ECO Substation would be located on undeveloped rural land and would not divide an established community or permanently disrupt on site land uses. In addition, the proposed Boulevard Substation rebuild would replace an existing substation adjacent to its current location. Although the fenced portion of the rebuilt Boulevard Substation site would be nearly twice as large as the existing substation, the rebuilt Boulevard Substation would not establish a new barrier or obstacle to adjacent residential uses that would physically divide the residences, permanently restrict movement, or impede travel in the area. Therefore, land use impacts relating to the division of an established community would not be substantial. The presence of the rebuilt substation (from an operational perspective) would not result in the actual disruption of use of adjacent residential properties. Once construction is complete, any temporary access restriction would be fully restored. Except for the existing structures located on the substation site (which was recently acquired by SDG&E), the substation would not remove any residences or cause any use to change. Therefore, identified LU-2 impacts associated with the ECO Substation, SWPL Loop-In, and Boulevard Substation rebuild would not be adverse, and under CEQA, impacts would be considered less than significant (Class III).

Operation of the proposed 138 kV transmission line and associated structures would not substantially disrupt the actual use of residential properties or structures. Upon completion of construction, any instances of temporary access restriction would be fully restored and the proposed 138 kV transmission line would not result in the removal of existing residences or structures along the proposed route. In addition, a significant portion (9 of 13.3 miles) of the proposed transmission line route would travel parallel to the existing SWPL transmission line, an established use in the project area. The remaining portion of the proposed transmission line would primarily travel adjacent to existing dirt roads. Although the transmission line and associated structures would be installed adjacent to residential uses between MP 9 and MP 13.3, movement between and around these structures would be possible and operation of the transmission line would not remove any existing residential structures. While development of the proposed 138 kV transmission line would not physically displace residences or other land uses, these residences would be subject to potential indirect impacts to the quality, access, and functionality of residential land uses associated with visual quality, noise, and public health and safety impacts as further described in this EIR/EIS. Placement of the proposed 138 kV transmission line may also disrupt the physical arrangement of the planned Ketchum Ranch residential development between MP 2.3 and MP 3.6. Identified LU-2 impacts would be adverse, and therefore, Mitigation Measure LU-2 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measure LU-2.

MM LU-2 **Revise project elements to minimize land use conflicts.** At least 90 days prior to completing final transmission line design for the approved route, the project applicant shall notify landowners of parcels through which the alignment would pass regarding the specific location of the ROW, individual towers, staging areas, access roads, or other facilities associated with the project that would occur on the subject property. The notified parties shall be provided at least 30 days in which to identify conflicts with any planned development on the subject property and to work with the project applicant to identify potential reroutes of the alignment that would be mutually acceptable to the project applicant and the landowner. Property owners whose land may be divided into potentially uneconomic parcels shall be afforded this same opportunity, even if development plans have not been established. The project applicant shall endeavor to accommodate these reroutes only to the extent that they are reasonable and feasible, do not create a substantial increase in cost, and do not create adverse impacts to resources or to other properties that would be greater in magnitude than impacts that would occur from construction and operation of the alignment as originally planned.

The project applicant shall provide a written report to the appropriate land use jurisdiction agency (see Section D.4.8, Mitigation Monitoring, Compliance, and Reporting) providing evidence of the notice provided to landowners and copies of any responses to the notice within 30 days of the notice closing date for responses. The project applicant shall also identify in the documentation submitted to the appropriate land use jurisdiction agency whether reroutes recommended by the landowner or the project applicant can be accommodated. Where they cannot be accommodated, the reasons shall be provided. The project applicant shall provide information sufficient for the appropriate land use jurisdiction agency to determine that the reroute creates no more adverse impact than the originally planned alignment location. The project applicant shall include environmental information consistent with that required for a variance (as defined in Section H, Mitigation Monitoring and Reporting). Where a reroute is proposed, the appropriate land use jurisdiction agency will review and agree to accept or reject individual reroutes. The appropriate land use jurisdiction agency may also recommend compromise reroutes for any of the parcels for which responses were provided in a timely fashion.

Tule Wind Project

Project components including proposed wind turbines, project collector cable system (overhead and underground), collector substation, O&M building site, meteorological towers, and SODAR unit would adjoin or traverse BLM-administered land used primarily for wilderness and recreational purposes and agriculture. Impacts to wilderness and recreation and agricultural resources are discussed in Sections D.5 and D.6 of this EIR/EIS, respectively. The previously listed components of the Tule Wind Project would not divide an established community because other than access roads, campgrounds, and associated facilities, limited development occurs within the McCain Valley National Cooperative Land and Wildlife Management Area. These components of the project, however, would be sited in an area made available by the BLM for wind energy development. Since these project components would not be located within an established community, identified LU-2 impacts would not be adverse, and under CEQA, impacts would be considered less than significant (Class III).

Improvements to access roads in support of construction activities could impact adjoining residential land uses. Residential uses along proposed improved access roads were identified in Impact LU-1. The improved access roads would not result in actual permanent disruption of adjacent residential properties. Improvements are intended to support large vehicles and equipment loads during construction. Once construction is complete, all roads will be restored to the standard 16- to 20-foot width, and any temporary access restrictions would be fully restored. Access road improvements would not require the removal of any residences or cause any

existing land uses to change. Therefore, identified LU-2 impacts would not be adverse, and under CEQA, impacts would be considered less than significant (Class III).

The proposed 138 kV transmission line from the Tule Wind collector substation to the Boulevard Substation rebuild would traverse or adjoin BLM-administered land used primarily for recreational purposes. Additional lands that would be traversed by the proposed transmission line include County land used for rural residential development, State facilities (CALFIRE/California Department of Corrections McCain Valley Conservation Camp), and public roadways. Impacts to wilderness and recreation, agricultural resources, and transportation and traffic are discussed in Sections D.5, D.6, and D.9 of this EIR/EIS, respectively. Sensitive land uses include rural residences located adjacent to the proposed transmission line along McCain Valley Road and Old Highway 80.

On County jurisdictional lands, the proposed transmission line would travel adjacent to McCain Valley Road and Old Highway 80. Although gen-tie line structures would be present along the proposed alignment, movement between and around these structures would be possible, and structures would not block or impede access or movement through the area. While development of the proposed 138 kV transmission line would not physically displace residences or other land uses, the transmission line would traverse rural residential lands and residences adjacent to and in the vicinity of the transmission line alignment and would be subject to potential indirect impacts to the quality, access, and functionality of residential land uses associated with visual quality, noise, and public health and safety impacts as further described in this EIR/EIS. Identified LU-2 impacts would be adverse, and therefore, Mitigation Measure LU-3 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measure LU-3.

MM LU-3 Revise project elements to minimize land use conflicts. At least 90 days prior to completing final transmission line design for the approved route, the project applicant shall notify landowners of parcels through which the alignment would pass regarding the specific location of the ROW, individual towers, staging areas, and access roads associated with the project that would occur on the subject property. The notified parties shall be provided at least 30 days in which to identify conflicts with subject properties, and the project applicant would then either identify potential reroutes of the alignment or work with property owners to obtain easements or permission to place project components on private property. All easements and/or permission must be obtained prior to approval of any discretionary permits for the subject transmission line.

The project applicant shall provide a written report to the appropriate land use jurisdiction providing evidence of the notice to landowners and copies of any responses to the notice within 30 days of the notice closing date for responses. In addition, granted easements for the transmission line must be formally recorded by the appropriate land use jurisdiction prior to discretionary permit approval.

When the Tule Wind Project is decommissioned the project area would be restored to pre-construction conditions according to the applicable federal and local land use designations. Therefore, decommissioning of the Project is not anticipated to result in significant impacts related to the division of an established community or the disruption to land uses at or near project components. Decommissioning activities would however result in temporary disturbances to land uses at or near project components (these impacts are discussed above within the Impact LU-1 discussion for the Tule Wind Project). Anticipated impacts would be similar to construction impacts and as such, are anticipated to be mitigated by measures implemented during construction of the Project.

ESJ Gen-Tie Project

The proposed ESJ Gen-Tie Project would traverse or adjoin undeveloped rural land. The ESJ Gen-Tie Project would not divide an established community because, with the exception of two mobile homes located more than 2,400 feet away, Old Highway 80, and the existing SWPL transmission line and structures, the project would be located in an undeveloped area nearly 4 miles away from the nearest established community. The gen-tie would traverse undeveloped rural land and would not divide an established community. Therefore, identified LU-2 impacts would not be adverse and under CEQA, impacts would be considered less than significant (Class III).

Proposed PROJECT

While development of the Proposed PROJECT would not physically displace residences or other land uses, residences and other land uses adjacent to or in the vicinity of project components would be subject to potential indirect impacts to the quality, access, and functionality of residential land uses associated with visual quality, noise, and public health and safety impacts as further described in this EIR/EIS. Although project-specific information is unknown at this time, the Campo, Manzanita, and Jordan wind energy projects are not expected to physically displace residences or other land uses but would result in similar indirect impacts to adjacent land uses. Identified LU-2 impacts would be considered adverse, and therefore, Mitigation Measures LU-2 and LU-3 have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-2 and LU-3.

Impact LU-3: **The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.**

Appendix 7 lists the applicable regulations, plans, and standards by project and by project component. All levels of government implement land use plans, policies, and regulations to reduce the impacts of development projects on the environment. If any of the components of the ECO Substation, Tule Wind, or ESJ Gen-Tie projects conflicted with one of these standards, it would negate the government's attempt to reduce or avoid environmental impacts. By complying with applicable land use plans, policies, and regulations, the ECO Substation, Tule Wind, and ESJ Gen-Tie projects would meet each jurisdiction's respective goals for reducing or eliminating the impacts of land use decisions. Appendix 7 Tables 7-1, 7-2, and 7-3, provide a consistency analysis between the ECO Substation, Tule Wind, and ESJ Gen-Tie projects and applicable plans and policies.

ECO Substation Project

As demonstrated in Appendix 7 (Table 7-1) the proposed ECO Substation Project would not be consistent with all local plans, policies, and regulations relevant to the project area. The ECO Substation Project was determined to be inconsistent with policies and goals established in the following land use plans:

- County of San Diego Draft General Plan Update Land Use, Safety, and Noise elements (County of San Diego 2010a)
- County of San Diego Draft General Plan Update, Boulevard Subregional Planning Area Community Plan (County of San Diego 2010a).

As demonstrated in Appendix 7 (Table 7-1), the ECO Substation Project was determined to be consistent with the policies and goals established in the following local and federal land use plans:

- County of San Diego Existing General Plan, Land Use Element (County of San Diego 2003), Energy Element (County of San Diego 1977), Conservation Element (County of San Diego 2002), Public Facility Element (County of San Diego 2005), and Seismic Element (County of San Diego 1991)
- County of San Diego Draft General Plan Update, Conservation and Open Space, and Mobility Elements (County of San Diego 2010a)
- Mountain Empire Subregional Plan (2010a)
- County of San Diego Zoning Ordinance

- Jacumba Airport Land Use Compatibility Plan
- BLM Eastern San Diego County Resource Management Plan.

Although the ECO Substation Project would not be consistent with all identified local land use policies and goals contained in County of San Diego planning documents, the County of San Diego has no land use jurisdiction over the project, and therefore, the project is not required to be consistent with local planning documents. Therefore, since the ECO Substation Project was determined to be consistent with the applicable land use plans, policies, and regulations of an agency with jurisdiction over the project (the CPUC and the BLM have land use jurisdiction over the ECO Substation Project), identified impacts would not be adverse. Under CEQA, impacts would be less than significant (Class III).

Tule Wind Project

As demonstrated in Appendix 7 (Table 7-2), the proposed Tule Wind Project would not be consistent with all applicable policies, goals, and regulations established in land use plans relevant to the project area. While the Tule Wind Project would be consistent with applicable federal land use plans, including the Eastern San Diego County Resource Management Plan (BLM 2008a), the Final Programmatic EIS on Wind Energy Development on BLM-administered lands occurring in the Western United States (BLM 2005a), Wind Energy Development Policy Instructional Memorandum (IM 2009-043) (BLM 2008b), and all Ewiiapaayp Band of Kumeyaay Indians land use laws, components of the Tule Wind Project under the jurisdiction of the County of San Diego (13 R-string turbines and an approximate 2-mile segment of the 138 kV transmission line) would not be consistent with all applicable policies and goals established in the following County of San Diego documents:

- County of San Diego Draft General Plan Update, Land Use, Safety and Noise elements (County of San Diego 2010a)
- County of San Diego Draft General Plan Update, Boulevard Subregional Planning Area Community Plan (County of San Diego 2010a).

Although the Tule Wind Project was found to be inconsistent with policies and regulations contained in the above local land use plans, these plans have not been formally adopted by the County of San Diego and are therefore subject to change. Because these plans are still draft versions, no impact determination has been made with regards to inconsistencies with these plans.

With the implementation of mitigation measures identified in various parts of Section D, e.g., Biological Resources, Visual Resources, Public Services and Utilities, and Fire and Fuels Management, project components under the jurisdiction of the County of San Diego were

determined to be consistent with the plans and policies established in the following County of San Diego documents:

- Mountain Empire Subregional Plan (2010a)
- County of San Diego Existing General Plan Land Use Element (County of San Diego 2003), Energy Element (1977), Conservation Element (County of San Diego 2002), Public Facility Element (County of San Diego 2005), and Seismic Element (County of San Diego 1991)
- County of San Diego Draft General Plan Update (Conservation and Open Space, and Mobility elements)
- County of San Diego Zoning Ordinance.

Therefore, because impact determinations have not been made with regards to local land use plans that have not been formally adopted by the County of San Diego, and because components of the Tule Wind Project were determined to be consistent with all adopted and applicable local land use plans and policies (with implementation of mitigation measures identified in other parts of Section D), identified impacts would be adverse and mitigation has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

ESJ Gen-Tie Project

As demonstrated in Appendix 7 (Table 7-3), the proposed ESJ Gen-Tie Project would not be consistent with all applicable plans, policies, and regulations relevant to the project area. The ESJ Gen-Tie Project was determined to be inconsistent with policies and goals established in the following land use plans:

- County of San Diego Draft General Plan Update, Land Use and Safety elements (County of San Diego 2010a).

Because the County of San Diego Draft General Plan Update is in draft form and has not been formally adopted by the County (and is subject to change), no impact determination regarding inconsistencies with policies contained in the document has been made.

As demonstrated in Appendix 7 (Table 7-3), the ESJ Gen-Tie Project was determined to be consistent with the policies and goals established in the following land use plans:

- County of San Diego Existing General Plan, Land Use Element (County of San Diego 2003), Conservation Element (County of San Diego 2002), Public Facility Element

(County of San Diego 2005), Energy Element (County of San Diego 1977), and Seismic Element (County of San Diego 1991)

- County of San Diego Draft General Plan Update, Mobility, Conservation and Open Space, and Noise elements (County of San Diego 2010a)
- Mountain Empire Subregional Plan (2010a)
- County of San Diego Zoning Ordinance
- County of San Diego Board of Supervisors Policy I-111 (U.S. Border Setback Policy).

Because the ESJ Gen-Tie Project was determined to be consistent with applicable (and adopted) local land use plans and policies with the implementation of mitigation measures identified in various parts of Section D, e.g., Biological Resources, Visual Resources, Public Services and Utilities, and Fire and Fuels Management, identified impacts would be adverse and therefore mitigation has been provided that would mitigate this impact. Under CEQA, impacts would be considered significant but can be mitigated to a level that is considered less than significant (Class II).

Proposed PROJECT

As discussed above, because the components of the Proposed PROJECT were determined to be consistent with all applicable federal land use plans and policies, and because the Proposed PROJECT was determined to be consistent (with implementation of mitigation measures identified in Section D) with all applicable (and adopted) local land use plans and policies, identified impacts would be adverse and therefore mitigation has been provided that would mitigate this impact. Under CEQA, impacts would be significant but would be mitigated to a level that is considered less than significant (Class II). While the Campo and Manzanita wind energy projects would be located on tribal lands and would therefore not be subject to BLM or local plans and policies, the Jordan wind energy project would be located entirely on County-jurisdictional land and would be subject to local plans and policies. Due to the similar nature of the projects, the Jordan wind energy project is expected to result in similar consistency determinations as the Tule Wind Project with regards to local plans and policies but would ultimately depend on site-specific design.

D.4.4 ECO Substation Project Alternatives

Table D.4-13 summarizes the impacts and classification of the impacts under CEQA that have been identified for the ECO Substation Project alternatives.

Table D.4-13
Land Use Impacts Identified for ECO Substation Project Alternatives

Impact No.	Description	Classification
ECO Substation Alternative Site		
ECO-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
ECO-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
ECO-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class III
ECO Partial Underground 138 kV Transmission Route Alternative		
ECO-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
ECO-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
ECO-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class III
ECO Highway 80 138 kV Transmission Route Alternative		
ECO-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
ECO-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
ECO-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class III
ECO Highway 80 Underground 138 kV Transmission Route Alternative		
ECO-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
ECO-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
ECO-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class III

D.4.4.1 ECO Substation Alternative Site

This alternative would not affect the impact conclusions resulting from implementation of the proposed Tule Wind and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

Section D.4.1.2 describes the environmental setting for the proposed ECO Substation Project. Because this alternative would only shift the proposed ECO Substation site 700 feet to the east, the land use setting would be the same as that described in Section D.4.1.2.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Under this alternative, the ECO Substation site would be shifted 700 feet to the east and, compared with the proposed ECO Substation site, would be located farther away from the nearest residences (the nearest residences would be located over 3,000 feet northwest of the alternative substation site). Since the LU-1 impacts to these residences would not be substantial, overall LU-1 impacts to land uses at or near project components would essentially be the same as those identified for the proposed ECO Substation Project in Section D.4.3.3. Although the substation would be shifted 700 feet to the east of the proposed location, this alternative would not reduce the number of residences within 1,000 feet of the 138 kV transmission line or the Boulevard Substation rebuild site. Similar to the proposed ECO Substation Project, identified LU-1 impacts would be adverse and therefore, Mitigation Measures LU-1a and LU-1b have been provided and would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

Impact LU-2: Similar to the proposed ECO Substation site, the ECO Substation Site Alternative would be surrounded by undeveloped rural land and construction and operation of the alternative substation site would not result in the division of an established community. Therefore, overall LU-2 impacts to land uses at or near project components associated with this alternative would not be significantly different from the proposed ECO Substation Project discussed in Section D.4.3.3. Similar to the proposed ECO Substation Project, the 138 kV transmission line under this alternative would traverse a planned development area between approximate MP 2.3 and 3.6 and would disrupt land uses at or near the transmission line alignment. Therefore, identified LU-2 impacts would be adverse and Mitigation Measure LU-2 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measure LU-2.

Impact LU-3: Relocating the substation site would not result in substantial changes to the consistency determinations identified for the proposed ECO Substation Project in Section D.4.3.3 and in Appendix 7 (Table 7-3). Therefore, similar to the proposed ECO Substation Project, the ECO Substation Site Alternative would not be consistent with all applicable local land use plans, policies, and regulations. However, as identified in Section D.4.3.3, the County of San Diego has no land use jurisdiction over the Project and therefore the Project is not required to be consistent with County land use plans and policies. Therefore, a determination of No Impact is considered with regards to local land use plans and policies. Because (similar to the proposed ECO Substation Project) this alternative would be consistent with all applicable federal

lands use plans and policies, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

D.4.4.2 ECO Partial Underground 138 kV Transmission Route Alternative

This alternative would not affect the impact conclusions resulting from implementation of the proposed Tule Wind and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

With the exception of the undergrounding of the proposed 138 kV transmission line between MP 9 and the rebuilt Boulevard Substation, components of this alternative would be the same as those identified for the ECO Substation Project as presented in Section B of this EIR/EIS. Under this alternative, from MP 9 to the rebuilt Boulevard Substation the proposed 138 kV transmission line would be installed underground (instead of on overhead transmission poles) along the same route as the proposed ECO Substation Project. Since this alternative would follow the same route as the proposed ECO Substation Project, the jurisdictions traversed and the existing land uses adjacent to proposed project components of this alternative would be the same as those identified in Section D.4.1.2.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Due to open trenching for approximately 4.3 miles between MP 9 and the rebuilt Boulevard Substation, temporary disturbances resulting from installation of the 138 kV transmission line associated with this alternative would be greater than those identified in Section D.4.3.3 for the proposed ECO Substation Project. Access to adjacent roadways and residential driveways could be blocked temporarily during open trenching and installation of the transmission line. Temporary disturbance of land uses at or near the transmission line alignment would be substantial. Similar to the proposed ECO Substation Project, identified LU-1 impacts would be adverse, and therefore, Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

Impact LU-2: Presence of a project component would divide an established community or disrupt land uses at or near project components.

Operation of the proposed undergrounded portion of the 138 kV transmission line from MP 9 to the rebuilt Boulevard Substation would not divide an established community or disrupt land uses

adjacent to the transmission line. Compared to the proposed ECO Substation Project, disruption of adjacent land uses during operations would be reduced under this alternative because transmission line structures would not be constructed between MP 9 and the rebuilt Boulevard Substation. This alternative would not, however, reduce the potential impacts associated with planned development between MP 2.3 and MP 3.6 of the 138 kV transmission line. Therefore, under this alternative, identified impacts would be adverse and Mitigation Measure LU-2 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measure LU-2.

Impact LU-3: The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

Similar to the proposed ECO Substation Project, the ECO partial underground proposed 138 kV Transmission Route Alternative would not be consistent with all applicable land use plans, policies, and regulations. Undergrounding the transmission line between MP 9.0 and the rebuilt Boulevard Substation would effectively minimize the probability for wildland fires along this approximate 4.3-mile transmission line segment, however, this alternative would still construct an overhead transmission line between the ECO Substation and MP 9.0. Therefore, this alternative would still result in an increased probability for wildland fires in the project area, and partially undergrounding the transmission line would not result in substantial changes to the consistency determinations identified for the proposed ECO Substation Project in Section D.4.3.3 and in Appendix 7 (Table 7-1). However, similar to the proposed ECO Substation Project, the County of San Diego would have no land use jurisdiction over this alternative, and therefore, this alternative would not be required to be consistent with County of San Diego land use plans, policies, and regulations. Because (similar to the proposed ECO Substation Project) this alternative would be consistent with all applicable federal lands use plans and policies, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

D.4.4.3 ECO Highway 80 138 kV Transmission Route Alternative

This alternative would not affect the impact conclusions resulting from implementation of the proposed Tule Wind and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

With the exception of the Old Highway 80 138 kV transmission line route alternative, the jurisdictions traversed and the existing land uses adjacent to Proposed PROJECT components of

this alternative would be the same as those identified for the proposed ECO Substation Project in Section D.4.1.2. From the intersection of the SWPL transmission line and Old Highway 80 (approximately 1.5 miles northwest of Jacumba), this alternative would expand and utilize an existing utility ROW and overbuild an existing distribution line for approximately 4.8 miles generally along Old Highway 80 to the rebuilt Boulevard substation.

Approximately 44 rural residences adjacent to Old Highway 80 would be located within 1,000 feet of this alternative.

The affected segment of Old Highway 80 (and the ECO Highway 80 138 kV Transmission Route Alternative) is entirely within the jurisdiction of the County of San Diego. Land adjacent to Old Highway 80 along this route is designated Multiple Rural Use (1 DU/4/8/20 acres) by the County General Plan and is primarily zoned General Rural (S92). An auto salvage yard and a closed motel and restaurant are located adjacent to Old Highway 80 along this segment on land zoned General Commercial.

With the adoption of the County's Draft General Plan Update, the General Plan land use designation of the land adjacent to this alternative would be redesignated as a mixture of Rural Lands (RL-80 1 DU/80 acres), Rural Lands (RL-20 1 DU/20 acres), and Semi-Rural Residential (SR-10 1 DU/10, 20 acres). The Rural Lands (RL-20 1 DU/20 acres) and Semi-Rural Residential (SR-10 1 DU/10, 20 acres) designations would occur near Bankhead Springs and Boulevard.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Land uses that could be disturbed by construction activities associated with this alternative consist of rural residential uses adjacent to Old Highway 80. A greater number of residents would be located within 1,000 feet of the alternative transmission line route along Old Highway 80 than along the transmission line route of the proposed ECO Substation Project. Temporary land use impacts to residences located within 1,000 feet from project components along this alternative route would be substantial. Similar to the proposed ECO Substation Project, identified LU-1 impacts would be adverse and therefore Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

Impact LU-2: Overall operational impacts associated with the division of an established community and disruption of land uses at or near project components under this alternative would be greater than those identified in Section D.4.3.3 for the proposed ECO Substation Project due to a greater number of residences along the Old Highway 80 route. While operation

of the proposed 138 kV transmission line (from MP 9 to the rebuilt Boulevard Substation) would require the acquisition and establishment of a new utility ROW, this alternative route would require the acquisition of an additional ROW beyond the existing distribution line ROW located within 1,000 feet of existing homes. Although development of the proposed 138 kV transmission line is not anticipated to result in the displacement of residences or other land uses, residences adjacent to and in the vicinity of the transmission line route would be subject to potential indirect impacts to the quality, access, and functionality of residential land uses associated with visual quality, noise, and public health and safety impacts. In addition, conflicts with planned land uses between MP 2.3 and MP 3.6 of the proposed transmission line would remain under this alternative. Therefore, similar to the proposed ECO Substation Project, identified LU-2 impacts would be adverse and Mitigation Measure LU-2 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measure LU-2.

Impact LU-3: Similar to the proposed ECO Substation Project, the ECO Highway 80 138 kV Transmission Route Alternative would not be consistent with all applicable local land use plans, policies, and regulations. This alternative would still construct an overhead transmission line, and rerouting the transmission line between MP 5.8 and the rebuilt Boulevard Substation would not result in substantial changes to the consistency determinations identified for the proposed ECO Substation Project in Section D.4.3.3 and Appendix 7 (Table 7-1). However, similar to the proposed ECO Substation Project, the County of San Diego would have no land use jurisdiction over this alternative; therefore, this alternative would not be required to be consistent with County of San Diego land use plans, policies, and regulations. Because (similar to the proposed ECO Substation Project) this alternative would be consistent with all applicable federal lands use plans and policies, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

D.4.4.4 ECO Highway 80 Underground 138 kV Transmission Route Alternative

This alternative would not affect the impact conclusions resulting from the implementation of the proposed Tule Wind and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

With the exception of the Old Highway 80 underground route alternative, the jurisdictions traversed and the existing land uses adjacent to Proposed PROJECT components under this alternative would be the same as those identified for the proposed ECO Substation Project in Section D.4.3.3. From the intersection of the SWPL transmission line and Old Highway 80, this alternative would place the 138 kV transmission line underground, expanding and utilizing an

existing utility ROW, and would generally follow Old Highway 80 north and west to the rebuilt Boulevard Substation.

The environmental setting adjacent to the affected segment of Old Highway 80 associated with this alternative would be the same as previously identified for the ECO Highway 80 138 kV Transmission Route Alternative in Section D.4.4.3.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Temporary construction impacts resulting from this alternative would result in greater impacts (due to a greater number of residences along the Old Highway 80 route) than those identified in Section D.4.3.3 for the proposed ECO Substation Project. Additionally, due to open trenching for approximately 4.8 miles, undergrounding the 138 kV transmission line would result in greater land disturbances and greater potential for blocked driveways and public roadways when compared with the ECO Highway 80 138 kV Transmission Route Alternative. However, similar to the proposed ECO Substation Project, with implementation of Mitigation Measures LU-1a and LU-1b, temporary impacts to land uses at or near the 138 kV transmission line alignment would be reduced to less than significant (Class II) under this alternative. LU-1 impacts for all other components would remain less than significant (Class III).

Impact LU-2: Operational impacts associated with the division of an established community and disruption of land uses at or near project components would be reduced when compared with the proposed ECO Substation Project. Although operation of the proposed 138 kV transmission from MP 9 to the rebuilt Boulevard Substation would require the acquisition and establishment of an entirely new utility ROW, this alternative route would require the acquisition of an additional ROW beyond the existing distribution line ROW and would be located substantially closer to existing residences. However, since the transmission line would be undergrounded and development of the ECO Highway 80 underground alternative is not anticipated to result in the displacement of residences or other land uses, disruptions to adjacent land uses during operation of the transmission line would be minimized. Nonetheless, this alternative would not reduce potential impacts with planned land uses between MP 2.3 and 3.6 of the proposed transmission line, and therefore, impacts would remain significant. Therefore, under this alternative, similar to the Proposed ECO Substation Project, with implementation of Mitigation Measure LU-3, LU-2 impacts along the 138 kV transmission line would be less than significant (Class II), and LU-2 impacts for all other components would remain less than significant (Class III).

Impact LU-3: Similar to the proposed ECO Substation Project, the ECO Highway 80 Underground 138 kV Transmission Route Alternative would not be consistent with all applicable land use plans,

policies, and regulations. Although undergrounding the transmission line between MP 5.8 and the rebuilt Boulevard Substation would effectively minimize the probability of wildland fires occurring along this transmission line segment and would reduce the overall visual impacts associated with an overhead transmission line, this alternative would still construct an overhead transmission line between the ECO Substation and MP 5.8. Therefore, undergrounding and rerouting a segment of the transmission line would not result in substantial changes to the consistency determinations identified for the proposed ECO Substation Project in Section D.4.3.3 and in Appendix 7 (Table 7-1). This alternative would also result in similar policy and plan consistency determinations as identified in Section D.4.4.3 for the ECO Highway 80 138 kV Transmission Route Alternative. Because (similar to the proposed ECO Substation Project) this alternative would be consistent with all applicable federal lands use plans and policies, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

D.4.5 Tule Wind Project Alternatives

Table D.4-14 summarizes the impacts and classification of the impacts under CEQA that have been identified for the Tule Wind Project alternatives.

Table D.4-14
Land Use Impacts Identified for Tule Wind Project Alternatives

Impact No.	Description	Classification
Tule Wind Alternative 1, Gen-Tie Route 2 with Collector Substation/O&M Facility on Rough Acres Ranch		
Tule-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
Tule-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
Tule-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II
Tule Wind Alternative 2, Gen-Tie Route 2 Underground with Collector Substation/O&M Facility on Rough Acres Ranch		
Tule-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
Tule-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class III
Tule-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II
Tule Wind Alternative 3, Gen-Tie Route 3 with Collector Substation/O&M Facility on Rough Acres Ranch		
Tule-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
Tule-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
Tule-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II

Table D.4-14 (Continued)

Impact No.	Description	Classification
Tule Wind Alternative 4, Gen-Tie Route 3 Underground with Collector Substation/O&M Facility on Rough Acres Ranch		
Tule-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
Tule-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class III
Tule-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II
Tule Wind Alternative 5, Reduction in Turbines		
Tule-LU-1	Construction would temporarily disturb land uses at or near project components.	Class II
Tule-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class II
Tule-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II

D.4.5.1 Tule Wind Alternative 1, Gen-Tie Route 2 with Collector Substation/O&M Facility on Rough Acres Ranch

This alternative would not affect the impact conclusions resulting from implementation of the proposed ECO Substation and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

Under this alternative the Tule Wind Project’s collector substation and O&M facility would be relocated from BLM-administered land in the McCain Valley National Cooperative Land and Wildlife Management Area to County of San Diego jurisdictional land on Rough Acres Ranch. Proposed turbines would be located in the same location as identified in the proposed Tule Wind Project. Relocation of the collector substation and O&M facility to Rough Acres Ranch would result in a shorter proposed 138 kV transmission line route and a longer overhead cable collector system. Upon exiting the alternate collector substation site, the alternate 138 kV transmission line would travel east for approximately 2,000 feet, traversing Rough Acres Ranch land and BLM land. At this point the alternative gen-tie would then turn south and follow the same route to the rebuilt Boulevard Substation as the proposed Tule Wind Project 138 kV transmission line. This alternative would extend the overhead collector cable system from its end point in the proposed Tule Wind Project (near proposed turbine R5) to the relocated collector substation. From turbine R5 to the relocated collector substation, the extended overhead collector cable system would traverse BLM-administered land within the Lark Canyon OHV Area, BLM-administered land south of the Lark Canyon OHV Area, and private County of San Diego

jurisdictional land (a short segment would traverse Rough Acres Ranch prior to connecting to the collector substation).

Approximately 70 residences/structures would be located within approximately 1,000 feet of project components associated with this alternative (this includes the 26 residences previously identified for the proposed Tule Wind Project in Section D.4.3.3). The majority of the residences/structures (44) are located on Rough Acres Ranch, and the remaining residences are located along McCain Valley Road, Old Highway 80, or adjacent to existing access roads to be improved.

The relocated collector substation and O&M facility would be located on land designated General Agriculture and zoned Agriculture (A72). From the collector substation to the rebuilt Boulevard Substation, the alternate 138 kV transmission line would traverse land designated General Agriculture and Multiple Rural Use (1 DU/4, 8, 20 acres) and land zoned Agriculture (A72) and General Rural (S92). The extended collector cable system would traverse land designated General Agriculture and zoned Agriculture (A72).

With the adoption of the County's Draft General Plan Update, the General Plan land use designation of the relocated collector substation and O&M facility would be redesignated Rural Lands (RL-80 1 DU/80 acres), the alternate transmission line would traverse lands redesignated Open Space (Conservation) and Rural Lands (RL-80 1 DU/80 acres), and the collector cable system would traverse lands redesignated Open Space (Conservation).

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: The majority of the existing residences/structures within 1,000 feet of project components are either associated with Rough Acres Ranch or are located adjacent to McCain Valley Road and Old Highway 80 along the proposed transmission line alignment. Relocating the collector substation and O&M facility and reducing the length of the proposed 138 kV transmission line from 9.7 to 4.1 miles would not reduce the number of residences located within 1,000 feet of project components, and when compared with the proposed Tule Wind Project, the collector substation and the O&M facility would actually be closer to residences/structures located on Rough Acres Ranch. Although this alternative would shorten the length of the proposed transmission line, this project feature would essentially be replaced by the extended overhead collector cable system. Residences within 1,000 feet of project components would be disturbed by construction (and decommissioning) activities associated with this alternative (impacts to residents located farther than 1,000 feet from project components would not be substantial). Identified impacts would be adverse; therefore, Mitigation Measures LU-1a and

LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

Impact LU-2: Operational impacts associated with the division of an established community and disruption of land uses at or near project components would be reduced when compared with the proposed Tule Wind Project. Similar to the proposed Tule Wind Project, project components (with the exception of the proposed 138 kV transmission line) associated with this alternative would not be located within an established community, would not result in the removal of existing homes, and would not permanently block or impede travel in the immediate area. Similar to the proposed Tule Wind Project, operation of this alternative would not disrupt the actual use of residences or structures. Blocked roads or access restrictions occurring during construction would be fully restored once the project is operational. Although the transmission line would be located near residences/structures on Rough Acres Ranch and along McCain Valley Road and Old Highway 80, the presence of the transmission line and associated structures would not prevent access or use of adjacent properties. In addition, due to a shorter overall transmission line length, the overall ROW required under this alternative would be reduced when compared with the proposed Tule Wind Project.

While development of the proposed 138 kV transmission line would not physically displace residences or other land uses, residences adjacent to and in the vicinity of the transmission line alignment would be subject to potential indirect impacts to the quality, access, and functionality of residential land uses associated with visual quality, noise, and public health and safety impacts as further described in this EIR/EIS. Impacts associated with the proposed 138 kV transmission line would therefore be substantial. Similar to the proposed Tule Wind Project, identified LU-2 impacts would be adverse, and therefore, Mitigation Measure LU-3 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measure LU-3.

When this alternative is decommissioned the project area would be restored to pre-construction conditions according to the applicable federal and local land use designations. Therefore, decommissioning of the Project is not anticipated to result in significant impacts related to the division of an established community or the disruption to land uses at or near project components. Decommissioning activities would however result in temporary disturbances to land uses at or near project components (these impacts are discussed above within the Impact LU-1 discussion). Anticipated impacts would be similar to construction impacts and as such, are anticipated to be mitigated by measures implemented during construction of this alternative.

Impact LU-3: Under this alternative, the O&M facility and the collector substation would be located on County of San Diego jurisdictional land and several policies and goals previously determined to be inapplicable to the proposed Tule Wind Project would apply. The following policies established in County of San Diego land use plans would be applicable to this alternative (a brief consistency analysis follows each identified policy):

- County of San Diego Existing General Plan, Seismic Element (County of San Diego 1991).
 - *New Development Policy 1. Require all buildings to meet the standards of the Uniform Building Code.* Because the 5,000-square-foot prefabricated, one-story, metal (O&M) building would be fabricated to meet the standards of the Uniform and/or California Building Code, this alternative would be consistent with this policy.
 - *New Development Policy 5. Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.* As identified in Section D.13, Geology, Soils, and Minerals, the Tule Wind Project site does not cross any mapped Alquist-Priolo Earthquake Hazard Zones and the alternative O&M facility site would not be underlain by hydric soils prone to earthquake-generated ground failure, including liquefaction, lateral spreading, and differential settlement. However, although the potential for impacts is low, Pacific Wind Development would implement Mitigation Measure GEO-3 and would perform geotechnical studies to evaluate the potential for liquefaction, lateral spreading, seismic slope instability, and ground-cracking hazards to affect the approved project and all associated facilities. Where these hazards are found to exist, appropriate engineering design and construction measures that meet California Building Code and Institute of Electrical and Electronics Engineers design parameters would be incorporated into the project designs. With implementation of Mitigation Measure GEO-3, this alternative would be consistent with this policy.
- County of San Diego Draft General Plan Update, Land Use Element (San Diego County 2010a).
 - *Policy LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.* The O&M facility would include a septic system that would be self-contained and would be serviced as needed by a local septic service. Because this system would be located on County jurisdictional lands, the system would be subject to an on-site wastewater treatment system (OWTS) permit from the

County of San Diego. Once the OWTS is granted, the system and this alternative would be consistent with this policy.

- County of San Diego Draft General Plan Update, Safety Element (San Diego County 2010a).
 - *Policy S-3.7. Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazards areas.* The pre-engineered O&M facility would be under the jurisdiction of the County, and Pacific Wind Development would be required to ensure that fabrication of the facility meets current ignition resistant construction codes. Once the County reviews the O&M facility plans and approves of its fabrication, this alternative would be consistent with this policy.
- County of San Diego Draft General Plan Update, Boulevard Subregional Planning Area Community Plan (County of San Diego 2010a).
 - *Policy LU.1.1.6. Require landscaping in new development to emphasize the use of periscope design with native, drought-tolerant and fire-resistant plants to conserve water resources and help prevent the spread of fire.* The landscaping plan for the O&M facility and collector substation sites would be prepared in accordance with the requirements of the County of San Diego and would include xeriscape design with native, drought-tolerant and fire-resistant plants. Upon approval of the O&M facility and collector substation site landscaping plans, this alternative would be consistent with this policy.
 - *Policy CM 3.1.1. Require secondary fire access/egress routes to connect to a public road unless the approval of the Boulevard Planning Group and all impacted property and road owners is granted, along with the legally required deeded easement grants.* Primary access to the alternate O&M facility would be provided off McCain Valley Road. In the event of an emergency, secondary access to the facility could be provided by unnamed dirt access roads utilized during construction that connect the O&M facility with Ribbonwood Road. Therefore, this alternative would be consistent with this policy.

This alternative would be consistent with the existing and draft policies identified above and overall LU-3 impacts would be similar to those identified for the proposed Tule Wind Project in Section D.4.3.3. Relocating the collector substation and O&M facility to County jurisdictional lands and partially rerouting the 138 kV transmission line would not result in substantial changes to the consistency determinations identified in Section D.4.3.3 and in Appendix 7 (Table 7-2). Under this alternative wind turbines and the 138 kV transmission line would still be constructed

on County of San Diego jurisdictional lands and project components would be consistent (with implementation of mitigation identified in Section D) with all applicable (and adopted) local plans and policies. In addition, this alternative would be consistent with all applicable federal plans and policies identified in Appendix 7 for the proposed Tule Wind Project. Although this alternative would not be consistent with all policies identified in the County of San Diego Draft General Plan Update, the identified policies and regulations are in draft form, are subject to change, and therefore no impact determination has been made in regards to draft plans and policies. Therefore, because project components under County of San Diego jurisdiction would be consistent (with implementation of mitigation) with the policies and goals established in applicable local land use plans, identified impacts would be adverse and mitigation has been provided that would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

D.4.5.2 Tule Wind Alternative 2, Gen-Tie Route 2 Underground with Collector Substation/O&M Facility on Rough Acres Ranch

This alternative would not affect the impact conclusions resulting from implementation of the proposed ECO Substation and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

Section D.4.5.1 describes the existing land use setting associated with relocation of the collector substation and O&M facility to Rough Acres Ranch and the subsequently shortened 138 kV transmission line route and extended collector cable system. Because this alternative would only underground the alternate 138 kV transmission line, the existing land use setting would be the same as described in Section D.4.5.1.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: During construction and decommissioning, temporary disturbance of existing land uses between the relocated collector substation and the rebuilt Boulevard Substation would be greater under this alternative (when compared with the proposed Tule Wind Project) due to open trenching for approximately 4.1 miles along the gen-tie line alignment. Open trenching could restrict access to driveways adjacent to McCain Valley Road and Old Highway 80. Also, west of McCain Valley Road and Old Highway 80, the proposed alignment would cross a parcel zoned S92 (General Rural) and would be located within 200 feet of an existing residence. Impacts to residents farther than 1,000 feet of project components would not be substantial. Residences within 1,000 feet of project components would be temporarily disturbed by construction activities. Similar to the proposed Tule Wind Project, identified LU-1 impacts

would be adverse, and therefore, Mitigation Measures LU-1a and LU-1b have been provided and would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

Impact LU-2: Operational impacts associated with this alternative would be less than those identified for the proposed Tule Wind Project in Section D.4.3.3. Due to the absence of transmission line poles near residences adjacent to McCain Valley Road and Old Highway 80, the potential for land use disruptions during operations would be minimized, and nearby residents would not be subjected to the potential indirect effects associated with visual quality and noise an overhead transmission line would produce. Therefore, identified impacts would not be adverse, and under CEQA, impacts would be considered less than significant (Class III).

When this alternative is decommissioned the project area would be restored to pre-construction conditions according to the applicable federal and local land use designations. Therefore, decommissioning of the project is not anticipated to result in significant impacts related to the division of an established community or the disruption to land uses at or near project components. Decommissioning activities would however result in temporary disturbances to land uses at or near project components (these impacts are discussed above within the Impact LU-1 discussion above). Anticipated impacts would be similar to construction impacts and as such, are anticipated to be mitigated by measures implemented during construction of this alternative.

Impact LU-3: Similar to the proposed Tule Wind Project, this alternative would be consistent with the policies and goals established in federal land use plans applicable to the project area including the Eastern San Diego Resource Management Plan (BLM 2008a), the Final Programmatic EIS on Wind Energy Development on BLM-administered lands occurring in the Western United States (BLM 2005a), and the Wind Energy Development Policy Instructional Memorandum (IM 2009-043) (BLM 2008b). Because this alternative would locate the O&M facility and collector substation on County jurisdictional lands, several policies established in County land use plans previously determined to be inapplicable to the proposed Tule Wind Project would be applicable (see Section D.4.5.1, LU-3 impact analysis).

Under this alternative wind turbines and a segment of the underground 138 kV transmission line would still be constructed on County of San Diego jurisdictional lands and project components would be consistent (with implementation of mitigation identified in Section D) with all applicable (and adopted) local plans and policies. Although this alternative would not be consistent with all policies identified in the County of San Diego Draft General Plan Update, the identified policies and regulations are in draft form, are subject to change, and therefore no

impact determination has been made with regards to draft plans and policies. Therefore, because project components under County of San Diego jurisdiction would be consistent (with implementation of mitigation) with the policies and goals established in applicable local land use plans, identified impacts would be adverse and mitigation has been provided that would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

D.4.5.3 Tule Wind Alternative 3, Gen-Tie Route 3 with Collector Substation/O&M Facility on Rough Acres Ranch

This alternative would not affect the impact conclusions resulting from implementation of the proposed ECO Substation and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

Under this alternative the Tule Wind Project's collector substation and O&M facility would be relocated from BLM-administered land in the McCain Valley National Cooperative Land and Wildlife Management Area to County of San Diego jurisdictional land on Rough Acres Ranch. Proposed turbines would be in the same location as identified in the proposed Tule Wind Project. Relocation of the collector substation and O&M facility to Rough Acres Ranch would result in a shorter proposed 138 kV transmission line route (approximately 5.4 miles) and a longer overhead cable collector system. Upon exiting the alternate collector substation site, the alternate 138 kV transmission line would travel north for approximately 800 feet before travelling in a western direction to Ribbonwood Road. At Ribbonwood Road, the alternate gen-tie line would turn south, primarily adjacent to Ribbonwood Road, and would cross I-8 prior to entering the community of Boulevard. At the Ribbonwood Road/Old Highway intersection, the alternate gen-tie line would turn east and follow Old Highway 80 to the rebuilt Boulevard Substation.

In addition, this alternative would extend the overhead collector cable system from its end point in the proposed Tule Wind Project (near proposed turbine R5) to the relocated collector substation. From turbine R5 to the relocated collector substation, the extended overhead collector cable system would traverse BLM-administered land within the Lark Canyon OHV Area, BLM-administered land south of the Lark Canyon OHV Area, and private County of San Diego jurisdictional land (a short segment, approximately 500 feet) would traverse Rough Acres Ranch prior to connecting to the collector substation).

Approximately 109 rural residences/structures adjacent to Ribbonwood Road and Old Highway 80 would be located within approximately 1,000 feet of Tule Wind Gen-Tie Route 3 Alternative.

Jurisdictions traversed or adjoining the alternate 138 kV transmission line route include the County of San Diego, BLM, and Caltrans. The alternate 138 kV transmission line would traverse

land designated General Agriculture, Multiple Rural Use (1 DU/4, 8, 20 acres), and General Commercial (along Ribbonwood Road north and south of I-8) and on land zoned Agriculture (A72), General Rural (S92), General Commercial, Limited Control (S87), Open Space (S80), and Rural Residential (RR). The extended collector cable system would traverse land designated General Agriculture and zoned Agriculture (A72).

With adoption of the County's Draft General Plan Update, the General Plan land use designation of the relocated collector substation and O&M facility would be redesignated Rural Lands (RL-80 1 DU/80 acres), the alternate gen-tie line would traverse lands redesignated Open Space (Conservation), Rural Lands (RL-80 1 DU/80 acres), Semi-Rural Residential (SR-4 SU/4,8,16 acres), Semi-Rural Residential (SR-10 1 DU/10,20 acres), and General Commercial; the collector cable system would traverse lands redesignated Open Space (Conservation).

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Land uses at or near project components that could be temporarily disturbed during construction of the Tule Wind Route 3 alternative with collector substation/O&M facility on Rough Acres Ranch include wilderness and recreational lands (BLM McCain Valley National Cooperative Land and Wildlife Management Area including the Lark Canyon OHV Area), public roadways, a private airstrip, commercial businesses, public facilities (Boulevard Volunteer Fire Department and San Diego County Sheriff's Department Substation-Boulevard), an airstrip, a school (Clover Flat Elementary), an inn (Lux Inn), and rural residences. Impacts to wilderness and recreation, agricultural resources, transportation facilities, and public services are discussed in Sections D.5 (Wilderness and Recreation), D.6 (Agriculture), D.9 (Transportation and Traffic), and D.14 (Public Services and Utilities), respectively. Therefore, sensitive land uses that could be temporarily disturbed during construction consist of a school (Clover Flat Elementary School), an inn (Lux Inn), and rural residences. Other uses that would be temporarily impacted by construction of the alternative include commercial uses adjacent to Old Highway 80 in Boulevard.

Clover Flat Elementary is the only school located within 2 miles of Tule Wind gen-tie Route 3 alternative project components. The school is located west of the Ribbonwood Road/Old Highway 80 intersection in Boulevard, approximately 1,500 feet west of the proposed 138 kV transmission line route. Therefore, due to distance, identified impacts would not be adverse, and under CEQA, impacts would be considered less than significant (Class III).

The Lux Inn is located south of I-8 and approximately 550 feet west of Ribbonwood Road, just south of Avenida de Robles Verdes. Since the inn is located within 1,000 feet of the Tule Wind

Route 3 alternative, the inn (and inn visitors) would be temporarily disturbed by construction activities. Identified impacts would be adverse; therefore Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of LU-1a and LU-1b.

Compared with the proposed Tule Wind Project transmission line route, a greater number of residences/structures would be located within 1,000 feet of alternative gen-tie Route 3; therefore, this alternative would result in greater LU-1 impacts. The affected residences and parcels are primarily located adjacent to Ribbonwood Road and Old Highway 80. For those residences located more than 1,000 feet from the alternative route, identified LU-1 impacts would not be adverse and under CEQA, impacts would be considered less than significant (Class III).

Construction of this alternative would temporarily disturb rural residences and an inn along the proposed transmission line route as a result of heavy construction equipment and increased vehicle presence along Ribbonwood Road and Old Highway 80 and the resulting noise and dust generated by construction activities. Although construction would be short term and temporary, impacts could be substantial if construction is not carefully managed and inn visitors and residents are not notified of construction activities. Therefore, identified impacts would be adverse, and Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of LU-1a and LU-1b.

Construction of this alternative would also temporarily disturb commercial uses along Ribbonwood Road and Old Highway 80 adjacent to the proposed transmission line route. Although this disturbance would be short term and temporary at any one location, disturbances could be substantial if construction is not carefully managed and area users are not notified of construction activities. Identified impacts would be adverse, and Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of LU-1a and LU-1b.

Impact LU-2: This alternative would traverse or adjoin land used for agriculture, recreation, residential uses, public roadways, public services, and commercial uses. Refer to Sections D.5, Wilderness and Recreation, and D.6, Agriculture, for an analysis of construction-related impacts to wilderness and recreation and agricultural resources, respectively; refer to Section D.9, Transportation and Traffic, for analysis of construction-related impacts to public roadways and Section D.14 for analysis of construction-related impacts to public services. Sensitive land uses

in the area include rural residences and an inn. Other land uses that could potentially be impacted by construction activities include commercial uses.

From an operational perspective, presence of this alternative would not disrupt actual use of residential properties or structures. Once construction of the alternative is complete, access to all uses would be fully restored. Although this alternative would be located near approximately 104 residential properties and the Lux Inn (as well as commercial business along Old Highway 80), construction and operation would not require the removal of any residences or cause any residential uses to change. Development of the proposed 138 kV transmission line would, however, subject nearby land uses to potential indirect impacts associated with the quality, access, and functionality of residential land uses associated with visual quality, noise, and public health and safety impacts as further described in this EIR/EIS. Due to the greater number of residences potentially affected by indirect impacts of the gen-tie line, this alternative would result in greater LU-2 impacts when compared with the proposed ECO Substation Project. Similar to the proposed Tule Wind Project, identified impacts would be adverse, and therefore, Mitigation Measure LU-3 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of LU-3.

Impact LU-3: Similar to the proposed Tule Wind Project, this alternative would be consistent with the policies and goals established in federal land use plans applicable to the project area including the Eastern San Diego Resource Management Plan (BLM 2008a), the Final Programmatic EIS on Wind Energy Development on BLM-administered lands occurring in the Western United States (BLM 2005a), and the Wind Energy Development Policy Instructional Memorandum (IM 2009-043) (BLM 2008b). Because this alternative would locate the O&M facility and collector substation on County jurisdictional lands, several policies established in County land use plans previously determined to be inapplicable to the proposed Tule Wind Project would be applicable (see Section D.4.5.1, LU-3 impact analysis).

Under this alternative wind turbines and a segment of the 138 kV transmission line would still be constructed on County of San Diego jurisdictional lands and project components would be consistent (with implementation of mitigation identified in Section D) with all applicable (and adopted) local plans and policies. Although this alternative would not be consistent with all policies identified in the County of San Diego Draft General Plan Update, the identified policies and regulations are in draft form, are subject to change, and therefore no impact determination has been made with regards to draft plans and policies. Therefore, because project components under County of San Diego jurisdiction would be consistent (with implementation of mitigation) with the policies and goals established in applicable local land use plans, identified impacts would be adverse and mitigation has been provided that would mitigate this impact. Under

CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

D.4.5.4 Tule Wind Alternative 4, Gen-Tie Route 3 Underground with Collector Substation/O&M Facility on Rough Acres Ranch

This alternative would not affect the impact conclusions resulting from the implementation of the proposed ECO Substation and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

Section D.4.5.3 describes the existing land use setting associated with the Tule Wind alternative gen-tie Route 3 with collector substation/O&M facility of Rough Acres Ranch. Because this alternative would only underground the 138 kV transmission line, the existing land use setting would be the same as described in Section D.4.5.3.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Land uses traversed or adjoining this alternative would be the same as those identified in Section D.4.5.3 for the Tule Wind Alternative Route 3 with collector substation/O&M facility of Rough Acres Ranch. This alternative would underground the proposed 138 kV transmission line from the relocated collector substation on Rough Acres Ranch to the rebuilt Boulevard Substation (primarily adjacent to Ribbonwood Road and Old Highway 80). Temporary impacts resulting from construction (and decommissioning) activities under this alternative would be greater than those identified for the Tule Wind alternative Gen-tie Route 3 with collector substation/O&M facility of Rough Acres Ranch due to open trenching for approximately 5.4 miles along the gen-tie route. Sensitive land uses that could be temporarily disturbed during construction and decommissioning consist of a school (Clover Flat Elementary School), an inn (Lux Inn), rural residences, and commercial uses adjacent to the transmission line alignment. Due to distance, impacts to Clover Flat Elementary would not be substantial, and impacts to residences, the Lux Inn, and commercial uses would be substantial. Identified impacts would be adverse, and therefore, Mitigation Measures LU-1a and LU-1b have been provided and would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

Impact LU-2: Under this alternative operational land use impacts would be reduced (as a result of undergrounding the transmission line) when compared with the proposed Tule Wind Project discussed in Section D.4.3.3. Operation of the alternative Route 3 underground transmission line

would not disrupt actual use of residential properties, structures, or commercial uses; and once construction activities are complete, access to all uses would be fully restored. Since overhead transmission line structures would not be utilized, undergrounding the transmission line would minimize the potential for land use disturbances during operations. Although this alternative would be located near approximately 104 residential properties, one inn, and commercial uses fronting Ribbonwood Road and Old Highway 80, construction and operation would not require the removal of any residences or cause any residential or commercial uses to change. In addition, residences located near the alignment would not be subjected to the potential indirect effects associated with visual quality and noise that an overhead transmission line would produce. As such, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

Once this alternative is decommissioned, disturbed project areas would be restored to pre-construction conditions according to the applicable federal and local land use designations. Therefore, decommissioning is not anticipated to result in significant impacts related to the division of an established community or the disruption to land uses at or near project components. Decommissioning activities would however result in temporary disturbances to land uses at or near project components (these impacts are discussed above within the Impact LU-1 discussion above). Anticipated impacts would be similar to construction impacts and as such, are anticipated to be mitigated by measures implemented during construction of this alternative.

Impact LU-3: Similar to the proposed Tule Wind Project, this alternative would be consistent with the policies and goals established in federal land use plans applicable to the project area including the Eastern San Diego Resource Management Plan (BLM 2008a), the Final Programmatic EIS on Wind Energy Development on BLM-administered lands occurring in the Western United States (BLM 2005a), and the Wind Energy Development Policy Instructional Memorandum (IM 2009-043) (BLM 2008b). Because this alternative would locate the O&M facility and collector substation on County jurisdictional lands, several policies established in County land use plans previously determined to be inapplicable to the proposed Tule Wind Project would be applicable (see Section D.4.5.1, LU-3 impact analysis).

Under this alternative wind turbines and a segment of the 138 kV transmission line would still be constructed on County of San Diego jurisdictional lands and project components would be consistent (with implementation of mitigation identified in Section D) with all applicable (and adopted) local plans and policies. Although this alternative would not be consistent with all policies identified in the County of San Diego Draft General Plan Update, the identified policies and regulations are in draft form, are subject to change, and therefore no impact determination has been made with regards to draft plans and policies. Therefore, because project components under County of San Diego jurisdiction would be consistent (with implementation of mitigation)

with the policies and goals established in applicable local land use plans, identified impacts would be adverse and mitigation has been provided that would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

D.4.5.5 Tule Wind Alternative 5, Reduction in Turbines

This alternative would not affect the impact conclusions resulting from implementation of the proposed ECO Substation and ESJ Gen-Tie projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

Under this alternative, the environmental setting would be the same as that described in Section B, Project Description, of this EIR/EIS, with the exception that this alternative would remove 62 of the proposed 134 turbines. As proposed, the project would erect 11 turbines adjacent to the BLM In-Ko-Pah Mountains ACEC and 51 turbines adjacent to wilderness areas on the western side of the project site. Under this alternative, these turbines would be removed. Therefore, with the exception of removed turbines, the environmental setting for this alternative would be similar to that identified for the proposed Tule Wind Project in Section D.4.1.3.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Similar to the proposed Tule Wind Project, uses at or near project components that could be disturbed by construction (and decommissioning) activities include wilderness and recreational lands, public roadways, an airstrip, a school (Clover Flat Elementary School), and residential uses. Refer to Section D.5, Wilderness and Recreation, for an analysis of construction-related impacts to recreational uses, and Section D.9, Transportation and Traffic, for an analysis of construction-related impacts to public roadways. Sensitive land uses in the area include a school and rural residential uses.

Similar to the proposed Tule Wind Project, Clover Flat Elementary would be located approximately 1.25 miles west of the 138 kV transmission line interconnect with the Boulevard Substation rebuild site, and due to distance, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

Although the removal of 11 turbines in the R string and 51 turbines adjacent to wilderness areas on the western side of the project site would not reduce the number of residences within 1,000 feet of project components, temporary construction (and decommissioning) land use impacts under this alternative would be slightly reduced when compared with the proposed Tule Wind

Project. Due to reduction in turbines and the resulting reduction in the length of necessary cable collector system, the construction (and decommissioning) schedule would likely be shortened. However, the duration of construction activities likely to affect rural residences within 1,000 feet of project components (installation of the proposed 138 kV transmission line, installation of turbines in the southern extent of the G-turbine string) would not be reduced. As stated in Section D.4.3.3., approximately eight residences would be located within 1,000 feet of project components, including proposed roadway improvements. For residences greater than 1,000 feet from project components, construction (and decommissioning) land use impacts would not be substantial. For residences located within 1,000 feet of project components, identified impacts would be adverse and Mitigation Measures LU-1a and LU-1b have been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measures LU-1a and LU-1b.

Impact LU-2: From an operational perspective, the reduction in the number of turbines associated with this alternative would result in similar operational land use impacts when compared with the proposed Tule Wind Project. Removing 11 turbines from the R string and 51 turbines adjacent to wilderness areas on the western side of the project site would not disrupt actual use of residential properties or structures. Once construction of the alternative is complete, access to all uses would be fully restored. Similar to the proposed Tule Wind Project, construction and operation would not require the removal of any residences or cause any residential uses to change. This alternative would, however, result in potential indirect impacts associated with the quality, access, and functionality of residential land uses associated with visual quality, noise, and public health and safety impacts, as further described in this EIR/EIS. Identified impacts would be adverse and, therefore, Mitigation Measure LU-3 has been provided to mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II) with implementation of Mitigation Measure LU-3.

When this alternative is decommissioned, all disturbed project areas would be restored to pre-construction conditions according to the applicable federal and local land use designations. Therefore, decommissioning of the Project is not anticipated to result in significant impacts related to the division of an established community or the disruption to land uses at or near project components. Decommissioning activities would however result in temporary disturbances to land uses at or near project components (these impacts are discussed above within the Impact LU-1 discussion above). Anticipated impacts would be similar to construction impacts and as such, are anticipated to be mitigated by measures implemented during construction of this alternative.

Impact LU-3: Similar to the proposed Tule Wind Project, this alternative would be consistent with the policies and goals established in federal land use plans applicable to the project area including the Eastern San Diego Resource Management Plan (BLM 2008a), the Final Programmatic EIS on Wind Energy Development on BLM-administered lands occurring in the Western United States (BLM 2005a), and the Wind Energy Development Policy Instructional Memorandum (IM 2009-043) (BLM 2008b).

Under this alternative, two wind turbines and a segment of the 138 kV transmission line would still be constructed on County of San Diego jurisdictional lands and project components would be consistent (with implementation of mitigation identified in Section D) with all applicable (and adopted) local plans and policies. Although this alternative would not be consistent with all policies identified in the County of San Diego Draft General Plan Update, the identified policies and regulations are in draft form, are subject to change, and therefore no impact determination has been made with regards to draft plans and policies. Therefore, because project components under County of San Diego jurisdiction would be consistent (with implementation of mitigation) with the policies and goals established in applicable local land use plans, identified impacts would be adverse and mitigation has been provided that would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

D.4.6 ESJ Gen-Tie Project Alternatives

Table D.4-15 summarizes the impacts and classification of the impacts under CEQA that have been identified for the ESJ Gen-Tie Project Alternatives.

Table D.4-15
Land Use Impacts Identified for ESJ Gen-Tie Project Alternatives

Impact No.	Description	Classification
ESJ 230 kV Gen-Tie Underground Alternative		
ESJ-LU-1	Construction would temporarily disturb land uses at or near project components.	Class III
ESJ-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class III
ESJ-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class III
ESJ Gen-Tie Overhead Alternative Alignment		
ESJ-LU-1	Construction would temporarily disturb land uses at or near project components.	Class III
ESJ-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class III
ESJ-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class II

Table D.4-15 (Continued)

Impact No.	Description	Classification
ESJ Gen-Tie Underground Alternative Alignment		
ESJ-LU-1	Construction would temporarily disturb land uses at or near project components.	Class III
ESJ-LU-2	Presence of a project component would divide an established community or disrupt land uses at or near project components.	Class III
ESJ-LU-3	The project would conflict with applicable land use plans, policies, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Class III

D.4.6.1 ESJ 230 kV Gen-Tie Underground Alternative

This alternative would not affect the impact conclusions resulting from implementation of the proposed ECO Substation and Tule Wind projects as discussed in Section D.4.3.3.

Environmental Setting/Affected Environment

Section D.4.1.4 describes the existing land use setting associated with the ESJ Gen-Tie Project, which considers both a 500 kV gen-tie and a 230 kV gen-tie option. Because this alternative would select and construct the 230 kV gen-tie underground, the existing land use setting would be the same as that described in Section D.4.1.4.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Impact LU-1: Land uses at or near project components that could be temporarily disturbed by construction activities associated with this alternative would be the same as those identified for the proposed ESJ Gen-Tie Project in Section D.4.3.3. Compared with the proposed ESJ Gen-Tie Project, construction impacts associated with this alternative would be greater due to open trenching along the gen-tie route as opposed to installation of lattice towers or monopoles. The resulting noise and dust impacts (and land disturbance) associated with undergrounding would be greater than excavating for gen-tie structure installation. Even though impacts associated with this alternative would be greater than those of the proposed ESJ Gen-Tie Project, impacts would still be considered adverse but less than significant (Class III). As with the proposed ESJ Gen-Tie Project, construction activities would be visible from two nearby residences located approximately 2,400 feet to the northwest and west, respectively. However, since these residences would be located more than 1,000 feet away from project components, construction-related impacts would be considered adverse but less than significant (Class III).

Impact LU-2: Similar to the proposed ESJ Gen-Tie Project, the ESJ 230 kV underground gen-tie alternative would traverse or adjoin undeveloped rural land. The alternative would not

divide an established community because the gen-tie would be located in an undeveloped area nearly 4 miles away from the nearest established community and approximately 2,400 feet away from the nearest residential use. From an operational perspective, the gen-tie would not impact actual use of nearby residential properties or structures. Therefore, less than significant (Class III) impacts relating to the division of an established community or the disruption of land uses would occur.

Impact LU-3: Due to undergrounding, the ESJ 230 kV gen-tie underground alternative would not significantly impact the rural character of the project area and would not increase the probability for wildfire in the area. Therefore, this alternative would be consistent with the applicable land use plans, policies, and regulations listed in Appendix 7 (Table 7-3) for the proposed ESJ Gen-Tie Project. The ESJ 230 kV gen-tie underground alternative would be consistent with policies and goals established in the following land use plans:

- County of San Diego Existing General Plan, Land Use, Conservation, Public Facility, Energy, and Seismic elements
- County of San Diego Draft General Plan Update, Land Use, Mobility, Conservation, Safety, and Noise elements
- Mountain Empire Subregional Plan
- County of San Diego Zoning Ordinance
- County of San Diego Board of Supervisors Policy I-111 (U.S. Border Setback Policy).

Because the ESJ 230 kV Gen-Tie Underground Alternative would be consistent with the land use policies, plans, and regulations applicable to the project area, identified impacts would not be adverse. Under CEQA, impacts would be considered less than significant (Class III).

D.4.6.2 ESJ Gen-Tie Overhead Alternative Alignment

This alternative would not affect the impact conclusions resulting from the implementation of the proposed Tule Wind Project as discussed in Section D.4.3.3. This alternative assumes the implementation of the ECO Substation Alternative Site and that the land use impacts identified in Section D.4.4.1 (ECO Substation Alternative Site) would occur.

Environmental Setting/Affected Environment

Section D.4.1 describes the existing land use setting associated with the ESJ Gen-Tie Project, which considers both a 500 kV gen-tie and a 230 kV gen-tie option. This alternative would shift the project approximately 700 feet to the east in order to interconnect to the ECO Substation Site Alternative. The existing land use setting would be the same as described in Section D.4.1.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Under this alternative, Impacts LU-1 through LU-3 would be similar to those identified in Section D.4.3.3 for the proposed ESJ Gen-Tie Project. Due to the project site's remote location, temporary construction disturbances (Impact LU-1) and division of an established community/disruption of adjacent land uses (Impact LU-2) would not be adverse, and under CEQA, impacts would be considered less than significant (Class III). Similar to the proposed ESJ Gen-Tie Project, this alternative includes the installation of an overhead 500 kV or 230 kV transmission line and associated support structures. Similar to the proposed ESJ Gen-Tie Project, with implementation of mitigation measures identified in Section D of this EIR/EIS, this alternative would be consistent with all identified policies and goals established in adopted local land use plans (see Appendix 7, Table 7-3). Therefore, similar to the proposed ESJ Gen-Tie Project, identified LU-3 impacts would be adverse and therefore mitigation has been provided that would mitigate this impact. Under CEQA, impacts would be significant but can be mitigated to a level that is considered less than significant (Class II).

D.4.6.3 ESJ Gen-Tie Underground Alternative Alignment

This alternative would not affect the impact conclusions resulting from the implementation of the proposed Tule Wind Project as discussed in Section D.4.3.3. This alternative assumes the implementation of the ECO Substation Alternative Site and that the land use impacts identified in Section D.4.4.1 (ECO Substation Alternative Site) would occur.

Environmental Setting/Affected Environment

Section D.4.1 describes the existing land use setting associated with the ESJ Gen-Tie Project, which considers both a 500 kV gen-tie and a 230 kV gen-tie option. This alternative would shift the project approximately 700 feet to the east (in order to interconnect to the ECO Substation Site Alternative) and would underground the 230 kV gen-tie alignment. The existing land use setting would be the same as described in Section D.4.1.

Environmental Impacts/Environmental Effects

Direct and Indirect (Note: cumulative effects are addressed in Section F of this EIR/EIS)

Under this alternative, Impacts LU-1 through LU-3 would be similar to those identified in Section D.4.6.1 for the ESJ 230 kV Gen-Tie Underground Alternative. The remote location of the project site would minimize the potential for temporary construction impacts (Impact LU-1) and operational impacts associated with the division of an established community/disruption of adjacent land uses (Impacts LU-2); as such, identified impacts would not be adverse, and under

CEQA, impacts would be considered less than significant (Class III). Undergrounding the gen-tie would minimize the project's probability of increasing occurrences of wildfire in the area; therefore, similar to the ESJ 230 kV Gen-Tie Underground Alternative discussed in Section D.4.6.1, this alternative would be consistent with the land use plans, policies, and regulations applicable to the project area and identified in Appendix 7 (Table 7-3). Therefore, identified LU-3 impacts would not be adverse, and under CEQA, impacts would be considered less than significant (Class III).

D.4.7 No Project/No Action Alternatives

D.4.7.1 No Project Alternative 1—No ECO Substation, Tule Wind, ESJ Gen-Tie, Campo, Manzanita, or Jordan Wind Energy Projects

Environmental Impacts/Environmental Effects

Impacts LU-1 through LU-3: Under the No Project Alternative 1, the ECO Substation, Tule Wind, and ESJ Gen-Tie, as well as the Campo, Manzanita, and Jordan wind energy projects, would not be built and the existing conditions would remain at these sites. Therefore, land use impacts resulting from the Proposed PROJECT would not occur.

D.4.7.2 No Project Alternative 2—No ECO Substation Project

Environmental Impacts/Environmental Effects

Impacts LU-1 through LU-3: Under No Project Alternative 2, the proposed ECO Substation Project would not be constructed by SDG&E, and the existing energy grid and local environment would remain. The Tule Wind and ESJ Gen-Tie projects would be constructed and would be required to interconnect with an existing substation. It is assumed that SDG&E would seek to construct a new substation to interconnect planned renewable energy generation in the area.

Under No Project Alternative 2, none of the construction impacts identified for the ECO Substation Project would occur (refer to Section D.4.3.3 for a discussion of impacts associated with the ECO Substation Project). The Tule Wind and ESJ Gen-Tie projects would, however, be constructed and would be forced to interconnect with an existing substation or with a new substation. Impacts from expanded substations or a new substation could be similar to those identified for the ECO Substation Project but would vary depending on location of facility upgrades and transmission options. The Tule Wind and ESJ Gen-Tie projects would be constructed and would interconnect with an existing substation or with a new substation expected to be proposed by SDG&E. Impacts associated with the Tule Wind and ESJ Gen-Tie projects would be expected to be similar to those described in Section D.4.3.3 but could vary

depending on the point of interconnection and the resulting gen-tie route and length of the Tule Wind and ESJ Gen-Tie projects.

D.4.7.3 No Project Alternative 3—No Tule Wind Project

Environmental Impacts/Environmental Effects

Impacts LU-1 through LU-3: Under No Project Alternative 3, the Tule Wind Project would not be built, and the existing conditions on the project site would remain. Jurisdictions traversed by the No Project Alternative 3 would consist solely of the County of San Diego and BLM. Land uses traversed or adjoining project components would primarily consist of recreational and rural residential lands along the proposed ECO Substation's 138 kV transmission line route. The environmental setting for the ECO Substation and ESJ Gen-Tie projects were previously identified in Section D.4.1.2 and D.4.1.4, respectively.

Under No Project Alternative 3, the amount of rural residences temporarily disturbed by construction activities would be reduced when compared with the Proposed PROJECT. Residences adjacent to Ribbonwood Road and east of the rebuilt Boulevard Substation along Old Highway 80 would not be disturbed by the ECO Substation and ESJ Gen-Tie project construction activities. Despite a reduction in the number of residences disturbed by construction activities, temporary construction impacts to affected residences would remain the same if construction activities were not carefully managed and residents not notified of the proposed construction schedule. Removal of the Tule Wind Project from the Proposed PROJECT would not affect operational impacts identified for the ECO Substation and ESJ Gen-Tie projects.

D.4.7.4 No Project Alternative 4—No ESJ Gen-Tie Project

Environmental Impacts/Environmental Effects

Impacts LU-1 through LU-3: Under No Project Alternative 4, the ESJ Gen-Tie Project would not be built, and existing conditions on the project site would remain. If the ESJ Gen-Tie Project were not built, renewable energy generated in Mexico would not be delivered to the proposed ECO Substation and the U.S. market. However, if the ESJ Gen-Tie Project were not constructed, it is likely that an alternative gen-tie line would be constructed. The ESJ Wind Phase I Project in Mexico would still be built under No Project Alternative 4 conditions, and the impacts associated with an alternative gen-tie would be expected to be similar to those described in Section D.4.3.3 but could vary depending on length of gen-tie line and the location pursued.

D.4.8 Mitigation Monitoring, Compliance, and Reporting

D.4-16 presents the mitigation monitoring, compliance, and reporting program for land use for the ECO Substation and Tule Wind projects. With the exception of LU-3 impacts, no significant impacts to land use as a result of the ESJ Gen-Tie Project were identified and hence no mitigation measures are necessary for this project component. As discussed in Appendix 7, Land Use Consistency s, implementation of mitigation measures from other sections of this EIR/EIS (e.g., Section D.2, Biological Resources, Section D.12, Water Resources, Section D.15, Fire and Fuels Management) would be required to ensure consistency with relevant land use plans and policies. Section D.4.9 provides the residual effects associated with implementation of the individual projects.

The proposed Campo, Manzanita, and Jordan wind energy projects would require preparation of a mitigation monitoring, compliance, and reporting program following project-specific environmental review and evaluation under all applicable environmental regulations once sufficient project-level information has been developed.

**Table D.4-16
Mitigation Monitoring, Compliance, and Reporting – Proposed ECO Substation and Tule Wind Projects–Land Use**

ECO Substation Project	
Mitigation Measure	<p>LU-1a. Prepare Construction Notification Plan. Forty-five days prior to construction, SDG&E shall prepare and submit a Construction Notification Plan to the BLM and CPUC for approval. The Plan shall identify the procedures that will be used to inform property owners of the location and duration of construction, identify approvals that are needed prior to posting or publication of construction notices, and include text of proposed public notices and advertisements. The Plan shall address at a minimum two of the following components:</p> <ul style="list-style-type: none"> • Public notice mailer. A public notice mailer shall be prepared and mailed no less than 15 days prior to construction. The notice shall identify construction activities that would restrict, block, remove parking, or require a detour to access existing residential properties. The notice shall state the type of construction activities that will be conducted and the location and duration of construction, including all helicopter activities. SDG&E shall mail the notice to all residents or property owners within 1,000 feet of project components. If construction delays of more than 7 days occur, an additional notice shall be prepared and distributed. • Newspaper advertisements. Fifteen days prior to construction within a route segment, notices shall be placed in local newspapers and bulletins, including Spanish language newspapers and bulletins. The notice shall state when and where construction will occur and provide information about the public liaison person and hotline. If construction is delayed for more than 7 days, an additional round of newspaper notices 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 libraries, community notification boards, post offices, rest stops, community centers, and other public venues to inform affected residents of the purpose and schedule of construction activities. • Public liaison person and toll-free information hotline. SDG&E shall identify and provide a public

Table D.4-16 (Continued)

	liaison person before and during construction to respond to concerns of neighboring property owners about noise, dust, and other construction disturbances. Procedures for reaching the public liaison officer via telephone or in person shall be included in notices distributed to the public. SDG&E 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.
Location	ECO Substation Project and any project component where residences are located within 1,000 feet of project components
Monitoring/Reporting Action	SDG&E shall conduct public notification as defined. CPUC/BLM monitor verifies that SDG&E submits Construction Notification Plan, which identifies complete notification and public inquiry process.
Effectiveness Criteria	SDG&E to provide CPUC/BLM with construction notices for review and approval at least 60 days prior to construction. Notices will provide advance notice of construction activities to limit noise, dust, and disruption impacts.
Responsible Agency	CPUC/BLM
Timing	Prior to and during construction
Mitigation Measure	LU-1b. Notify property owners and provide access. To facilitate access to properties obstructed by construction activities, SDG&E shall notify property owners and tenants at least 24 hours in advance of construction activities and shall provide alternative access if required.
Location	Along the entire ECO Substation Project and project components where residences are located within 1,000 feet of project components
Monitoring/Reporting Action	SDG&E shall conduct public notification as defined.
Effectiveness Criteria	CPUC/BLM to inspect periodically to verify compliance and continued access to properties are maintained.
Responsible Agency	CPUC/BLM
Timing	During construction where residences are within 1,000 feet of the transmission line
Mitigation Measure	LU-2. Revise project elements to minimize land use conflicts. At least 90 days prior to completing final transmission line design for the approved route, SDG&E shall notify landowners of parcels through which the alignment would pass regarding the specific location of the ROW, individual towers, staging areas, access roads, or other facilities associated with the project that would occur on the subject property. The notified parties shall be provided at least 30 days in which to identify conflicts with any planned development on the subject property and to work with SDG&E to identify potential reroutes of the alignment that would be mutually acceptable to SDG&E and the landowner. Property owners whose land may be divided into potentially uneconomic parcels shall be afforded this same opportunity, even if development plans have not been established. SDG&E shall endeavor to accommodate these reroutes only to the extent that they are reasonable and feasible, do not create a substantial increase in cost, and do not create adverse impacts to resources or to other properties that would be greater in magnitude than impacts that would occur from construction and operation of the alignment as originally planned. SDG&E shall provide a written report to the CPUC/BLM providing evidence of the notice to landowners and copies of any responses to the notice within 30 days of the notice closing date for responses. SDG&E shall also identify in the documentation submitted to the CPUC and BLM whether reroutes recommended by the landowner or SDG&E can be accommodated. Where they cannot be accommodated, the reasons shall be provided. SDG&E shall provide information sufficient for the CPUC and BLM to determine that the reroute creates no more adverse impact than the originally planned alignment location. SDG&E shall include environmental information consistent with that required for a variance. Where a reroute is proposed, the CPUC or BLM will review and agree to

Table D.4-16 (Continued)

	accept or reject individual reroutes. The CPUC or BLM may also recommend compromise reroutes for any of the parcels for which responses were provided in a timely fashion.
Location	ECO Substation Project and transmission line corridors
Monitoring/Reporting Action	Confirm receipt of notice and results prior to final design
Effectiveness Criteria	Provision of a report indicating contents of notice, distribution of notice, and any responses and resolutions
Responsible Agency	CPUC/BLM
Timing	Providing acceptable report prior to final design that verifies compliance with measure
Tule Wind Project	
Mitigation Measure	<p>LU-1a. Prepare Construction Notification Plan. Forty-five days prior to construction, Pacific Wind Development shall prepare and submit a Construction Notification Plan to the BLM, San Diego County, CSLC, BIA, and Ewiiapaayp Band of Kumeyaay Indians for approval. The plan shall identify the procedures that will be used to inform property owners of the location and duration of construction, identify approvals that are needed prior to posting or publication of construction notices, and include text of proposed public notices and advertisements. The plan shall address at a minimum two of the following components:</p> <ul style="list-style-type: none"> • Public notice mailer. A public notice mailer shall be prepared and mailed no less than 15 days prior to construction. The notice shall identify construction activities that would restrict, block, remove parking, or require a detour to access existing residential properties. The notice shall state the type of construction activities that will be conducted and the location and duration of construction, including all helicopter activities. Pacific Wind Development shall mail the notice to all residents or property owners within 1,000 feet of project components. If construction delays of more than 7 days occur, an additional notice shall be prepared and distributed. • Newspaper advertisements. Fifteen days prior to construction within a route segment, notices shall be placed in local newspapers and bulletins, including Spanish language newspapers and bulletins. The notice shall state when and where construction will occur and provide information about the public liaison person and identify the hotline. If construction is delayed for more than 7 days, an additional round of newspaper notices 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 libraries, community notification boards, post offices, rest stops, community centers, and other public venues to inform affected residents about the purpose and schedule of construction activities. • Public liaison person and toll-free information hotline. Pacific Wind Development 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 disturbances. Procedures for reaching the public liaison officer via telephone or in person shall be included in notices distributed to the public. Pacific Wind Development 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.
Location	Along entire Tule Wind Project and project components where residences are located within 1,000 feet of project components
Monitoring/Reporting Action	Pacific Wind Development shall conduct public notification as defined. BLM, San Diego County, CSLC, BIA, and/or Ewiiapaayp Band of Kumeyaay Indians (depending on the jurisdiction where the construction activities are being completed), monitor verifies that Pacific Wind Development submits Construction Notification Plan, which identifies complete notification and public inquiry process.

Table D.4-16 (Continued)

Effectiveness Criteria	Pacific Wind Development will provide BLM, San Diego County, CSLC, BIA, and Ewiiapaayp Band of Kumeyaay Indians with construction notices for review and approval at least 60 days prior to construction. Notices to provide advanced notice of construction activities in order to limit noise, dust, and disruption impacts.
Responsible Agency	BLM, San Diego County, CSLC, BIA, and Ewiiapaayp Band of Kumeyaay Indians
Timing	45 days prior to construction
Mitigation Measure	LU-1b. Notify property owners and provide access. To facilitate access to properties obstructed by construction activities, Pacific Wind Development shall notify property owners and tenants at least 24 hours in advance of construction activities and shall provide alternative access if required.
Location	Along entire Tule Wind Project and project components where residences are located within 1,000 feet of project components
Monitoring/Reporting Action	Pacific Wind Development shall conduct public notification as defined.
Effectiveness Criteria	BLM, San Diego County, CSLC, BIA, and Ewiiapaayp Band of Kumeyaay Indians (depending on the jurisdiction where the construction activities are being completed), to inspect periodically to verify that compliance and continued access to properties are maintained.
Responsible Agency	BLM, San Diego County, CSLC, BIA, and Ewiiapaayp Band of Kumeyaay Indians
Timing	During construction along gen-tie alignment where residences are located within 1,000 feet of the transmission line
Mitigation Measure	LU-3. Revise project elements to minimize land use conflicts. At least 90 days prior to completing final transmission line design for the approved route, the project applicant shall notify landowners of parcels through which the alignment would pass regarding the specific location of the ROW, individual towers, staging areas, and access roads associated with the project that would occur on the subject property. The notified parties shall be provided at least 30 days in which to identify conflicts with subject properties, and the project applicant would then either identify potential reroutes of the alignment or work with property owners to obtain easements or permission to place project components on private property. All easements and/or permission must be obtained prior to approval of the Major Use Permit for the 138 kV transmission line. Pacific Wind Development shall provide a written report to the County of San Diego providing evidence of the notice to landowners and copies of any responses to the notice within 30 days of the notice closing date for responses. In addition, granted easements for the 138 kV transmission line must be formally recorded by the County of San Diego prior to MUP approval.
Location	Along entire alignment under County of San Diego jurisdiction
Monitoring/Reporting Action	Confirm receipt of notice and results prior to final design
Effectiveness Criteria	Gen-tie alignment rerouted in accordance with conflicts identified by affected landowners or easements/permission obtained from landowners allowing gen-tie line on subject properties.
Responsible Agency	County of San Diego
Timing	Acceptable report provided prior to final design

D.4.9 Residual Effects

Implementation of the mitigation measures presented in Section D.4.3.3 (and discussed in Appendix 7) of this EIR/EIS, would mitigate all impacts and under CEQA all impacts would be

mitigated to less than significant; therefore, no residual impacts would occur for the Proposed Project or alternatives.

D.4.10 References

- 14 CCR 15000–15387 and Appendix A–L. Guidelines for the Implementation of the California Environmental Quality Act, as amended.
- 16 U.S.C. 1531–1554. Endangered Species Act of 1973, as amended.
- 42 U.S.C. 4321 et seq. National Environmental Policy Act (NEPA) of 1969, as amended.
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- County of San Diego. 1978. San Diego County Zoning Ordinance, as amended. Adopted October 18, 1978.
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http://www.slc.ca.gov/About_The_CSLC/Land_Leasing.html

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