

4.9 Land Use and Planning

This section describes the environmental and regulatory setting and discusses impacts associated with the construction and operation of the Mesa 500-kilovolt (kV) Substation Project (proposed project) proposed by Southern California Edison Company (SCE, or the applicant) with respect to land use and planning.

An oral comment received during the scoping meeting from a member of the public, along with a written letter from the same person, expressed concerns about conflicts between the proposed construction of the Mesa 500-kV Substation (and previously built Mesa 220-kV Substation) and Monterey Park's land use regulations. The commenter stated that the area where the substation is proposed is designated as a Commercial Zone, according to Monterey Park's Municipal Code (Chapter 21.10.030), which does not permit the development of public utility substations in that zone. As discussed in this section, the proposed Mesa 500-kV Substation would be located on land designated as RS/PD (Regional Specialty Center/Planned Development Overlay); public utility substations are identified as allowed uses in this zone.

Input from the City of Monterey Park related to concern regarding the proposed staging area locations for Staging Yards 1 and 3 due to their proximity to a residential area currently being developed along Potrero Grande Drive and the approved Monterey Park Marketplace Development, respectively. The City also indicated that the proposed project's size is considered a large construction project and would, therefore, exceed limitations for approval under SCE's Franchise Agreement. The City stated that it would require building permits for the operational buildings to be constructed inside the substation site, as well as grading permits, and encroachment permits. The City of Monterey Park also noted that an encroachment permit would be required for the Metropolitan Water District of Southern California pipeline relocation work.

4.9.1 Environmental Setting

The proposed project is primarily located within the San Gabriel Valley, in Los Angeles County, California. The proposed project's main components would be constructed within, or cross, several incorporated and unincorporated areas within Los Angeles County, as discussed in Chapter 2.0, "Project Description" and shown in Figure 2-1, "Project Overview."

In addition, minor work would occur within the perimeter fencelines of 27 existing satellite substations throughout the Western Los Angeles Basin Electrical Needs Area in southern Los Angeles County and northern Orange County, as shown in Figure 2-2, "Existing Transmission and Subtransmission System and Proposed Modifications to Substations" and listed in Table 2-5. Construction activities would be limited in scope, would not occur outside the existing perimeter fenceline, and would not result in any change in ongoing operations and maintenance activities at these locations. Accordingly, no land use and planning impacts would result from these components and work at these 27 satellite substations is not discussed further in this section.

1 **4.9.1.1 Existing Land Uses**
2

3 The proposed project area is characterized by dense urban development, including mostly
4 residential communities and commercial and institutional development, with a few areas of open
5 space and parkland. The natural topography of the proposed project area ranges from nearly flat to
6 moderately sloping hills and the proposed project is located in an area of transition between the
7 high, rugged San Gabriel Mountains approximately 10 to 15 miles to the north and the broad, gently
8 sloping coastal plain to the south. Figure 4.9-1 shows existing land uses in the Main Project Area.
9 Existing land uses within the Main Project Area, North Area, and South Area are described in
10 further detail below.
11

12 **Main Project Area**

13 Proposed project components located within the Main Project Area are located within, or cross, the
14 cities of Monterey Park, Montebello, Rosemead, South El Monte, and Los Angeles County. Existing
15 land uses within the Main Project Area are described in further detail below.
16

17 ***City of Monterey Park***

18 The proposed Mesa Substation site area; associated transmission, subtransmission, distribution,
19 and telecommunications elements of the proposed project; and Staging Yards 1 and 3 would be
20 located within the City of Monterey Park. The existing Mesa Substation is located on about 22 acres
21 of an 84-acre parcel owned by SCE. The property is bound by industrial and business parks to the
22 north, the Pomona Freeway and a former landfill to the south, a large cemetery to the northeast and
23 east, and predominantly commercial land uses to the northwest. An undeveloped area that is
24 proposed to be developed as a large shopping center is located immediately southeast of the
25 proposed substation site.
26

27 ***City of Montebello***

28 Activities associated with transmission, subtransmission, distribution, and telecommunications
29 elements of the proposed project as well as Staging Yard 2 would be located in the City of
30 Montebello, within existing SCE rights-of-way (ROWs) and along public roads (Potrero Grande, San
31 Gabriel Boulevard, Lincoln Avenue, West Avenida De La Merced, North Wilcox Avenue, and East
32 Markland Drive). Existing land uses surrounding these roadways in the proposed project area are
33 predominately residential. Staging Yard 2 would be located within the SCE ROW northwest of
34 Schurr High School and immediately southeast of a commercial center.
35

36 ***City of Rosemead***

37 Within the City of Rosemead, an approximately 0.9-mile segment of Telecommunications Route 1
38 would be located on existing overhead poles along San Gabriel Boulevard. Existing land uses along
39 the route are mostly residential and commercial. In addition, Staging Yard 6 would be located
40 within SCE ROW. To the east of Staging Yard 6, the SCE ROW continues across San Gabriel
41 Boulevard. To the west the SCE ROW continues over Alhambra Wash and a nursery is located
42 across the wash within the ROW. To the south is a church and nursery and to the north is another
43 church.
44

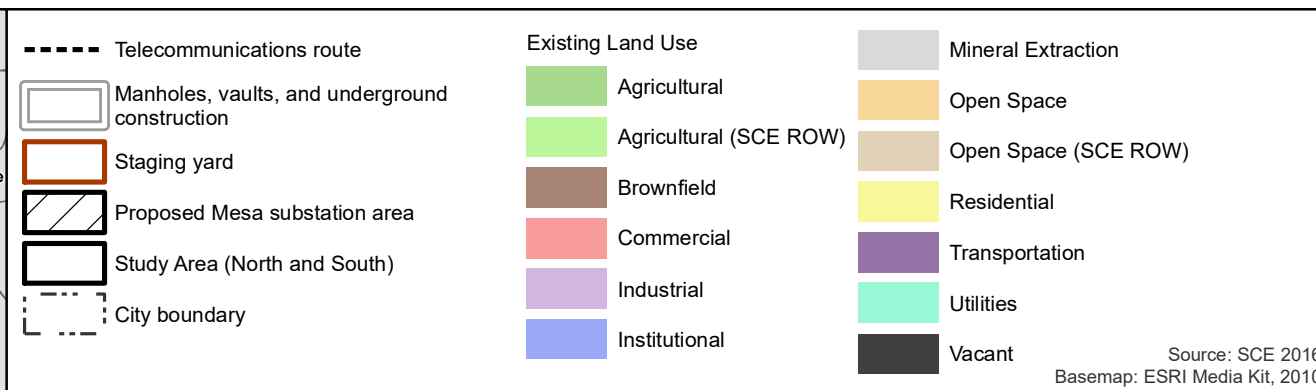
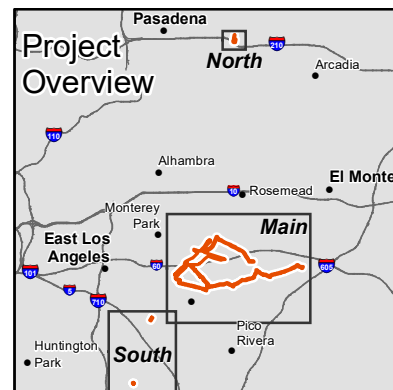
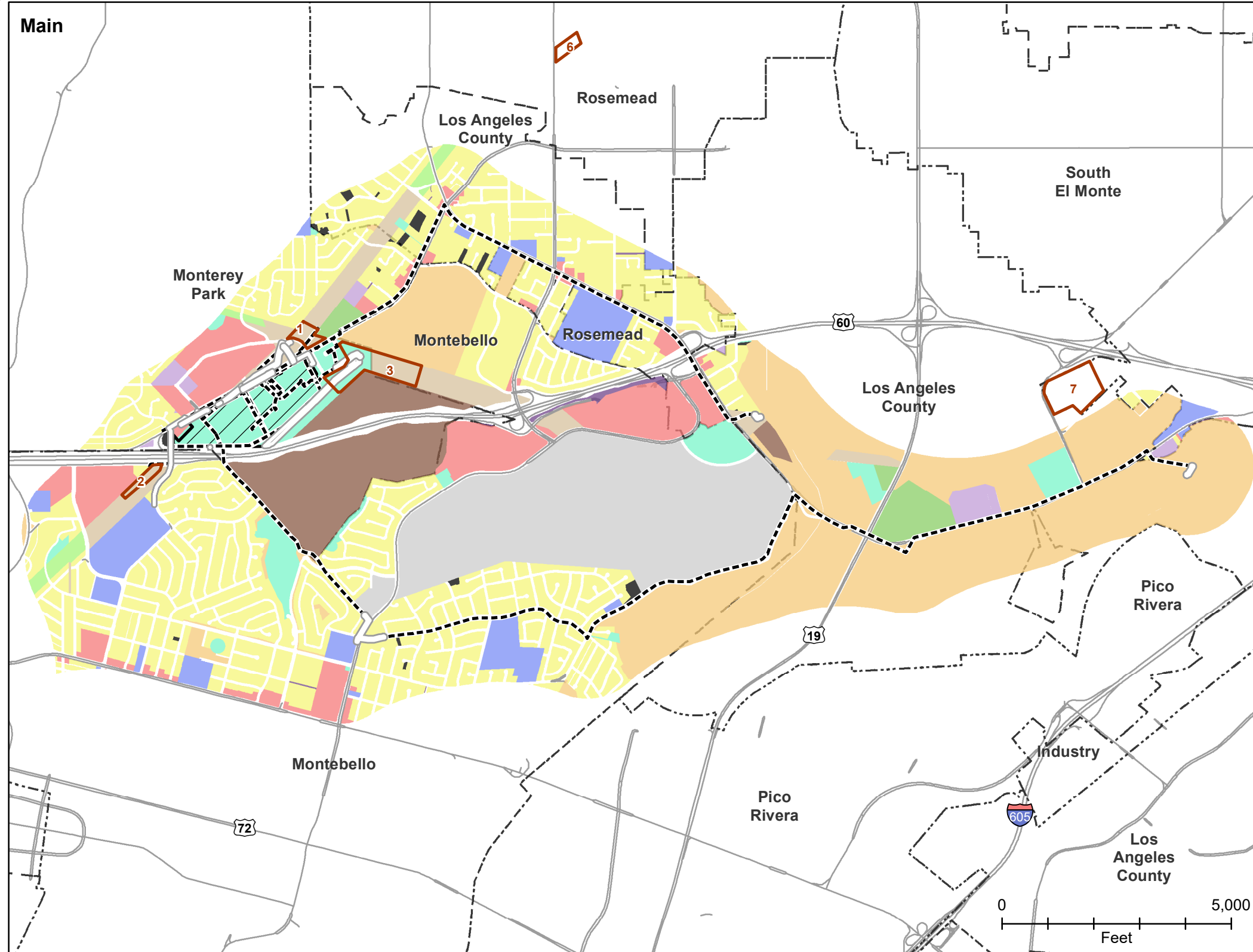
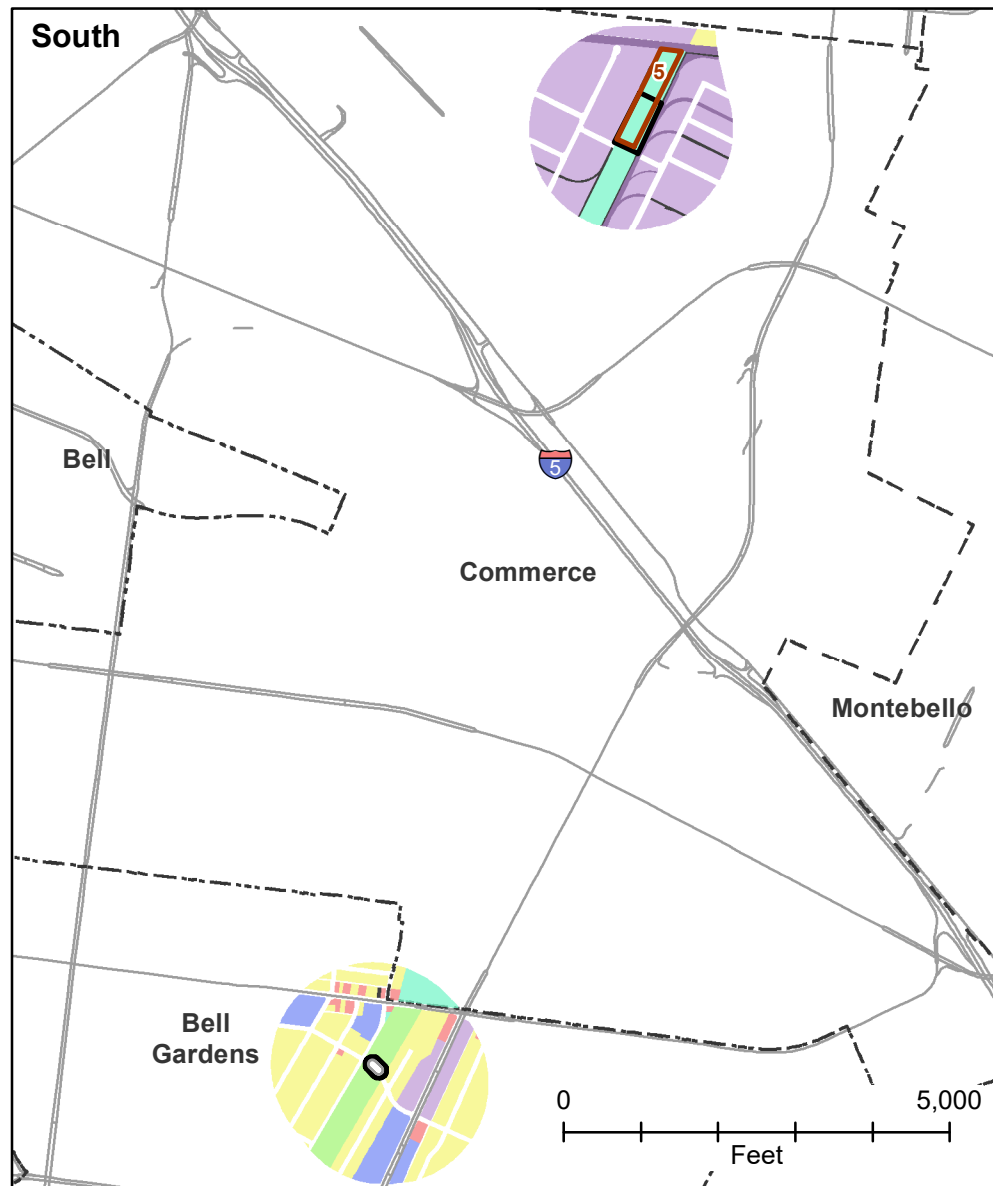
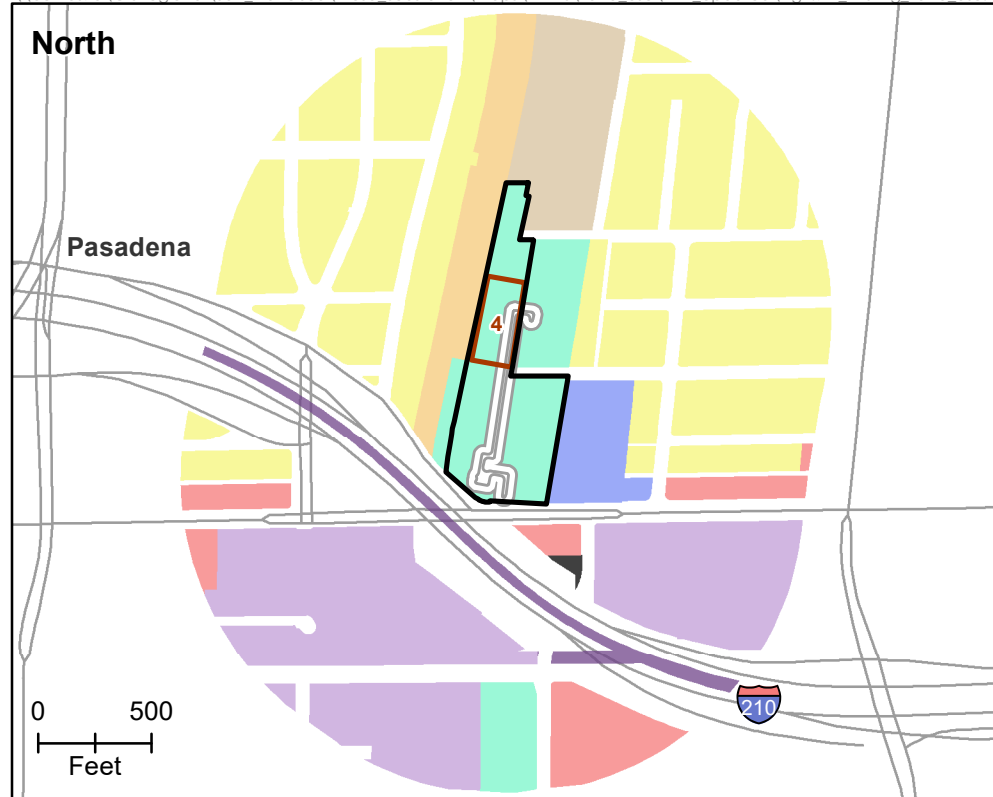



Figure 4.9-1
Existing Land Uses in the Mesa Substation Study Area
Mesa Substation
Los Angeles County, CA



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1 **City of South El Monte**

2 Within the City of South El Monte, an approximately 160-foot segment of Telecommunications
3 Route 3 would be routed south of Durfee Avenue on existing distribution poles. Existing land uses
4 in the proposed project vicinity include the Whittier Narrows Recreation Area located in
5 unincorporated Los Angeles County across Durfee Avenue to the north; industrial and residential
6 uses to the east; industrial uses to the west; and the Whittier Narrows Natural Area located in
7 unincorporated Los Angeles County to the south. The applicant also proposes to establish Staging
8 Yard 7 east of Legg Lake within the City of South El Monte.

9
10 **Los Angeles County**

11 Within unincorporated Los Angeles County, an approximately 1.1-mile segment of
12 Telecommunications Route 1 would run adjacent to commercial and residential uses along Potrero
13 Grande Drive and Hill Drive in the community of South San Gabriel. An approximately 2-mile
14 segment of Telecommunications Route 3 would follow San Gabriel Boulevard and Durfee Avenue,
15 south of Legg Lake. Additionally, a portion of Telecommunications Route 3 would traverse the
16 Whittier Narrows Natural Area, which is located on property owned by the United States Army
17 Corps of Engineers (USACE) and managed by the County of Los Angeles Department of Parks and
18 Recreation.

19
20 **North Area (City of Pasadena)**

21 The North Area includes proposed project components within the City of Pasadena. Proposed
22 project components in the City of Pasadena include the installation of a temporary 220-kV line
23 loop-in at the existing Goodrich Substation, conduit installation work within and immediately
24 adjacent to the Goodrich Substation, and Staging Yard 4 immediately adjacent and north of the
25 existing substation. Existing land uses surrounding Goodrich Substation include undeveloped land
26 within the SCE ROW to the north, a parking lot and Pasadena City College Community Education
27 Center to the east, East Foothill Boulevard and the Foothill Freeway to the south, and a residential
28 community to the west.

29
30 **South Area**

31 The South Area includes proposed project components within the cities of Commerce and Bell
32 Gardens. Existing land uses within the South Area are described in further detail below.

33
34 **City of Commerce**

35 Within the City of Commerce, an existing lattice steel tower on the Goodrich–Laguna Bell 220-kV
36 Transmission Line would be replaced. The site of the tower replacement would occur within an
37 existing SCE ROW that is located approximately 2.4 miles southwest of Mesa Substation and
38 approximately 2.1 miles north of Laguna Bell Substation. Within the same ROW the applicant
39 proposes to establish Staging Yard 5. Existing land uses in the vicinity of the site include the Union
40 Pacific Railroad to the north, SCE ROW to the south, and industrial uses to the east and west.

41
42 **City of Bell Gardens**

43 Within the City of Bell Gardens, a street light source line that connects three existing street lights
44 would be converted from an overhead to underground configuration within Loveland Street
45 between Darwell Avenue and Toler Avenue. Existing land uses adjacent to the line include an SCE
46 ROW to the north and south, and residential communities to the east and west.

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4.9.1.2 General Plan Land Use and Zoning Designations

Table 4.9-1 details the general plan land uses, existing land uses, and zoning by proposed project component. Figure 4.9-2 shows general plan land uses along the proposed project routes and Figure 4.9-3 shows zoning designations in the proposed project component areas.

Table 4.9-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component

Project Component	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning Code
Main Project Area				
Mesa 500-kV Substation	Monterey Park	Commercial	Utilities	RS/PD (Regional Specialty Center, Planned Development Overlay)
500-kV Transmission Lines (Main Project Area)	Monterey Park	Commercial	Utilities	RS/PD (Regional Specialty Center, Planned Development Overlay)
	Montebello	Open Space	Open Space (SCE ROW)	R-A (Residential Agriculture)
220-kV Transmission Lines (Main Project Area)	Monterey Park	Commercial	Open Space (SCE ROW)	C-P (Commercial Professional) O-S (Open Space)
			Utilities	RS/PD (Regional Specialty Center, Planned Development Overlay)
	Montebello	Public Facilities	Open Space (SCE ROW)	R-1 (Single-Family Residential)
		Open Space	Open Space (SCE ROW)	R-A (Residential Agriculture)
66-kV Subtransmission Lines	Monterey Park	Commercial	Open Space (SCE ROW)	C-P (Commercial Professional) O-S (Open Space)
			Commercial	RS/PD (Regional Specialty Center, Planned Development Overlay)
			Utilities	RS/PD (Regional Specialty Center, Planned Development Overlay)
		Public Facilities	Open Space (SCE ROW)	C-P (Commercial Professional) O-S (Open Space)
16-kV Distribution Lines	Monterey Park	Commercial	Commercial	C-P (Commercial Professional)
			Open Space (SCE ROW)	
			Utilities	RS/PD (Regional Specialty Center, Planned Development Overlay)

Table 4.9-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component

Project Component	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning Code
16-kV Distribution Lines (Cont'd.)		Low Density Residential	Residential	R-1 (Single-Family Residential)
	Montebello	Medium Density Residential	Residential	R-1 (Single-Family Residential) R-3 (Multiple-Family Residential)
		Open Space	Open Space (SCE ROW)	R-A (Residential Agriculture)
Staging Yard 1	Monterey Park	Commercial	Open Space (SCE ROW)	C-S (Commercial Services)
				C-P (Commercial Professional)
				O-S (Open Space)
	Public Facilities	Open Space (SCE ROW)	O-S (Open Space)	
			R-1 (Single-Family Residential) C-P (Commercial Professional)	
Staging Yard 2	Montebello	Open Space	Open Space (SCE ROW)	R-A (Residential Agriculture)
Staging Yard 3	Monterey Park	Commercial	Utilities	RS/PD (Regional Specialty Center, Planned Development Overlay)
	Montebello	Open Space	Open Space (SCE ROW)	R-A (Residential Agriculture)
Telecommunications Route 1	Monterey Park	Commercial	Agriculture	C-S (Commercial Services)
			Commercial	C-P (Commercial Professional)
			Open Space (SCE ROW)	C-P (Commercial Professional)
			Residential	R-1 (Single-Family Residential)
	Montebello	Commercial General	Commercial	C-2 (General Commercial)
			Residential	C-2 (General Commercial)
	Los Angeles County	General Commercial	Commercial	C-3 (Unlimited Commercial)
		Residential 9	Residential	A-1 (Light Agriculture)
Residential 30		R-3 (Limited Multiple Residence)		

Table 4.9-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component

Project Component	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning Code
Telecommunications Route 1 (Cont'd)	Rosemead	Commercial	Commercial	C-3 (Medium Commercial)
				C-3/D (Medium Commercial, Design Overlay)
				P-D (Planned Development)
			Institutional	C-3 (Medium Commercial)
		Low Density Residential	Residential	R-1 (Single-Family Residential)
		Public Facilities	Institutional	C-3 (Medium Commercial)
			P-D (Planned Development)	
Telecommunications Route 2B	Montebello	Commercial General	Commercial	C-2 (General Commercial)
		Institutional	Institutional	R-1 (One-Family residential)
		Open Space	Agriculture (SCE ROW)	
		Low Density Residential	Open Space Residential	
Telecommunications Route 2A	Monterey Park	Open Space	Brownfield	O-P/P-D (Office Professional, Planned Development Overlay)
		Commercial	Utilities	R-S/P-D (Regional-Specialty Center, Planned Development Overlay Zone)
	Montebello	Low Density Residential	Mineral Extraction	R-A (Residential Agriculture)
			Open Space Residential	R-1 (One-Family residential)
		Medium Density Residential	Residential	R-1 (One-Family residential)
		Open Space	Open Space	R-1 (One-Family residential)
	Utilities		R-A (Residential Agriculture)	

Table 4.9-1 General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component

Project Component	Jurisdiction	General Plan Land Use	Existing Land Use	Zoning Code
Telecommunications Route 3	Montebello	Low Density Residential	Mineral Extraction	R-A (Residential Agriculture)
			Vacant	R-1 (One-Family residential)
		High Density Residential	Mineral Extraction	R-A (Residential Agriculture)
			Los Angeles County	Parks and Recreation
	Utilities	O-S (Open Space)		
	Water	Agriculture		O-S (Open Space)
		Open Space		O-S (Open Space)
	South El Monte	Commercial-Manufacturing	Residential	C-M (Commercial Manufacturing)
Staging Yard 6	Rosemead	Public Facilities	Utilities	R-1 (Single family residential)
				C-3 (Medium Commercial)
Staging Yard 7	South El Monte	Commercial	Commercial And Services	Commercial
North Area				
Goodrich Substation	Pasadena	Specific Plan	Utilities	EPSP-d2-PS (East Pasadena Specific Plan, Public/Semi-Public)
Staging Yard 4	Pasadena	Specific Plan	Utilities	EPSP-d2-PS (East Pasadena Specific Plan, Public/Semi-Public)
South Area				
220-kV Transmission Structure (South Area)	Commerce	Public Facilities	Utilities	PF (Public Facilities)
Staging Yard 5	Commerce	Public Facilities	Utilities	PF (Public Facilities)
Street Light, Source Line Conversion	Bell Gardens	High-Density Residential	Residential	R-3 (High Density Residential)
		Open Space / Parks	Agriculture (SCE ROW)	A-1 (Light Agriculture)

Sources: County of Los Angeles 2012a, 2012b, 2014a, 2014b; City of Monterey Park 2007a, 2007b; City of Rosemead 2010, 2013; City of South El Monte 2012a, 2012b; City of Pasadena 2009, 2015a; City of Commerce 2009a, 2009b; SCAG 2012.

Key:
kV kilovolt
ROW right-of-way
SCE Southern California Edison Company

1 **4.9.1.3 Significant Ecological Areas**

2
3 The proposed project would be located within and adjacent to areas designated as Significant
4 Ecological Areas (SEAs) by Los Angeles County. SEAs are identified as areas to be protected and
5 conserved, as discussed further in Section 4.9.2, "Regulatory Setting."

6
7 In unincorporated Los Angeles County, approximately 2 miles of Telecommunications Route 3
8 would be located along San Gabriel Boulevard and Durfee Avenue within the San Gabriel College
9 Wildlife Sanctuary SEA and the Puente Hills SEA (County of Los Angeles 2015a).

10
11 **4.9.2 Regulatory Setting**

12
13 **4.9.2.1 Federal**

14
15 **National Environmental Policy Act**

16 Pursuant to the National Environmental Policy Act (NEPA) of 1969, federal agencies must consider
17 the environmental impact of their decisions, including the issuance of permits, such as the Section
18 408 permit that would be required for proposed project work within the Whittier Narrows Natural
19 Area, a USACE-authorized flood control project.

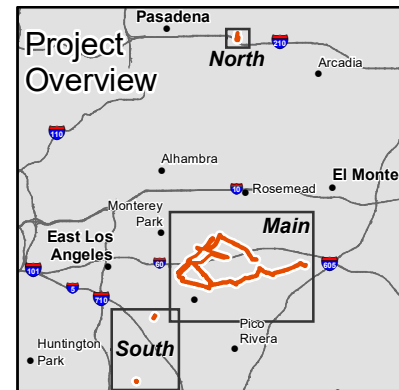
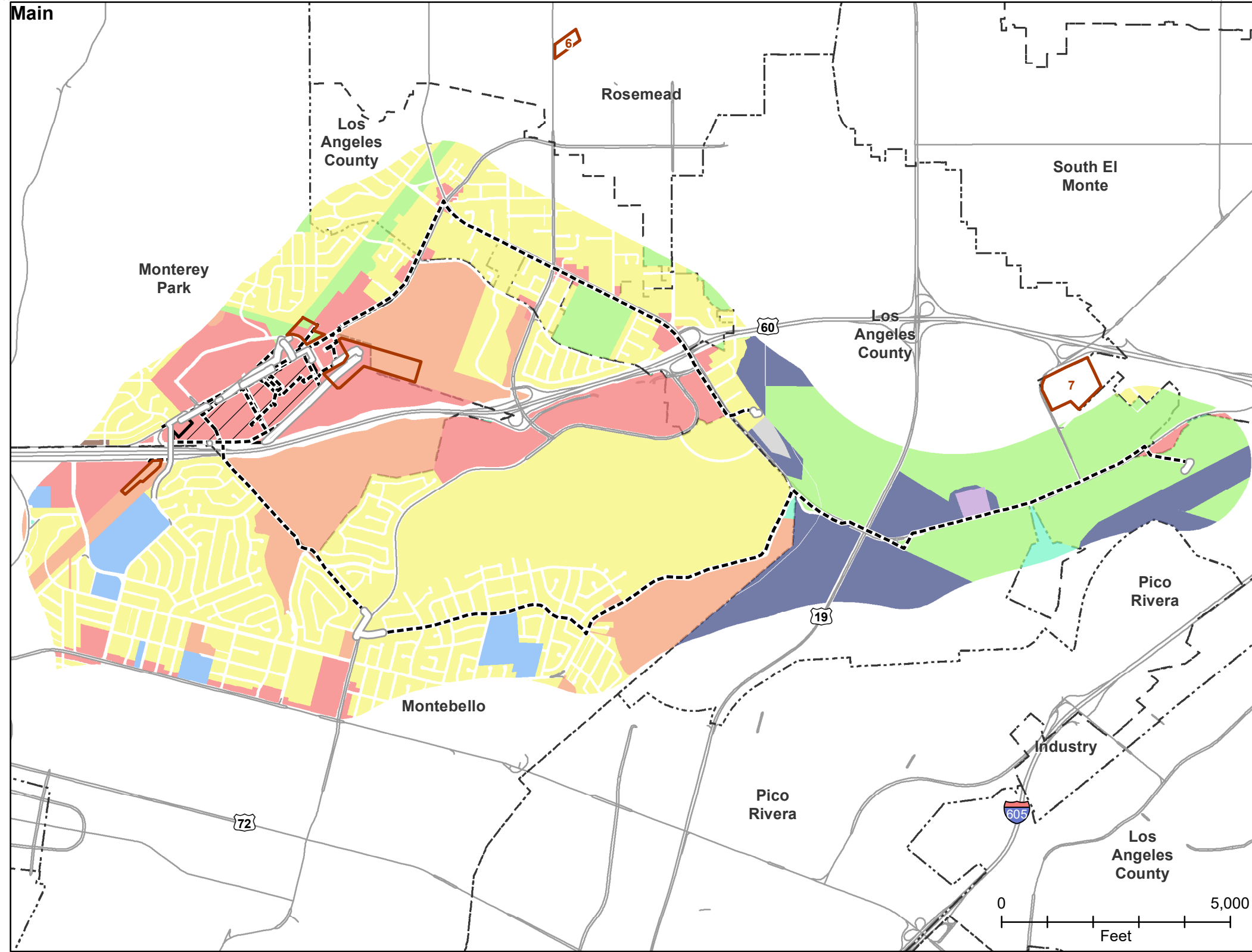
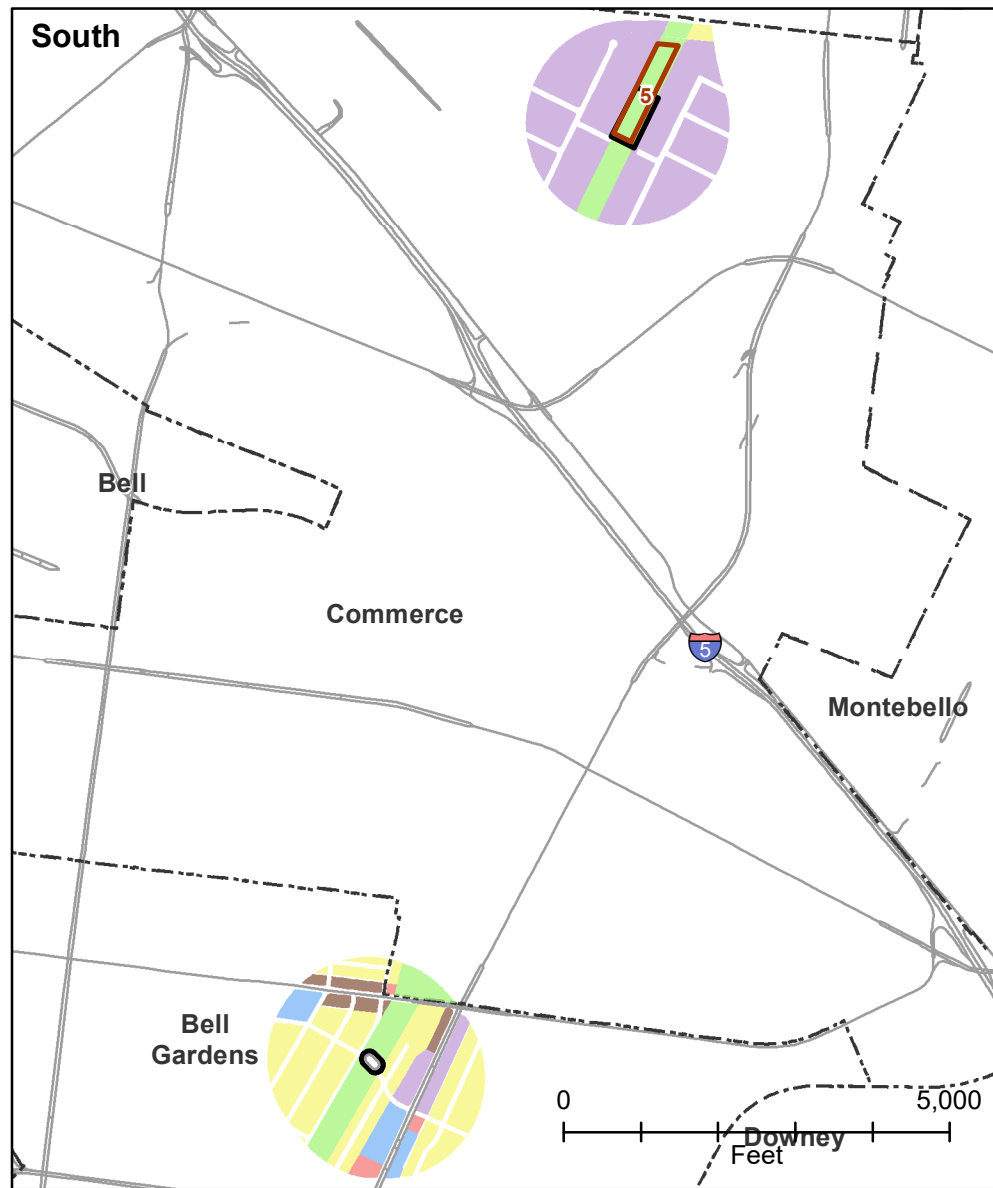
20
21 **Rivers and Harbors Appropriation Act of 1899**

22 Section 14 of the Rivers and Harbors Act of 1899 as codified in Title 33, Section 408 of the U.S. Code
23 (commonly referred to as "Section 408") authorizes the Secretary of the Army, on the
24 recommendation of the Chief of Engineers of the USACE, to grant permission for the alteration or
25 occupation or use of a USACE civil works project if the Secretary of the Army determines that the
26 activity will not be injurious to the public interest and will not impair the usefulness of the project
27 (USACE n.d.). When a project is anticipated to encroach upon or otherwise alter an existing USACE
28 project, review and approval of such encroachment or alteration is required from the USACE.

29
30 **4.9.2.2 State**

31
32 **California Public Utilities Commission General Order No. 131-D**

33 California Public Utilities Commission (CPUC) General Order No. 131-D, Rules relating to the
34 planning and construction of electric generation, transmission/power/distribution line facilities,
35 and substations located in California, states that no electric public utilities will begin construction in
36 the State of California of any new electric generating plant over 50 MW, or of the modification,
37 alteration, or addition to an existing electric generating plant of more than 50 MW, or of electric
38 transmission/power/distribution line facilities, or of new, upgraded, or modified substations
39 without first complying with the provisions of the General Order. For the purposes of the General
40 Order, a transmission line is designated to operate at or above 200 kV. A power line is designated to
41 operate between 50 and 200 kV. A distribution line is designated to operate under 50 kV.



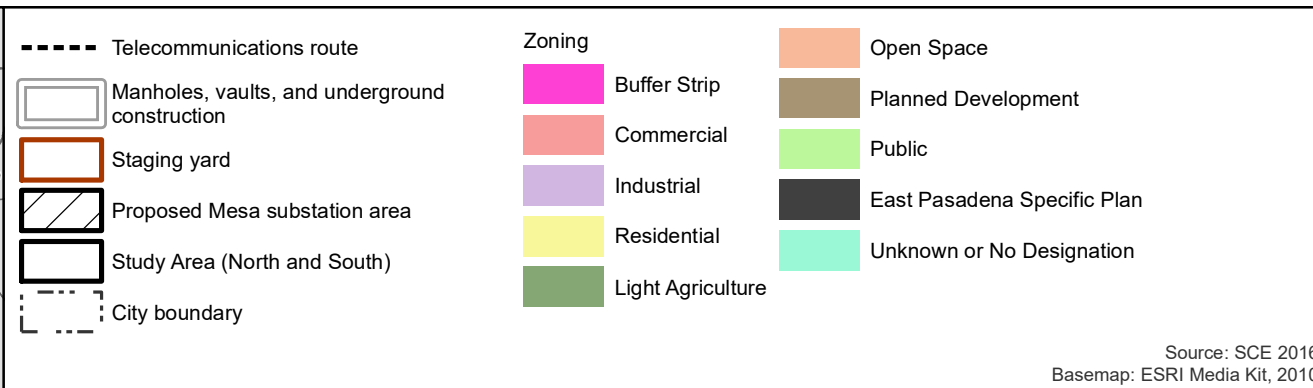
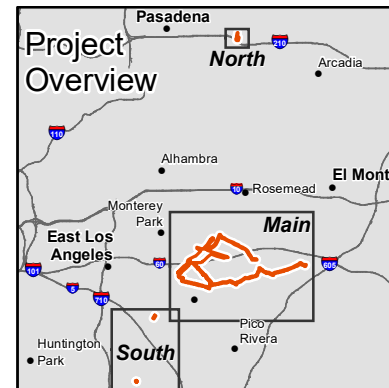
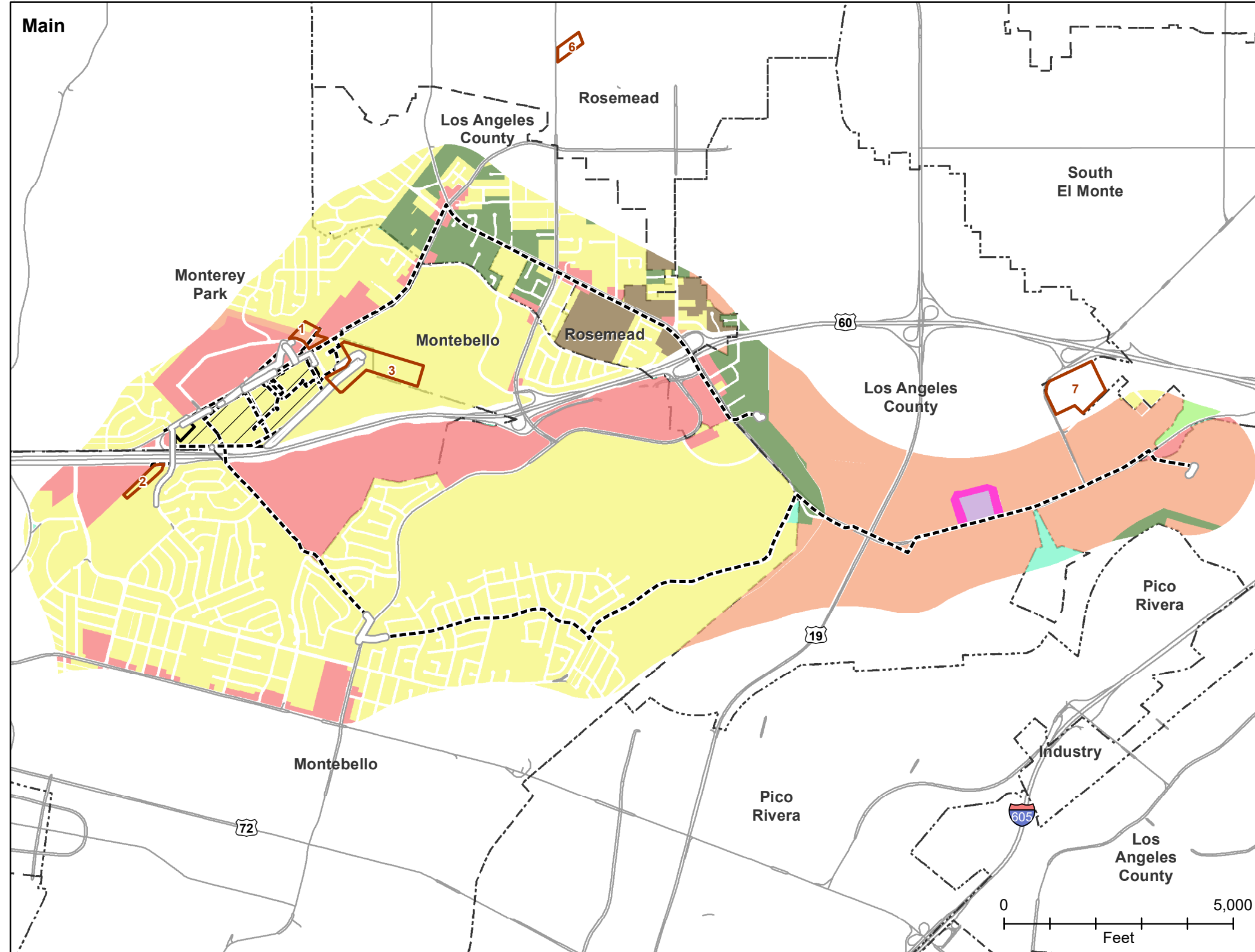
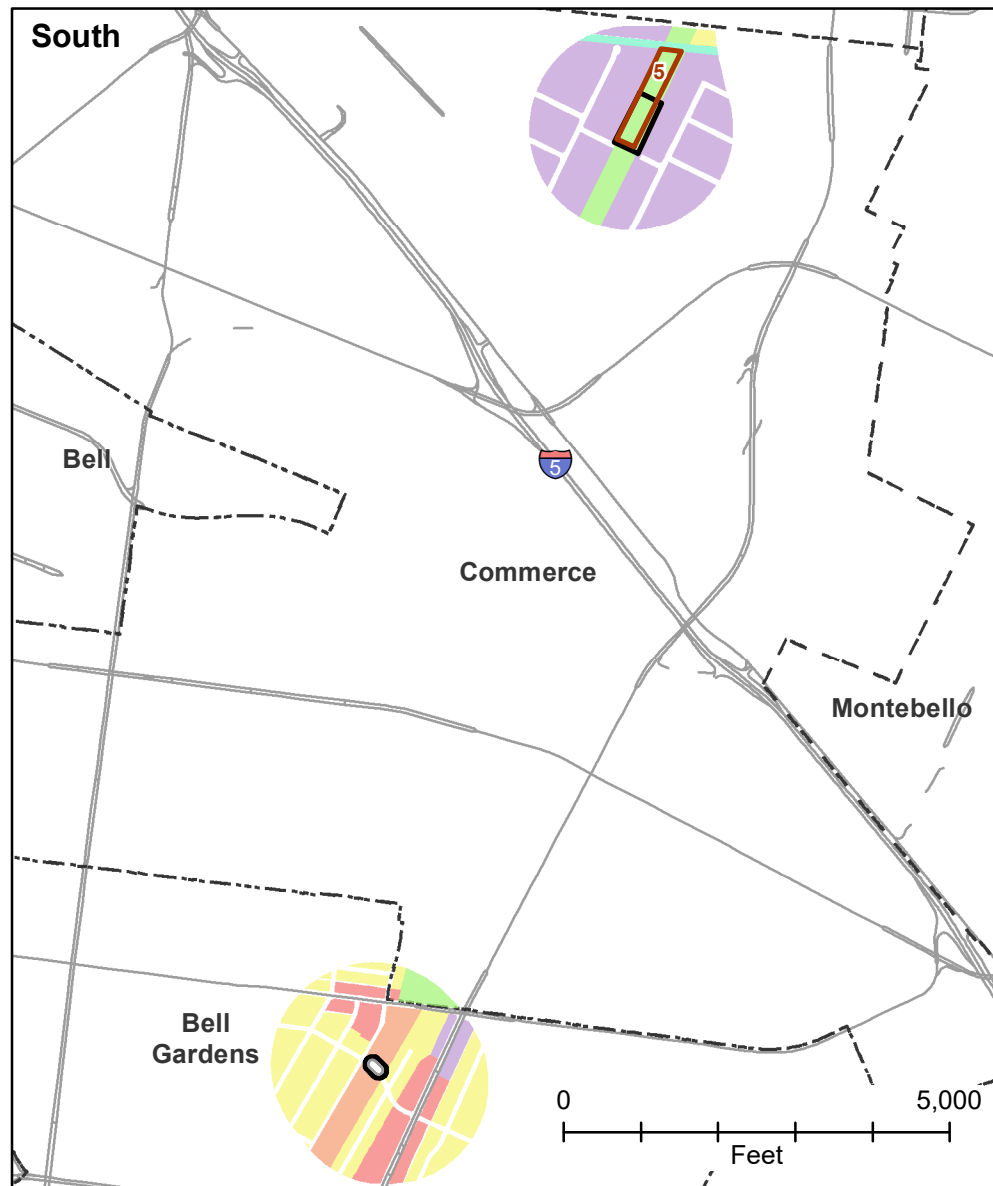
<ul style="list-style-type: none"> --- Telecommunications route □ Manholes, vaults, and underground construction □ Staging yard □ Proposed Mesa Substation Main Project Area □ Study Area (North and South) - - - City boundary 	<p>General Plan Land Use Designation</p> <ul style="list-style-type: none"> Commercial Residential Industrial Institutional Mineral Resources Mixed Use Unknown or No Designation Open Space Parks and Public Facilities Specific Plan Water
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**Figure 4.9-2
General Plan Land Uses
in the Mesa Substation
Study Area
Mesa Substation
Los Angeles County, CA**

Source: SCE 2016
Basemap: ESRI Media Kit, 2010




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**Figure 4.9-3
Zoning Designations in
the Mesa Substation
Study Area
Mesa Substation
Los Angeles County, CA**

Source: SCE 2016
Basemap: ESRI Media Kit, 2010



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1 Pursuant to Article XII of the Constitution of the State of California, the CPUC is charged with the
2 regulation of investor-owned public utilities. Article XII, Section 8, of the California Constitution
3 states, “[a] city, county, or other public body may not regulate matters over which the Legislature
4 grants regulatory power to the [Public Utilities] Commission.” The Public Utilities Code authorizes
5 the CPUC to “do all things, whether specifically designated in this act or in addition thereto, which
6 are necessary and convenient in the exercise of such power and jurisdiction” (California Public
7 Utilities Code §701).

8
9 Other Public Utilities Code provisions generally authorize the CPUC to modify facilities, to secure
10 adequate service or facilities, and to operate so as to promote health and safety.

11
12 In the context of electric utility projects, CPUC General Order No. 131-D, Section XIV.B, states that:

13
14 Local jurisdictions acting pursuant to local authority are preempted from regulating
15 electric power line projects, distribution lines, substations, or electric facilities
16 constructed by public utilities subject to the Commission’s jurisdiction. However, in
17 locating such projects, the public utilities shall consult with local agencies regarding
18 land use matters.

19
20 SCE would be required to obtain all applicable ministerial building and encroachment permits from
21 local jurisdictions for the proposed project (see Table 2-9 in Chapter 2.0, “Project Description” for
22 permits SCE may have to obtain). The applicant has conducted outreach and consultation with local
23 planning and public works agencies operating in the cities of Monterey Park, Montebello,
24 Rosemead, South El Monte, Pasadena, Commerce, Bell Gardens, as well as in the unincorporated
25 areas of Los Angeles County, including the communities of South San Gabriel and Whittier Narrows,
26 over the course of the preparation of this environmental impact report. In addition, the CPUC has
27 conducted outreach and consultation with agencies that have expressed an interest in the proposed
28 project, including the City of Monterey Park and the City of Montebello. All local jurisdictions in the
29 proposed project area were notified of the proposed project and afforded the opportunity to
30 provide comments.

31
32 **4.9.1.3 Local**

33
34 The proposed main project components are located in the County of Los Angeles, the City of
35 Monterey Park, the City of Montebello, the City of Rosemead, the City of South El Monte, the City of
36 Pasadena, the City of Commerce, and the City of Bell Gardens. As previously described, the CPUC's
37 General Order 131-D, section XIV.B, states that public utilities shall consult with local agencies
38 regarding land use matters. The CPUC expects SCE to work collaboratively to address local
39 agencies' concerns. SCE would need to obtain all ministerial building and encroachment permits
40 from local jurisdictions. SCE is not required to obtain local discretionary permits because the
41 CPUC's jurisdiction over SCE preempts local jurisdiction, as explained in Section 1.3.2.3, “Local
42 Agencies.” However, Impact LU-2 analyzes the project’s consistency with land use plans, policies,
43 and regulations that pertain to the proposed project areas to determine if inconsistency would
44 result in an environmental impact. In addition, SCE would still be required to obtain all the
45 necessary encroachment permits and ministerial permits from local jurisdictions.

1 **County of Los Angeles General Plan**

2 The following policies described in the Land Use element of the County of Los Angeles General Plan
3 are relevant to the proposed project:

- 4 • **Policy LU 3.1:** *Encourage the protection and conservation of areas with natural resources,*
5 *and SEAs.*
- 6 • **Policy LU 3.2:** *Discourage development in areas with high environmental resources and/or*
7 *severe safety hazards.*
- 8 • **Policy LU 3.3:** *Discourage development in undeveloped areas where infrastructure and public*
9 *services do not exist, or where no major infrastructure projects are planned, such as state*
10 *and/or federal highways.*
- 11 • **Policy LU 7.5:** *Ensure land use compatibility in areas adjacent to mineral resources where*
12 *mineral extraction and production, as well as activities related to the drilling for and*
13 *production of oil and gas, may occur.*

14
15
16 **County of Los Angeles Municipal Code**

17 The Los Angeles County Zoning Ordinance is Title 22 of the County’s municipal code (County of Los
18 Angeles 2015b). The Zoning Ordinance provides guidance for permitted uses and development
19 standards, and implements the County’s general plan.

20
21 Zoning designations along Telecommunication Routes 1 and 3 in Los Angeles County include A-; O-
22 S; R-3. These zoning designations provide for light agricultural uses, single and multi-family
23 residences, commercial uses and retail uses, and manufacturing uses.

24
25 In addition, Section 22.56.125 of the County of Los Angeles Municipal Code requires discretionary
26 approval for development in SEAs, and Section 22.52.2900 updates the current SEA development
27 regulations.

28
29 **City of Monterey Park General Plan**

30 The following goal and policy described in the Land Use element of the City of Monterey Park
31 General Plan (City of Monterey Park 2000) are relevant to the proposed project area:

- 32 • **Land Use Goal 13.0:** *Ensure long-term compatibility between land uses in Monterey Park and*
33 *development in adjacent unincorporated Los Angeles County areas.*
- 34 • **Land Use Policy 8.1:** *Work with the City of Montebello to ensure good access to the*
35 *Operating Industries, Inc. and SCE area via Paramount Boulevard.*

36
37
38 **City of Monterey Park Municipal Code**

39 The City of Monterey Park Zoning Ordinance is Title 21 of the city’s municipal code (City of
40 Monterey Park 2014).

41
42 The Mesa Substation site is zoned R-S/P-D (Regional-Specialty Center, Planned Development
43 Overlay Zone). Section 21.10.020 of the City of Monterey Park Municipal Code states that, “the R-
44 S/P-D zone provides for the development of commercial areas that serve a regional need and
45 promote the development of regional centers with diverse retail and entertainment uses.”

1 Additionally, the City of Monterey Park Municipal Code Table 21.10(A) identifies public utility
2 substations as a permitted use within the R-S/P-D zone.

3
4 Other proposed project components, including the 500-kV and 220-kV transmission lines, 66-kV
5 subtransmission lines, 16-kV distribution lines, and portions of Telecommunications Routes 1 and 2
6 would be located in the following zones:

- 7
- 8 • R-S/P-D (Regional Specialty Center, Planned Development Overlay)
- 9 • C-P (Commercial Professional)
- 10 • O-S (Open Space)
- 11 • R-1 (Single Family Residential)
- 12 • C-S (Commercial Services)
- 13 • O-P/P-D (Office Professional, Planned Development Overlay)
- 14

15 These zoning designations provide for commercial and retail uses, single-family and multi-family
16 residences, open space and office uses.

17
18 Section 21.07.040 of the City of Monterey Park Municipal Code states that public improvement
19 easements and ROWs are principally permitted uses in the O-S (Open Space) zone. Sections
20 21.10.030 and 21.08.030 of the City of Monterey Park Municipal Code state that public facilities and
21 public utility facilities are permitted within the C-P (Commercial Professional), R-S (Regional
22 Specialty Center), and R-1 (Single Family Residential) zones with discretionary approval (City of
23 Monterey Park 2014). In addition, Section 21.14.040 of the City of Monterey Park Municipal Code
24 requires that any construction or maintenance of a building or structure in the P-D (Planned
25 Development Overlay) zone be done pursuant to the regulations of the underlying zone and General
26 Plan designation.

27 28 **City of Montebello General Plan**

29 The following policy described in the Land Use element of the City of Montebello General Plan (City
30 of Montebello 1973) is relevant to the proposed project:

- 31
- 32 • **Industrial Policy 2:** *Adequate community infrastructure, including streets and utilities should*
33 *be developed to support and service the City's industrial development.*
- 34

35 **City of Montebello Municipal Code**

36 The City of Montebello Zoning Ordinance is Title 17 of the city's municipal code (City of Montebello
37 2015).

38
39 Portions of the proposed 500-kV and 220-kV transmission line routes, and Telecommunications
40 Routes 1, 2 and 3 would be located along land that is designated R-A (Residential Agricultural), R-1
41 (Single-Family Residential), R-3 (Multi-family Residential, and C-2 (General Commercial) within the
42 City of Montebello (refer to Table 4.9-1).

43
44 The R-A (Residential Agricultural) zone provides for single-family residential development and
45 allows for accessory uses, such as the growth of agriculture crops, on the same lot as the residential
46 development. The R-1 (Single-Family Residential) and R-3 (Multi-family Residential zones are

1 intended to provide for the development of adequate homes, yards, and other residential facilities
2 and to protect and stabilize desirable characteristics of residential neighborhoods. The C-2 (General
3 Commercial) zone provides for business centers in areas where a wide range of retail sales and
4 service establishments are needed to accommodate the surrounding community.

5
6 Appendix A to the City of Montebello Municipal Code states that public utilities are permitted as a
7 conditional use in all zones with approval of a Conditional Use Permit.

8 9 **City of Rosemead General Plan**

10 The following policy described in the Land Use element of the City of Rosemead General Plan (City
11 of Rosemead 2010) is relevant to the proposed project:

- 12
13 • **Land Use Policy 1.2:** *Provide guidelines and standards to ensure adequate buffering and*
14 *screening between lower density residential uses and adjacent [...] uses to mitigate potential*
15 *land use conflicts.*

16 17 **City of Rosemead Municipal Code**

18 The City of Rosemead Zoning Ordinance is Title 17 of the city's municipal code (City of Rosemead
19 2014).

20
21 Telecommunications Route 1 would be entirely located in an SCE ROW along San Gabriel Boulevard
22 in the City of Rosemead. Adjacent zones along the ROW would include C-3 (Medium Commercial),
23 C-3/D (Medium Commercial, Design Overlay), P-D (Planned Development) and R-1 (Single Family
24 Residential). The C-3 (Medium Commercial) zone provides for small- to medium-scale commercial
25 uses, with an emphasis on community-serving retail, office, and service uses. The P-D (Planned
26 Development) zone provides for residential, commercial, industrial, or institutional developments
27 that are characterized by innovative use and design concepts. The purpose of the R-1 (Single Family
28 Residential) zone is to protect the existing density and maintain the character of the city's single-
29 family residential neighborhoods.

30
31 Sections 17.16.020 and 17.12.020 of the City of Rosemead Municipal Code state that utilities and
32 telecommunication facilities in the C-3 and R-1 zones are a permitted use and a permitted use with
33 approval of a Conditional Use Permit, respectively (City of Rosemead 2014).

34 35 **City of South El Monte Municipal Code**

36 The City of South El Monte Zoning Ordinance is Title 17 of the city's municipal code (City of South El
37 Monte 2015). The portion of Telecommunications Route 3 traversing South El Monte would be
38 located on land zoned C-M (Commercial Manufacturing). The C-M zone provides for general
39 commercial and limited manufacturing uses. Per Sections 17.06.040 and 17.14.40 of the City of
40 South El Monte Municipal Code, public facilities are permitted with approval of a Conditional Use
41 Permit in the C-M zone.

1 **City of Pasadena General Plan**

2 The City of Pasadena General Plan Noise Element (City of Pasadena 2002) contains the following
3 policies relevant to the proposed project:
4

- 5 • **Policy 7b:** *The City will encourage limitations on construction activities adjacent to sensitive*
6 *noise receptors as defined in [the General Plan].*
- 7 • **Policy 7c:** *The City will encourage construction and landscaping activities that employ*
8 *techniques to minimize noise.*

9
10 **City of Pasadena Municipal Code**

11 The City of Pasadena Zoning Ordinance is Title 17 of the city’s municipal code (City of Pasadena
12 2005).
13

14 The site of the proposed temporary 220-kV Transmission Structure at the Goodrich substation is
15 located on land zoned EPSP-d2-PS (Public/Semi-Public), within the East Pasadena Specific Plan
16 area. As described in Section 17.32.050 of the City of Pasadena Municipal Code, Minor Utility uses
17 are permitted within the EPSP-d2-PS zone, and Major Utility facilities are permitted with approval
18 of a Conditional Use Permit.
19

20 **City of Commerce General Plan**

21 The following policies described in the City of Commerce General Plan (City of Commerce 2008) are
22 relevant to the proposed project:
23

- 24 • **Community Development Policy 7.1:** *The City of Commerce will ensure that all future public*
25 *facilities and improvements do not have a significant adverse impact on the community and*
26 *that any such impacts must be mitigated to the fullest extent possible.*
- 27 • **Community Development Policy 7.2:** *The City of Commerce will oppose the*
28 *overconcentration of public facilities and improvements that provide benefits to the region at*
29 *large while adversely impacting the local community. The region at large must share both the*
30 *benefits and the disadvantages of such uses and facilities.*

31
32 **City of Commerce Municipal Code**

33 The City of Commerce Zoning Ordinance is Title 19 of the city’s municipal code (City of Commerce
34 2015).
35

36 The proposed 220-kV transmission structure that would replace an existing 220-kV lattice steel
37 tower on the Goodrich–Laguna Bell 220-kV Transmission Line would be located in the PF (Public
38 Facilities) zone. The PF zone is intended to accommodate schools, government offices, libraries, and
39 utility and transportation easements.
40

41 As described in Section 19.13.020 of the City of Commerce Municipal Code, transmission towers
42 over 60 feet tall are permitted with approval of a Conditional Use Permit in the PF zone.
43

44 **City of Bell Gardens Municipal Code**

45 The City of Bell Gardens Zoning Ordinance is Title 9 of the city’s municipal code (City of Bell
46 Gardens 2015).

1
2 In Bell Gardens, the proposed undergrounding of an existing street light source line would occur
3 within a public ROW (Loveland Street), along land zoned A-1 (Light Agricultural) and R-3 (High-
4 Density Residential).

6 **Other General Plans and Specific Plans**

7 General Plans for the following jurisdictions were also reviewed, but none of the goals and policies
8 related to land use and planning contained in these documents were found to be applicable to the
9 proposed project:

- 10 • City of Bell Gardens General Plan (City of Bell Gardens 1995)
- 11 • City of South El Monte General Plan (City of South El Monte 2000)

12
13
14 Proposed project components in the City of Pasadena would also be located within the Foothill,
15 Rosemead, and Sierra Madre Villa area of the East Pasadena Specific Plan. The East Pasadena
16 Specific Plan was reviewed during the preparation of this environmental impact report; however,
17 none of the land use strategies and recommendations are applicable to the proposed project (City
18 of Pasadena 2000).

20 **4.9.3 Impact Analysis**

22 **4.9.3.1 Methodology and Significance Criteria**

23
24 General Plans, ordinances, local guidance, and land use and zoning maps were reviewed in order to
25 determine whether the proposed project would be consistent with regional and locally adopted
26 land use plans, goals, and policies.

27
28 The significance criteria were defined based on the checklist items in Appendix G of the California
29 Environmental Quality Act Guidelines. An impact is considered significant if the proposed project
30 would:

- 31 a) Physically divide an established community;
- 32 b) Conflict with any applicable land use plan, policy, or regulation of an agency with
33 jurisdiction over the project (including, but not limited to the general plan, specific plan,
34 local coastal program, or zoning ordinance) adopted for the purpose of avoiding or
35 mitigating an environmental effect; or
- 36 c) Conflict with any applicable Habitat Conservation Plan (HCP) or Natural Community
37 Conservation Plan (NCCP).

38
39
40 Significance criterion (c) (“Conflict with any applicable HCP or NCCP”) does not apply to this
41 project. As further explained in Section 4.03 (Biology), the project is not located within an adopted
42 HCP or NCCP area; therefore, this significance criterion is not applicable.

44 **4.9.3.2 Applicant Proposed Measures**

45
46 There are no Applicant Proposed Measures for land use and planning associated with the proposed
47 project.

1
2 **4.9.3.3 Environmental Impacts**

3
4 **Impact LU-1: Physically divide an established community.**

5 *NO IMPACT*

6
7 **Construction**

8 Construction of the proposed Mesa Substation would occur on an 84-acre parcel owned by SCE,
9 which is bound by public streets, the Pomona Freeway, and industrial and commercial land uses.
10 Although there are residential areas located north, south, and west of the substation site, these are
11 separated from the proposed substation site area by existing roads, including Potrero Grande Drive
12 to the north, Markland Drive to the west, and State Route 60 to the south. This parcel is not used for
13 access between communities and the existing Mesa Substation is already located within this site
14 area. Adjacent transmission, subtransmission, and distribution activities immediately adjacent to
15 this parcel would be located mostly within existing SCE ROW. These would not be routed through
16 parcels such that access from one parcel to another would be restricted and would not impact
17 access to any communities.

18
19 Fiber optic cable for Telecommunication Routes 1, 2, and 3 would be installed on existing overhead
20 structures, in existing manholes and vaults, or in existing or new underground conduit (refer to
21 Section 2.0, Project Description). The presence of the telecommunications lines would not divide
22 existing communities since they would not constitute a barrier that could impede access.

23
24 At the existing Goodrich Substation, SCE would install a temporary 220-kV transmission structure
25 and loop in the 220-kV line to the existing substation as well as install underground conduit. Two
26 residential areas are located to the east and west of Goodrich Substation. These neighborhoods
27 would not be physically divided as a result of the proposed project because construction activities
28 would be limited to the existing substation site and the immediately adjacent transmission ROW,
29 where similar utility facilities exist. Further, roadways providing passage between the adjacent
30 communities are abundant and access to these communities would remain unobstructed during
31 construction in the North Area.

32
33 Construction of the proposed project would require temporary lane closures during work within
34 public road ROWs. Temporary lane closures would occur during installation of portions of the
35 telecommunications lines adjacent to Durfee Avenue, Lincoln Avenue, Avenida De la Merced,
36 Montebello Boulevard, San Gabriel Boulevard, and Potrero Grande Drive. Additionally, temporary
37 lane closures or reductions would occur on Loveland Street during the conversion of the streetlight
38 source line to the proposed underground configuration. During the temporary lane closures, other
39 nearby roads would be available as detours for community residents. Therefore, installation of the
40 telecommunications lines and streetlight source line would not divide an existing community.

41
42 Therefore, the proposed project would not physically divide an established community during
43 construction and there would be no impact under this criterion.

44
45 **Operation and Maintenance**

46 Operation and maintenance of the proposed project may include the following activities, which
47 would occur on an as needed basis: vegetation management (e.g., tree trimming, weed control),
48 repairing conductors, washing or replacing insulators, repairing or replacing hardware

1 components, replacing electrical poles and towers, access road maintenance, and emergency
2 repairs. SCE would also perform routine inspections of the electrical system, a minimum of once per
3 year, which would require the use of vehicles and equipment. These activities would be similar to
4 those currently performed by SCE in proposed project areas and would occur within SCE-owned
5 property, ROW, and franchise areas. Therefore, operation and maintenance activities would not
6 physically divide an established community during operations and there would be no impact under
7 this criterion.

8
9 **Impact LU-2: Conflict with any applicable land use plan, policy, or regulation of an agency**
10 **with jurisdiction over the project (including, but not limited to, the general plan, specific**
11 **plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or**
12 **mitigating an environmental effect.**

13 *NO IMPACT*

14
15 As previously described, the CPUC's General Order 131-D, section XIV.B, states that public utilities
16 shall consult with local agencies regarding land use matters. The CPUC expects SCE to work
17 collaboratively to address local agencies' concerns. SCE would need to obtain all ministerial
18 building and encroachment permits from local jurisdictions. SCE is not required to obtain local
19 discretionary permits because the CPUC's jurisdiction over SCE preempts local jurisdiction, as
20 explained in Section 1.3.2.3, "Local Agencies." However, if the proposed project conflicted with a
21 local land use plan, policy, or regulation that was adopted for the purpose of avoiding or mitigating
22 an environmental effect, this would result in an environmental impact on land use. Table 4.9-2
23 provides an analysis of the proposed project's consistency with plans, policies, and regulations of
24 agencies with jurisdiction over the proposed project.

25
26 As discussed in Table 4.9-2, the proposed project would not conflict with any applicable land use
27 plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of
28 avoiding or mitigating an environmental effect. Therefore, there would be no impact under this
29 criterion for construction and operations.

30
**Table 4.9-2 Mesa 500-kV Substation Project Conformity with Plans, Policies, and Regulations
Related to Land Use and Planning**

Plan, Policy, or Regulation	Consistency Analysis
Los Angeles County Zoning Ordinance	<p>Title 22 of Los Angeles County's Municipal Code includes the County's Zoning Ordinance. Work within unincorporated areas of Los Angeles County would include installation of fiber optic cable on existing distribution poles and in new underground conduit, primarily along existing roadways. As shown in Table 4.9-1, according to the Los Angeles County Zoning Ordinance, the proposed project would be located within zones designated as A-1 (Light Agriculture), O-S (Open Space), and R-3 (Limited Multiple Residence) within unincorporated areas of the County. Public utilities are not identified as a prohibited use in any of these areas. SCE would restore any temporary disturbance areas to preconstruction condition and adjacent land uses would continue unchanged during operations.</p> <p>A portion of Telecommunications Route 3 would be located within the Puente Hills SEA. Section 22.56.215 of the Los Angeles County Code requires discretionary approval for development within SEAs but does not preclude development. The stated intent is to protect resources from incompatible development. Impacts to biological resources within the SEA</p>

Table 4.9-2 Mesa 500-kV Substation Project Conformity with Plans, Policies, and Regulations Related to Land Use and Planning

Plan, Policy, or Regulation	Consistency Analysis
	<p>are discussed in Section 4.3, “Biological Resources.” With implementation of mitigation measures identified in Section 4.3, impacts to biological resources would be less than significant.</p> <p>Therefore, the proposed project would not conflict with the Los Angeles County Zoning Ordinance.</p>
<p>County of Los Angeles General Plan Policy LU 3.1: Encourage the protection and conservation of areas with natural resources, and SEAs.</p>	<p>Work along Telecommunications Route 3 within the Puente Hills SEA would include stringing of fiber optic cable on existing distribution poles along Durfee Avenue. These activities would not conflict with the County of Los Angeles’ General Plan Policy LU 3.1 to protect and conserve areas with natural resources and SEAs because they would not result in a change in conservation conditions with regards to the SEA. Therefore, the proposed project would not conflict with this policy.</p>
<p>County of Los Angeles General Plan Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.</p>	<p>Work along Telecommunications Routes 1 and 3 that would occur within unincorporated areas of Los Angeles County would not be located in areas that present severe safety hazards. Critical gnatcatcher habitat existing along Telecommunications Route 3, where fiber optic cable would be installed in existing ROW on existing SCE poles. An approximately 250 foot segment of Telecommunications Route 3 would also be underground within the Whittier Narrows Natural Area within areas of critical gnatcatcher habitat. Impacts to biological resources associated with this work are discussed in detail in Section 4.3, “Biological Resources,” and would be less than significant with mitigation. Therefore, the proposed project would be consistent with Policy LU 3.2.</p>
<p>County of Los Angeles General Plan Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned, such as state and/or federal highways.</p>	<p>In Los Angeles County, work would primarily occur in areas where infrastructure/public services exist since work primarily includes installation of fiber optic cable on existing distribution poles. A 250 foot segment of Telecommunications Route 3 would be routed underground within the Whittier Narrows Natural Area. Proposed work areas are currently undeveloped, but permanent structures would be located underground. Stringing along existing poles would not require ground disturbance that would damage natural resources. In areas where Telecommunications Route 3 would be underground, there are existing electric transmission structures (lattice steel towers), an unpaved roadway, and a trail. Therefore, the proposed project would be consistent with Policy LU 3.3.</p>
<p>County of Los Angeles General Plan Policy LU 7.5: Ensure land use compatibility in areas adjacent to mineral resources where mineral extraction and production, as well as activities related to the drilling for and production of oil and gas, may occur.</p>	<p>Telecommunications Route 3 would be located adjacent to the Montebello Oil Field. Fiber optic cable would be installed adjacent to the oil field on existing poles along existing roadways. No ground disturbing work is planned in areas adjacent to the oil field. Therefore, the proposed project would be compatible with extraction and production activities at the oil field.</p>
<p>City of Monterey Park Municipal Code</p>	<p>Title 21 of the City of Monterey Park’s Municipal Code includes the City’s zoning ordinance. According to the City’s zoning ordinance, the Mesa Substation site is zoned R-S/P-D (Regional-Specialty Center, Planned Development Overlay Zone). Public utility substations are permitted uses within the R-S/P-D zone as shown in Table 21.10(A) of the Municipal Code.</p>

Table 4.9-2 Mesa 500-kV Substation Project Conformity with Plans, Policies, and Regulations Related to Land Use and Planning

Plan, Policy, or Regulation	Consistency Analysis
	<p>Other proposed project components, including the 500-kV and 220-kV transmission lines; 66-kV subtransmission lines; 16-kV distribution lines; portions of Telecommunications Routes 1 and 2; and Staging Yards 1, 2 and 3 would be located in areas with the following zoning designations:</p> <ul style="list-style-type: none"> • R-S/P-D (Regional Specialty Center, Planned Development Overlay) • C-P (Commercial Professional) • O-S (Open Space) • R-1 (Single Family Residential) • C-S (Commercial Services) • O-P/P-D (Office Professional, Planned Development Overlay) <p>Section 21.07.040 of the City of Monterey Park Municipal Code states that public improvement easements and rights-of-way are principally permitted uses in the O-S (Open Space) zone. Sections 21.10.030 and 21.08.030 of the City of Monterey Park Municipal Code state that public facilities and public utility facilities are permitted within the C-P (Commercial Professional), R-S (Regional Specialty Center), and R-1 (Single Family Residential) zones with discretionary approval (City of Monterey Park 2014). In addition, Section 21.14.040 of the City of Monterey Park Municipal Code requires that any construction or maintenance of a building or structure in the P-D (Planned Development Overlay) zone be done pursuant to the regulations of the underlying zone and General Plan designation.</p> <p>Therefore, the proposed project would be consistent with the City of Monterey Park Municipal Code.</p>
<p>City of Monterey Park General Plan Land Use Goal 8.1: Work with the City of Montebello to ensure good access to the Operating Industries, Inc. and SCE area via Paramount Boulevard.</p>	<p>The proposed project would not impede the City of Monterey Park's ability to work with the City of Montebello to ensure good access to the Operating Industries, Inc. and SCE area via Paramount Boulevard, consistent with Land Use Policy 8.1 of the City of Monterey Park General Plan.</p>
<p>City of Monterey Park General Plan Land Use Goal 13.0: ensure long-term compatibility between land uses in Monterey Park and development in adjacent unincorporated Los Angeles County areas.</p>	<p>Operations activities within the City of Monterey Park would be similar to ongoing activities for maintenance and operation of the existing infrastructure. Land Use within the proposed project areas would not change; therefore, the proposed project would not affect compatibility with development in unincorporated Los Angeles County areas and the proposed project would be consistent with City of Monterey Park Land Use Goal 13.0.</p>
<p>City of Montebello General Plan Industrial Policy 2: Adequate community infrastructure, including streets and utilities should be developed to support and service the City's industrial development.</p>	<p>The proposed project would serve the Western Los Angeles Basin Area, which includes the City of Montebello, and is proposed to improve safety and reliability standards for the existing utility system. Therefore, the proposed project is consistent with City of Montebello Park General Plan Industrial Policy 2 to have adequate community infrastructure.</p>

Table 4.9-2 Mesa 500-kV Substation Project Conformity with Plans, Policies, and Regulations Related to Land Use and Planning

Plan, Policy, or Regulation	Consistency Analysis
City of Montebello Municipal Code	Title 17 of the City of Montebello Municipal Code (City of Montebello 2015) includes the City of Montebello Zoning Ordinance. According to the zoning ordinance, the proposed 500-kV and 220-kV transmission line routes, and Telecommunications Routes 1, 2 and 3 would be located along land that is designated R-A (Residential Agricultural), R-1 (Single-Family Residential), R-3 (Multi-family Residential), and C-2 (General Commercial) (refer to Table 4.10-1, “General Plan Land Use, Existing Land Use, and Zoning by Proposed Project Component”). Proposed components would be located within existing ROW and franchise areas and Appendix A of the municipal code identifies public utilities as a permitted use within these zones. Therefore, the proposed project would be consistent with the City of Montebello Municipal Code.
City of Rosemead General Plan Land Use Policy 1.2: Provide guidelines and standards to ensure adequate buffering and screening between lower density residential uses and adjacent [...] uses to mitigate potential land use conflicts.	In the City of Rosemead, the approximately 0.9-mile segment of telecommunications line for the proposed project would be installed on existing distribution poles within existing SCE ROW along San Gabriel Boulevard. Therefore, improvements associated with the proposed project would not affect adjacent residential uses, and the proposed project would be consistent with Land Use Policy 1.2 of the City of Rosemead General Plan.
City of Rosemead Municipal Code	<p>Title 17 of the City of Rosemead’s Municipal Code includes the city’s Zoning Ordinance.</p> <p>Telecommunications Route 1 would be located within the ROW along San Gabriel Boulevard in the City of Rosemead. Work within the jurisdiction would include installation of fiber optic cable on existing utility poles. Adjacent zones along the ROW would include C-3 (Medium Commercial), C-3/D (Medium Commercial, Design Overlay), P-D (Planned Development) and R-1 (Single Family Residential). The C-3 (Medium Commercial) zone provides for small- to medium-scale commercial uses, with an emphasis on community-serving retail, office, and service uses. The P-D (Planned Development) zone provides for residential, commercial, industrial, or institutional developments that are characterized by innovative use and design concepts. The purpose of the R-1 (Single Family Residential) zone is to protect the existing density and maintain the character of the city’s single-family residential neighborhoods.</p> <p>Sections 17.16.020 and 17.12.020 of the City of Rosemead Municipal Code state that utilities and telecommunication facilities in the C-3 and R-1 zones are a permitted use and permitted use with approval of a Conditional Use Permit, respectively (City of Rosemead 2014). In addition, the installation of fiber optic cable on existing utility poles would have no impact on land use within the area. Therefore, the proposed project would be consistent with the City of Rosemead Municipal Code.</p>
City of South El Monte Municipal Code	<p>Title 17 of the City of South El Monte Municipal Code includes the City of South El Monte Zoning Ordinance (City of South El Monte 2015).</p> <p>The portion of Telecommunications Route 3 traversing South El Monte would be located on land zoned C-M (Commercial Manufacturing). The C-M zone provides for general commercial and limited manufacturing uses. Per Sections 17.06.040 and 17.14.40 of the City of South El Monte</p>

Table 4.9-2 Mesa 500-kV Substation Project Conformity with Plans, Policies, and Regulations Related to Land Use and Planning

Plan, Policy, or Regulation	Consistency Analysis
	<p>Municipal Code, public facilities are a permitted use with discretionary approval in the C-M zone. In addition, no ground disturbing work would occur within the city. Fiber optic cable would be placed on existing overhead structures within existing SCE ROW within the City. Therefore, there would be no change in land use and no impact on surrounding land uses.</p> <p>Therefore, the proposed project would be consistent with the City of South El Monte Municipal Code.</p>
<p>City of Pasadena General Plan Land Use Policy 8.6: Infrastructure and Street Design Compatibility. Encourage street design, public improvements, and utility infrastructure that preserves and is compatible with historic resources.</p>	<p>Proposed project activities in the City of Pasadena include the installation of a temporary 220-kV line loop-in at the existing Goodrich Substation, conduit installation work, and establishment and use of a temporary staging yard within SCE ROW. These components would have no impact on any known historic resources, as discussed further in Section 4.4, "Cultural and Paleontological Resources." Therefore, the proposed project is consistent with Land Use Policy 8.6 of the City of Pasadena General Plan.</p>
<p>City of Pasadena General Plan Land Use Policy 19.2: Wetlands and Riparian Habitat Surveys: All project proponents proposing to develop within areas containing wetlands, riparian habitat, and/or jurisdictional waters of the U.S. or the State of California shall conduct surveys in consultation with appropriate trustee agencies (including, but not limited to, the USACE, the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW), and/or the Los Angeles Regional Water Quality Board). If the surveys and/or consultation indicate that wetlands, riparian habitat, and/or jurisdictional waters are present or potentially present, appropriate measures shall be required as conditions of project approval to minimize and/or offset the project's potential effects on those resources.</p>	<p>Proposed project improvements that would occur at the Goodrich Substation and the temporary use of Staging Yard 4 would not result in temporary or permanent impacts to waters of the U.S. (refer to Section 4.8, Hydrology and Water Quality). Therefore, the proposed project is consistent with Land Use Policy 19.2 of the City of Pasadena General Plan.</p>

Table 4.9-2 Mesa 500-kV Substation Project Conformity with Plans, Policies, and Regulations Related to Land Use and Planning

Plan, Policy, or Regulation	Consistency Analysis
City of Pasadena Municipal Code	<p>Title 17 of the City of Pasadena’s Municipal Code (City of Pasadena 2005) includes the city’s Zoning Ordinance. Work within and immediately adjacent to the Goodrich Substation would occur on land zoned EPSP-d2-PS (Public/Semi-Public) within the East Pasadena Specific Plan area.</p> <p>As described in Section 17.32.050 of the City of Pasadena Municipal Code, Minor Utility uses are permitted within the EPSP-d2-PS zone, and Major Utility facilities are permitted use with discretionary approval. Further, the temporary 220-kV structure and loop-in would be removed following construction and the staging yard area would be restored to preconstruction conditions. Conduit installed underground immediately adjacent to and within the existing Goodrich Substation would have no impact on land use. Therefore, the proposed project would be consistent with the City of Pasadena Municipal Code.</p>
City of Commerce General Plan Community Development Policy 7.1: The City of Commerce will ensure that all future public facilities and improvements do not have a significant adverse impact on the community and that any such impacts must be mitigated to the fullest extent possible.	The 1-to-1 replacement of a single LST with a new LST within existing SCE ROW would not have a significant adverse impact on the community within the City of Commerce because it would be located in an industrial area and would not be noticeably different from the structure it would replace. This would be the only long-term improvement associated with the proposed project within the City. Therefore, the proposed project would be consistent with Community Development Policy 7.1.
City of Commerce General Plan Community Development Policy 7.2: The City of Commerce will oppose to overconcentration of public facilities and improvements that provide benefits to the region at large while adversely impacting the local community. The region at large must share both the benefits and the disadvantages of such uses and facilities.	Although electrical system improvements associated with the proposed project would provide support to the Western Los Angeles Basin, benefiting the region at large, the replacement of a single LST with a new LST would not have a significant adverse impact on the community within the City of Commerce because it would be located in an industrial area and would not be noticeably different from the structure it would replace. Therefore, the proposed project is consistent with Community Development Policy 7.2.
City of Commerce Municipal Code	<p>Title 19 of the City of Commerce’s Municipal Code includes the City Zoning Ordinance (City of Commerce 2015). The replacement of a single LST with a new LST on the Goodrich–Laguna Bell 220-kV Transmission Line and use of temporary Staging Yard 5 would occur within land zoned as PF (Public Facilities).</p> <p>The PF zone is intended to accommodate schools, government offices, libraries, and utility and transportation easements. As described in Section 19.13.020 of the City of Commerce Municipal Code, transmission towers are permitted uses in the PF zone with discretionary approval. Following construction Staging Yard 5 would be restored to preconstruction conditions and the replaced LST would have no impact on land use within the area. Therefore, the proposed project would be</p>

Table 4.9-2 Mesa 500-kV Substation Project Conformity with Plans, Policies, and Regulations Related to Land Use and Planning

Plan, Policy, or Regulation	Consistency Analysis
City of Bell Gardens Municipal Code	<p>consistent with the City of Commerce Municipal Code.</p> <p>Title 9 of the City of Bell Gardens Municipal Code includes the zoning ordinance for the City of Bell Gardens (City of Bell Gardens 2015).</p> <p>The proposed undergrounding of an existing street light source line would occur within a public ROW (Loveland Street), along land zoned A-1 (Light Agricultural) and R-3 (High-Density Residential). According to the City of Bell Gardens, A-1 is an equivalent designation to the O-S (Open Space zone defined in Bell Gardens Municipal Code 9.08) (Linn 2015).</p> <p>Following proposed project construction, SCE would restore Loveland Street to preconstruction conditions following the completion of undergrounding work and adjacent land uses would continue unchanged by the construction of the Project. In addition, the City of Bell Garden’s general plan and zoning ordinance do not include restrictions with regard to public utilities that would be applicable to the Project. Therefore, the proposed project is consistent with the City of Bell Gardens Municipal Code.</p>

Sources: County of Los Angeles 2015b; City of Monterey Park 2014; City of Montebello 1975; City of Rosemead 2010; City of Rosemead 2014; City of Pasadena 2015b; City of Commerce 2008, 2015; Linn 2015

Key:

- LST lattice steel tower
- ROW right-of-way
- SEA Significant Ecological Areas

- 1
- 2
- 3
- 4

4.9.4 Mitigation Measures

No mitigation measures are required for land use and planning.