

3.10 LAND USE AND PLANNING

3.10.1 INTRODUCTION

This section describes existing land use in the vicinity of the project and assesses potential project-related impacts on land use and planning, including an analysis of project compatibility with land use and/or habitat plans. The analysis concludes that no impacts related to land use and planning will occur as a result of construction, operation, and maintenance of the project. The project’s potential effects on land use and planning were evaluated using the significance criteria set forth in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The conclusions are summarized in Table 3.10-1 and discussed in more detail in Section 3.10.4.

Table 3.10-1: CEQA Checklist for Land Use and Planning

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

3.10.2 REGULATORY BACKGROUND AND METHODOLOGY

3.10.2.1 Regulatory Background

Federal

Santa Rosa Plains Conservation Strategy

The U.S. Fish and Wildlife Service Santa Rosa Plain Conservation Strategy (Conservation Strategy) is a conservation program put in place to mitigate potential adverse effects on listed species due to future development on the Santa Rosa Plain. The program will contribute to the recovery of the Sonoma County distinct population segment of California tiger salamander, Burke’s goldfield, Sonoma sunshine, Sebastopol meadowfoam, and many-flowered navarretia (listed plants), and to the conservation of their sensitive habitat. For more information regarding the Conservation Strategy, refer to the Section 3.4, Biological Resources. Portions of the Fulton-Fitch Mountain Reconductoring Project alignment are located within the jurisdictional boundaries of this Conservation Strategy.

State

California Public Utilities Commission

The California Public Utilities Commission (CPUC) has exclusive jurisdiction over the design, siting, installation, operation, maintenance, and repair of electric transmission facilities, pursuant to Article XII, Section 8 of the California Constitution. The CPUC is the Lead Agency for CEQA review for this project and has authority over the discretionary project approval.

Local

Because the CPUC has exclusive jurisdiction over project siting, design, and construction, the project is not subject to local land use and zoning regulations or discretionary permits. This section identifies local land use plans and regulations for informational purposes and to assist with CEQA review.

As shown in Figure 3.10-1: General Plan Land Use Designations Map and Figure 3.10-2: Zoning Designations Map, the project area is largely located within unincorporated Sonoma County, with a short span of the alignment located within the Town of Windsor. Local regulation of land use and planning is codified in the Sonoma County General Plan and Sonoma County Zoning Ordinance within the Sonoma County Code. In addition, regulations applicable to the small portion of the project alignment located within the Town of Windsor are codified in the Town of Windsor General Plan. The Sonoma County General Plan contains certain policies that, consistent with CPUC jurisdiction over the project, PG&E will consider with respect to the project.

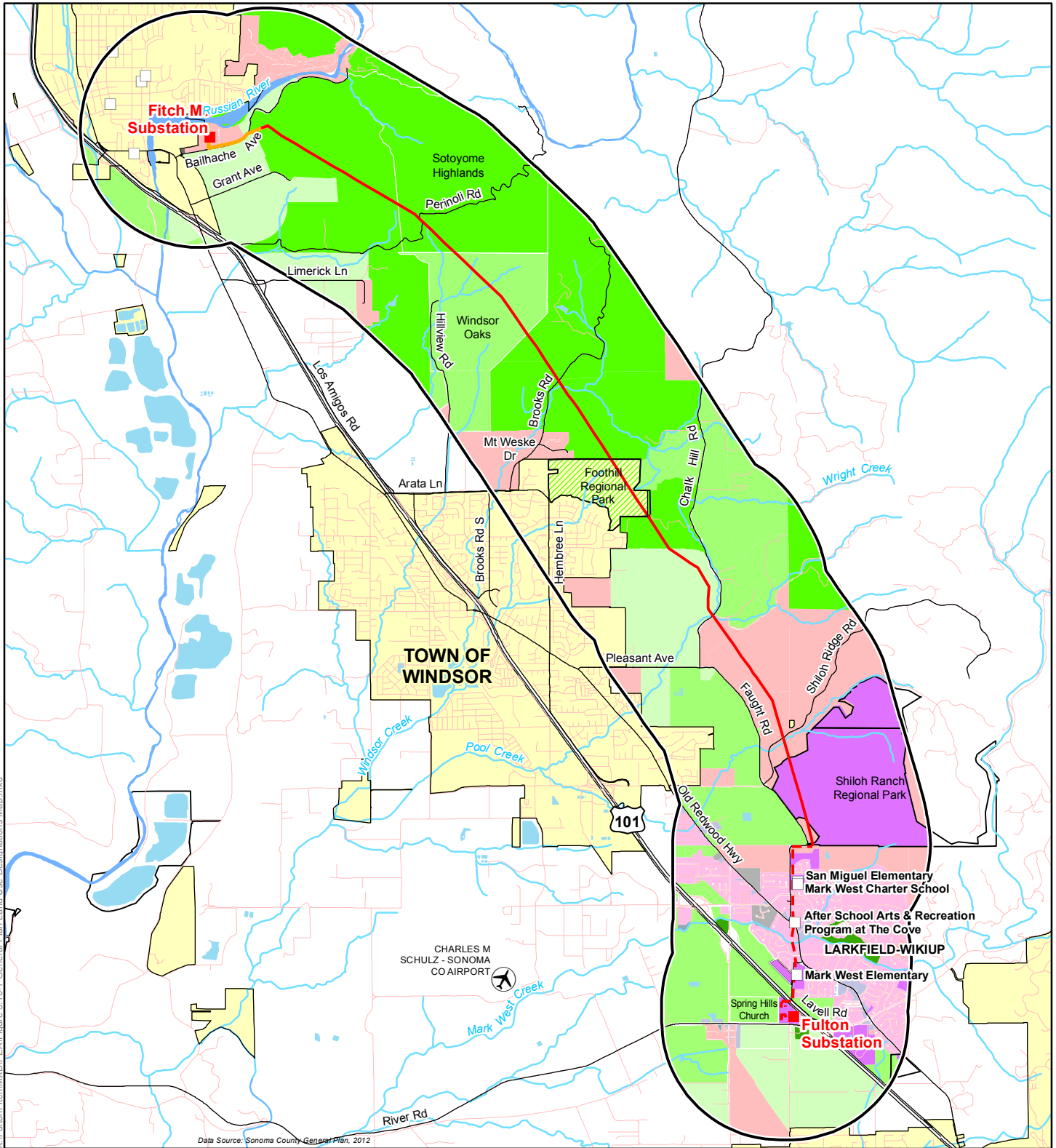
Although PG&E is not subject to local discretionary permitting, ministerial permits will be secured, as required.

Sonoma County Agricultural Preservation and Open Space District

The Sonoma County Agricultural Preservation and Open Space District is a Special District formed by a vote of the citizens of Sonoma County in 1990. Special Districts are government entities that are created for special purposes. The entire County is included in this Special District. The voters chose to form the Special District to acquire and preserve agricultural and open space lands as a legacy for future generations. A portion of the project alignment is located within protected lands under the Sonoma County Agricultural Preservation and Open Space District. PG&E's easement pre-dates this strategy and, in any event, designation of an individual property as being within a conservation area does not change that property's land use designation or zoning, or otherwise restrict the use of that property.

Sonoma County Conservation Easement

A portion of the project alignment is located within protected lands on the Tuxhorn Ranch, a Sonoma County Conservation Easement.



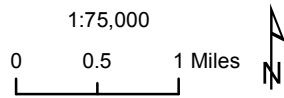
X:\Fulton\Fitch\MXD\PEA\Figure 3.10-1 General Plan Land Use Designations Map.mxd

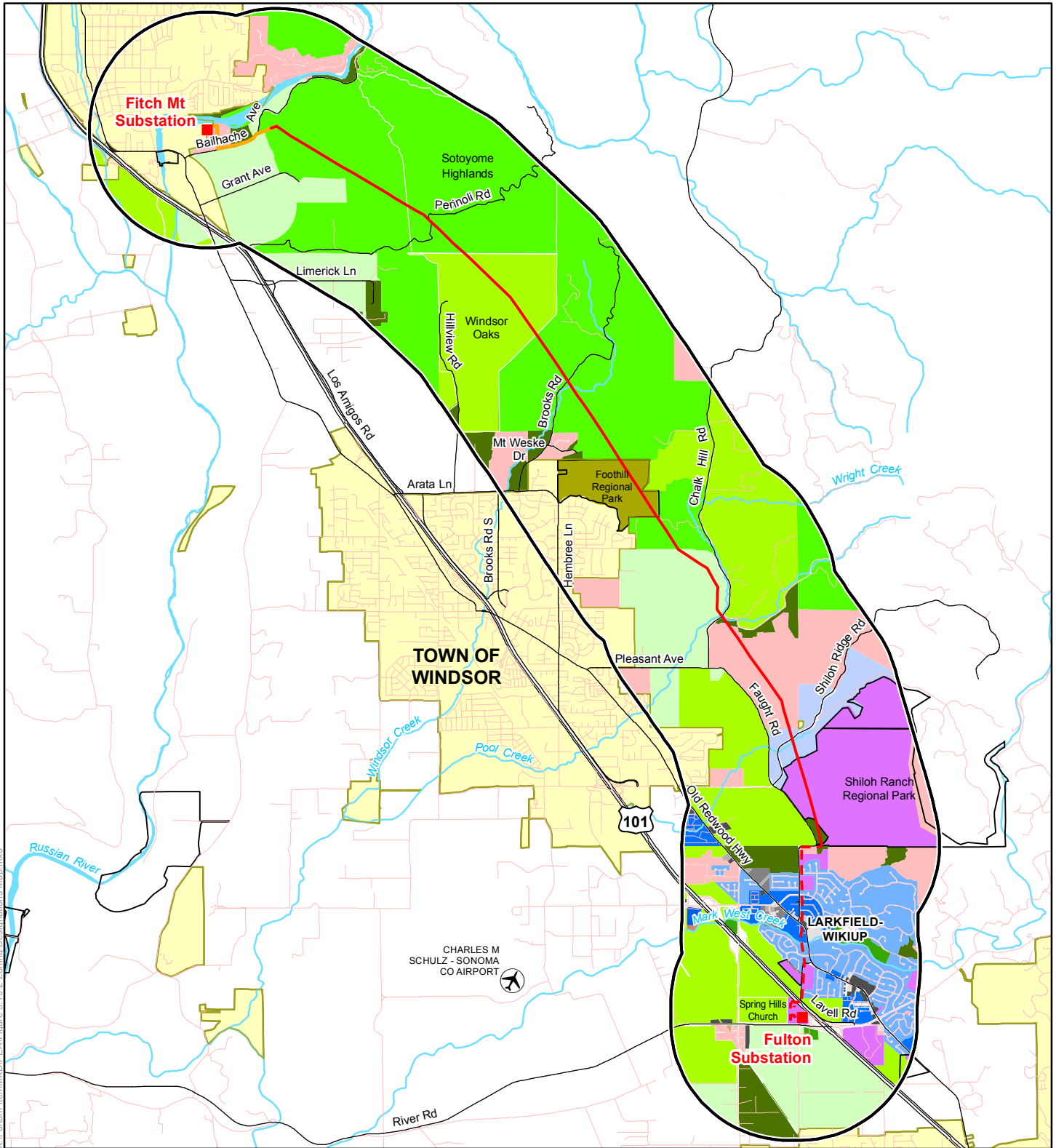
Data Source: Sonoma County General Plan, 2012

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| <ul style="list-style-type: none"> ■ Substation — Shiloh-Fitch Segment - - - Fulton-Shiloh Segment — Fitch Mountain #1 Tap □ School | <p>General Plan Land Use Categories</p> <ul style="list-style-type: none"> ■ Diverse Agriculture ■ Land Intensive Agriculture ■ Resources & Rural Development ■ Recreation/Visitor-Serving Commercial | <ul style="list-style-type: none"> ■ Rural Residential ■ General Commercial ■ General Industrial ■ Limited Commercial ■ Limited Industrial ■ Public/Quasi-Public ■ Urban Service Boundary ■ Parks (Town of Windsor) |
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Data Source: Sonoma County 2013; Town of Windsor 2013

Figure 3.10-1
General Plan Land Use Designations Map
Fulton-Fitch Mountain Reconductoring Project



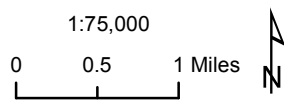


X:\Fulton\Fitch\MXD\PEAF\Figure 3.10-2 Zoning Designations Map.mxd

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| <ul style="list-style-type: none"> ■ Substation — Shiloh-Fitch Segment - - - Fulton-Shiloh Segment — Fitch Mountain #1 Tap 1 Mile Buffer | <p>Zoning</p> <ul style="list-style-type: none"> ■ Diverse Agriculture District ■ Land Intensive Agriculture District ■ Resources and Rural Development ■ Recreation and Visitor-Serving Commercial District ■ Agriculture and Residential District ■ Recreation (Town of Windsor) ■ Administrative and Professional Office District ■ Neighborhood Commercial District ■ Retail Business and Service District | <ul style="list-style-type: none"> ■ General Commercial District ■ Limited Commercial District ■ Heavy Industrial District ■ Limited Rural Industrial District ■ Industrial Park District ■ Planned Community District ■ Low Density Residential District ■ Medium Density Residential District ■ High Density Residential District ■ Rural Residential District ■ Public Facilities District |
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Data Source: Sonoma County
Zoning Ordinance, 2012
Town of Windsor, 2015

Figure 3.10-2
Zoning Designations Map
Fulton-Fitch Mountain Reconductoring Project



3.10.2.2 Methodology

Analysis of land use and planning included a review of the following plans and policies:

- Sonoma County General Plan, Land Use Element, and website
- Sonoma County Zoning Regulations
- Sonoma County Agricultural Preservation and Open Space District

In addition, a field visit to the site was conducted to gather relevant information pertaining to the land uses at the project site and surrounding areas.

3.10.3 ENVIRONMENTAL SETTING

3.10.3.1 Regional Setting

The project is located in central Sonoma County, between Fulton Substation and Fitch Mountain #1 Tap, east of the Town of Windsor and the City of Healdsburg on the eastern margin of the Santa Rosa Valley. The project originates in Fulton, a census-designated place¹ in the Santa Rosa Valley, and travels north through residential neighborhoods, open space, and vineyards, before ascending into the bordering hills to terminate at a ridge on the Minaglia Ranch, south of the Russian River.

The approximately 1.8-mile-long Fulton-Shiloh segment, which extends from Fulton Substation to an existing pole located in the southwest corner of Shiloh Ranch Regional Park, traverses predominantly urban and rural residential land uses in the Larkfield-Wikiup residential neighborhood, although small portions of the segment cross and/or are adjacent to agricultural lands and land designated for public facilities. The approximately 8.1-mile-long Shiloh-Fitch segment, which extends from the south side of Shiloh Ranch Regional Park to the second pole on Fitch Mountain #1 Tap, crosses and is adjacent to primarily agricultural lands and land designated for resources and rural development; however, some portions of the alignment cross residential areas and land designated for public facilities. Modifications will be made to facilities at Fitch Mountain Substation, which is located in a rural residential area of unincorporated Sonoma County, southeast of City of Healdsburg limits. These modifications will be completed within the existing substation fence line.

3.10.3.2 Local Land Use Setting (Existing Land Use)

In accordance with CPUC filing requirements, a preliminary list of parcels within 300 feet of the project, including the assessor's parcel number, mailing address, and parcel's physical address is provided in Appendix A: Affected Properties. Geographic information system data for parcels within 300 feet of the project has not been obtained.

Fulton-Shiloh Segment Land Uses

Parcels surrounding Fulton Substation and adjacent to the project alignment are agricultural, both on the south and north sides of Highway 101. The Larkfield-Wikiup residential neighborhood, through which the alignment passes, includes a county park and low- and medium-density urban

¹ A census-designated place (CDP) is a concentration of population identified by the United States Census Bureau.

residential areas. As the alignment leaves the residential neighborhoods, it passes through a Sonoma County Scenic Corridor near where the alignment crosses Faught Road and turns east, and surrounding lands transition to rural residential and agriculture.

Shiloh-Fitch Segment Land Uses

Land uses on the Shiloh-Fitch segment include open space, agriculture, rural residential, and recreational use. The project crosses Shiloh Ranch Regional Park, Foothill Regional Park, vineyards, rangeland, woodland, and Windsor Oaks and Sotoyome Highlands—the latter two of which are encumbered by an easement held by the Sonoma County Agricultural Preservation and Open Space District. Fitch Mountain Substation and surrounding parcels are located on land designated as rural residential.

Zoning and General Plan Land Use Designations

The project is largely located within unincorporated Sonoma County, with a short span of the Shiloh-Fitch segment located within the Town of Windsor. Figure 3.10-1: General Plan Land Use Designations Map illustrates the general plan land use designations in the project area, and Figure 3.10-2: Zoning Designations Map illustrates specific zoning designations in the project area. The portion of the alignment within the Town of Windsor is located in Foothill Regional Park. Public utility facilities regulated by the CPUC are not subject to local land use and zoning regulations.

3.10.3.3 Local Plans and Policies

As previously stated, the project is not subject to local agency regulations. However, PG&E has considered the following local plans and policies in its design of the proposed project:

Sonoma County General Plan

The Sonoma County General Plan category of Public and Quasi Public Land Use includes sites, such as electric substations, that serve the community or public need and are owned or operated by government agencies, non-profit entities, or public utilities; public uses, including electric transmission lines, are also allowed in other land use categories (Section 2.5, Public and Quasi Public Land Use Policy). The General Plan seeks to protect riparian areas, characterized as having among the highest diversity of plant and wildlife species in Sonoma County's natural landscapes, although it allows utility line crossings within any streamside conservative area (Policy OSRC-8d).

Sonoma County Agricultural Preservation and Open Space District

A portion of the proposed project alignment is located within protected lands under the Sonoma County Agricultural Preservation and Open Space District, as discussed in Section 3.2, Agricultural and Forest Resources, and shown in Figure 3.2-1: Agricultural Resources Map. Construction work areas will be located within Windsor Oaks, established in February of 1998 to protect lands including oak woodlands, vineyards, riparian corridors, and open pastures, and Sotoyome Highlands, established in December of 1996 to protect lands including more than 1,800 feet of river frontage, grazing pastures, and river and mountain plants and wildlife. In addition, a construction work area will be located adjacent to the Spring Hills Church Easement,

an easement jointly permitted for the operation of a church and the preservation and conservation of the agricultural, scenic, and openness values of the area for the benefit of the general public.

3.10.4 APPLICANT-PROPOSED MEASURES AND POTENTIAL IMPACTS

The following sections describe significance criteria for land use impacts derived from Appendix G of the CEQA Guidelines, provide APMs, and assess potential project-related construction and operational land use impacts.

3.10.4.1 Significance Criteria

According to Section 15002(g) of the CEQA Guidelines, “a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.” As stated in Section 15064(b) of the CEQA Guidelines, the significance of an activity may vary with the setting. Per Appendix G of the CEQA Guidelines, the potential significance of project impacts on land use and planning were evaluated for each of the criteria listed in Table 3.10-1, as discussed in Section 3.10.4.3.

3.10.4.2 Applicant-Proposed Measures

The project will have no impact on land use planning and no APMs are proposed.

3.10.4.3 Potential Impacts

Project impacts related to land use were evaluated against the CEQA significance criteria and are discussed below. The impact analysis evaluates potential project impacts during the construction phase and the operation and maintenance (O&M) phase. An analysis of impacts on adjacent land uses during construction and operation of the project is included in other sections of the Proponent’s Environmental Assessment, including Section 3.1 Aesthetics, Section 3.3 Air Quality, Section 3.8 Hazards and Hazardous Materials, Section 3.12 Noise, Section 3.15, Recreation, and Section 3.16 Transportation and Traffic.

The project includes reconductoring existing 60 kV and 230 kV electric utility lines between Fulton Substation and Fitch Mountain #1 Tap. The O&M activities required for the reconducted power and transmission lines will not increase from those currently required for the existing system; thus, no operation-related impacts related to land use will occur. Therefore, the impact analysis is focused on construction activities that are required to install the new conductor, replace and remove poles, perform minor substation modifications, and establish required access and work areas, as described in Chapter 2.0, Project Description.

a) Would the project physically divide an established community? *No Impact*

Construction of the proposed project will primarily occur within or adjacent to existing utility easements or within the existing fence line of PG&E-owned property. The current utility corridor may be slightly expanded temporarily to accommodate temporary construction work areas; however, such expansions will be for a short amount of time and will be immediately adjacent to the existing utility easement. Therefore, the project will not create new divisions of established communities. No impact will occur.

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

Although local agencies do not have jurisdiction over the project, the project will not conflict with any applicable land use policy, plan, or regulation. No state or federal land use plans, policies, or regulations are applicable. The project includes reconductoring existing power and transmission lines and replacing poles. No changes in land use or zoning will be required as part of the project. No impact will occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? *No Impact*

Portions of the proposed project alignment traverse lands protected under the Santa Rosa Plains Conservation Strategy. Although PG&E's existing easement pre-dates this strategy, biological resource APMs (see Section 3.4.4.2 in Section 3.4, Biological Resources) are compatible with the conditions of the conservation strategy. Construction activities will not conflict with any applicable habitat conservation plan or natural community conservation plan; therefore, no impacts will occur.

3.10.5 REFERENCES

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