

## 4.10 Land Use and Planning

This section describes the environmental and regulatory setting and discusses impacts associated with the construction and operation of the Santa Barbara County Reliability Project (proposed project) with respect to land use and planning. Land use and relevant local and regional plans are addressed in this section as well as in Sections 4.2, “Agriculture and Forestry Resources,” 4.4, “Biological Resources,” 4.15, “Transportation and Traffic,” Section 4.1 “Aesthetics,” and Section 4.14, “Recreation.”

### 4.10.1 Environmental Setting

For the purposes of evaluating land use and planning impacts in the project component areas, the proposed project will be referred to in this subsection by the project components as described in Chapter 2, “Project Description.”

The proposed project components are generally located in the Transverse Mountains of southern California, with portions of Segment 4 crossing the Los Padres National Forest and portions of Segment 2 crossing land managed by the Bureau of Reclamation. The project would cross portions of unincorporated Ventura County, including the Ojai Valley planning area; Santa Barbara County, and the City of Ventura. The proposed project would cross land with a variety of uses, including rural, industrial, agricultural, residential, open space, recreation, and major roads and highways.

#### 4.10.1.1 Land Use in the Project Area

##### Parks and Trails

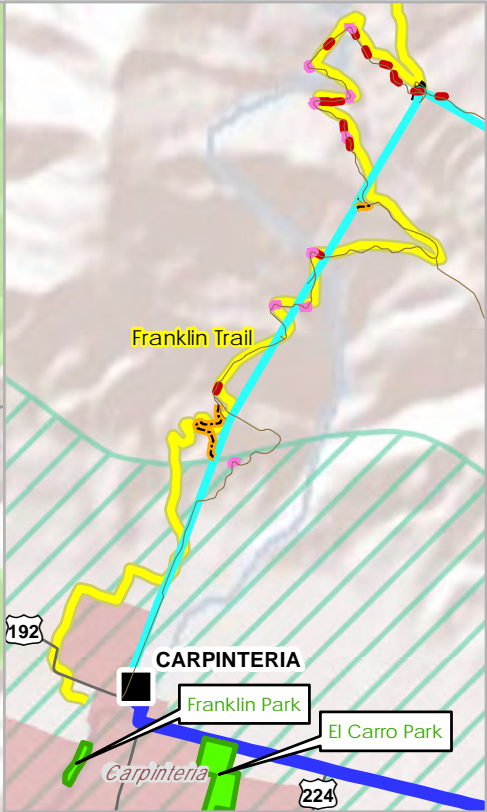
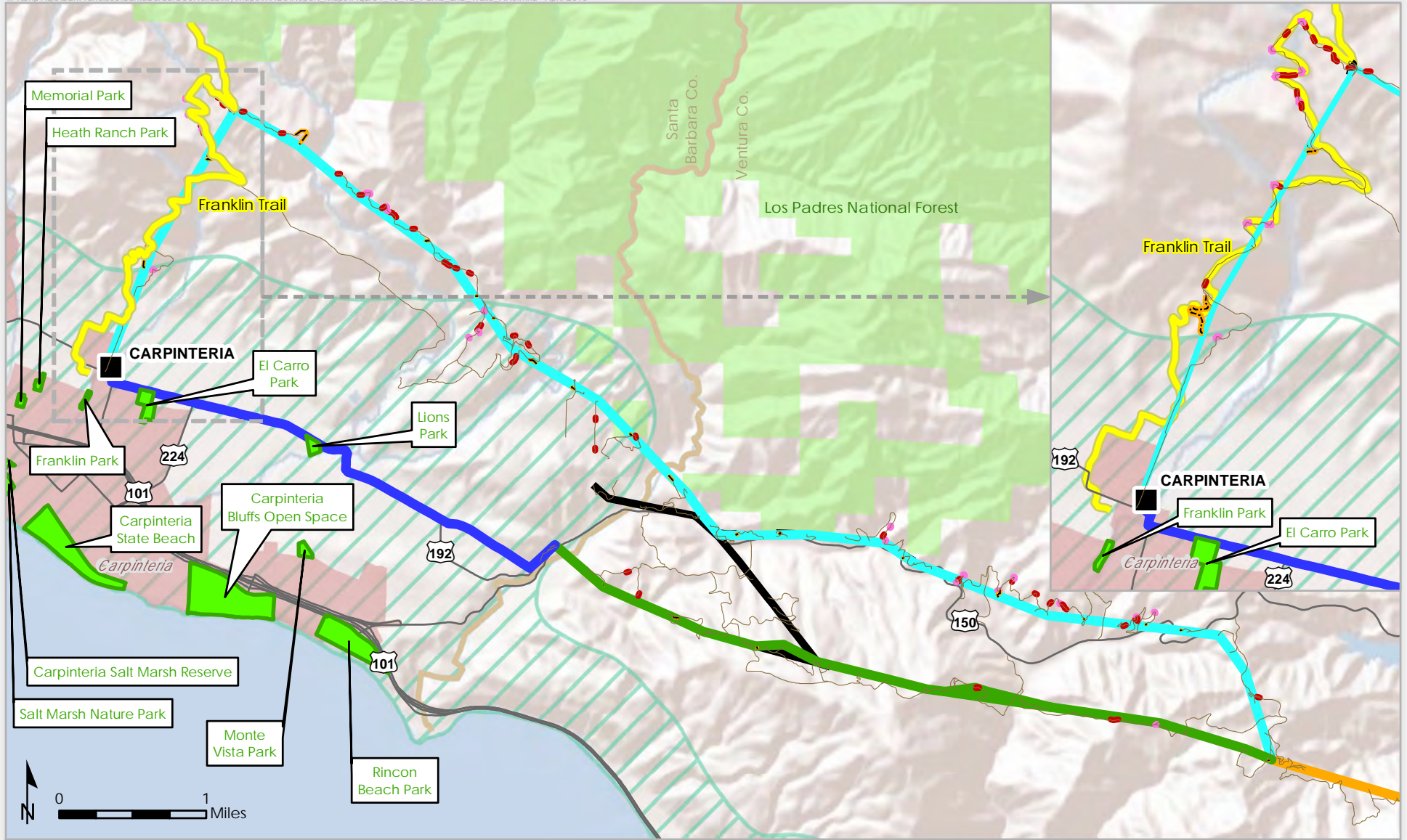
Parks and trails in the vicinity of the proposed project components are shown in Figure 4.10-1. The majority of the proposed project would cross open space/vacant lands on private land. Foster Park, located approximately 0.3 miles south of the Casitas Substation, offers camping and picnic areas and hiking opportunities (Ventura County n.d.). Segment 3A would cross the entrance to Lions Park, a small community park in unincorporated Santa Barbara County along Casitas Pass Road, and El Carro Park, a small community park located on Foothill Road in the City of Carpinteria. Segment 2 would cross the Ojai Valley Trail, and Segment 4 would cross the Franklin Trail (see Section 4.14 “Recreation” for more information).

##### Highways

Segment 2 would cross State Route (SR) 33 near the Casitas Substation. Segment 3B would cross SR 150 near the Ventura-Santa Barbara County line, and Segment 4 would cross and parallel portions of SR 150 in Ventura County. Segment 3A would parallel portions of SR 192 from the county line to the Carpinteria Substation.

##### Airports

Table 4.10-1 lists the airports in Ventura and Santa Barbara Counties, their locations, their operating status, and their distance from the closest project component. Eight public use and two military airport facilities are located in Ventura and Santa Barbara Counties (Ventura County 2000; Santa Barbara County 1993). The closest airport to the proposed project area is Oxnard Airport, located approximately 6.9 miles from the Santa Clara Substation. With the exception of Naval Base Ventura County Point Mugu and Vanderberg Air Force Base, all airports are open to the public.



- |   |                               |                                   |
|---|-------------------------------|-----------------------------------|
| Existing Electrical Subtransmission Lines | Existing Substation Locations | Los Padres National Forest (USFS) |
| Segment 2                                 | Getty Tap                     | Bio Preserve Areas                |
| Segment 3A                                | Existing Access/Spur Road     | Coastal Commission Zone           |
| Segment 3B                                | Proposed Spur Road            | Major Roads                       |
| Segment 4                                 | Curve Widening                | Local road                        |
| Existing SubTrans 66-kV To Be Removed     | Road Repair                   | County Boundary                   |
|   | Trails                        | City Limits                       |
|   | Parks                         |                                   |

Figure 4.10-1a  
 Parks and Trails Near  
 Proposed Project  
 Access Road Work  
 Santa Barbara County  
 Reliability Project  
 Santa Barbara and  
 Ventura Counties California

1

**Table 4.10-1 Airports in Ventura and Santa Barbara Counties**

Airport	Location	Operating Status	Distance from Project Component
Oxnard Airport	Ventura County	Operational	6.9 miles from Santa Clara Substation
Camarillo Airport	Ventura County	Operational	7.9 miles from Santa Clara Substation
Santa Paula Airport	Ventura County	Operational	7.1 miles from Santa Clara Substation
Naval Base Ventura County Point Mugu	Ventura County	Operational	13.2 miles from Santa Clara Substation
Santa Barbara Municipal Airport	Santa Barbara County	Operational	17.1 miles from Carpinteria Substation
Santa Ynez Valley Airport	Santa Barbara County	Operational	33.0 miles from Carpinteria Substation
Vanderberg Air Force Base	Santa Barbara County	Operational	61.9 miles from Carpinteria Substation
Santa Maria Public Airport	Santa Barbara County	Operational	60.7 miles from Carpinteria Substation
Lompoc Airport	Santa Barbara County	Operational	54.3 miles from Carpinteria Substation
New Cuyama Airport	Santa Barbara County	Operational	35.8 miles from Segment 4

Sources: Ventura County 2000; Santa Barbara County 1993

2

3 **Land Use in the Proposed Project Area**

4 The following subsections describe the existing land uses within and adjacent to the proposed  
 5 project components, as well as applicable general plan land use and current zoning. Proposed  
 6 project components include Segments 1, 2, 3A, 3B, and 4; Santa Clara Substation; Casitas Substation;  
 7 Carpinteria Substation; and Getty Tap. Figure 4.10-2 shows general plan land use, and Figure 4.10-3  
 8 shows zoning in the proposed project component areas.

9

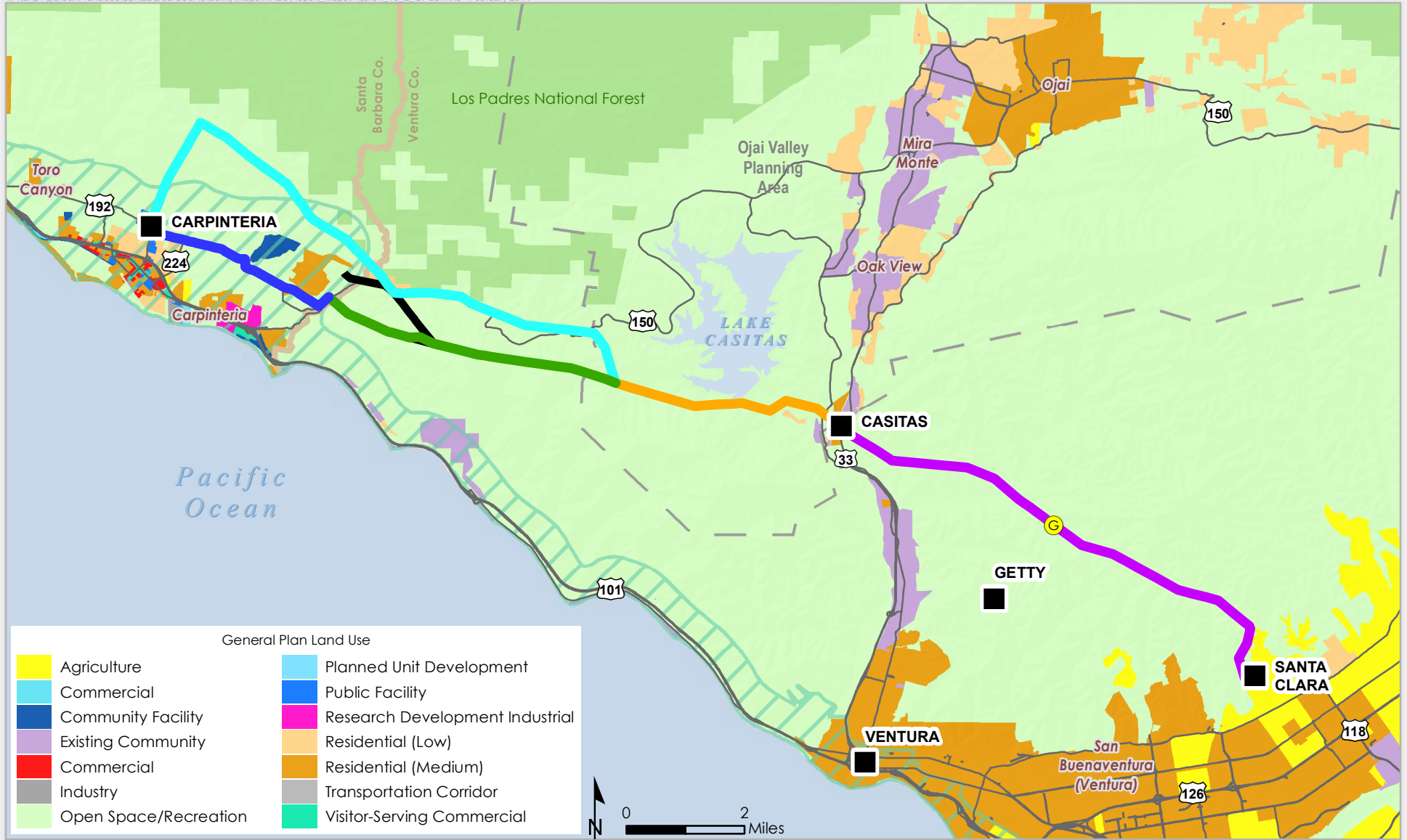
10 Segment 1 begins at the Santa Clara Substation, near the City of Ventura, and continues west for  
 11 approximately 9.0 miles before terminating at the Casitas Substation. Land uses crossed by or  
 12 adjacent to Segment 1 include vacant/undeveloped open space and industrial (i.e., oil and gas  
 13 wells). Residential areas comprising low-density single-family detached houses are located north  
 14 and south of this segment near the Casitas Substation to the east. Foster Park would be located  
 15 approximately 0.33 miles south of where Segment 1 enters the Casitas Substation.

16

17 Segment 2 begins at the Casitas Substation, south of Lake Casitas, and continues west for  
 18 approximately 4.1 miles. The majority of the land uses crossed by or adjacent to Segment 2 consist  
 19 of vacant/ undeveloped open space. Portions of Segment 2 would cross within approximately 300  
 20 feet of the southern shore of Lake Casitas. Segment 2 would also cross the Ojai Valley Trail, which  
 21 parallels SR 33 and the Ventura River.

22

23 Segment 3A begins at the Carpinteria Substation and continues east for approximately 3.7 miles to  
 24 the Ventura County line. The eastern portion of this segment consists primarily of orchards, with  
 25 large-lot single-family residences interspersed throughout. Farther west and along SR 192,  
 26 orchards give way to commercial nurseries and single-family residential subdivisions. Other land  
 27 uses, including Lions Park and El Carro Park, are located adjacent to Segment 3A along SR 192.



**General Plan Land Use**

Agriculture	Planned Unit Development
Commercial	Public Facility
Community Facility	Research Development Industrial
Existing Community	Residential (Low)
Commercial	Residential (Medium)
Industry	Transportation Corridor
Open Space/Recreation	Visitor-Serving Commercial



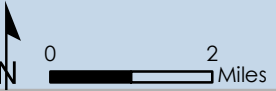
Existing Substation Locations	Major Roads
Getty Tap	Local road
Segment 1	County Boundary
Segment 2	
Segment 3A	
Segment 3B	
Segment 4	
Segment 5	
Los Padres National Forest (USFS)	
Bio Preserve Areas	
Coastal Commission Zone	
Ojai Valley Planning Area Boundary	

**Figure 4.10-2**  
**General Plan Land Use**  
**in the Vicinity of the**  
**Proposed Project**  
 Santa Barbara County  
 Reliability Project  
 Santa Barbara and  
 Ventura Counties California



**Zoning Categories**

	Agriculture		Planned Residential
	Commercial		Planned Unit Development
	Commercial (Planned)		Public Utility
	Community Facility		Recreation
	Industrial		Residential
	Mobile Home		Resort
	Mountainous-Toro Canyon		Resource Management
	Multi-Family Residential		Transportation Corridor
	Open Space		Utility



- Existing Electrical Subtransmission Lines**
- Segment 1
  - Segment 2
  - Segment 3A
  - Segment 3B
  - Segment 4
  - Segment 5

- Existing Substation Locations
- Getty Tap
- Los Padres National Forest (USFS)
- Bio Preserve Areas Coastal Commission Zone
- Ojai Valley Planning Area Boundary
- Major Roads
- Local road
- County Boundary

**Figure 4.10-3**  
**Zoning Designations**  
**in the Vicinity of the**  
**Proposed Project**  
 Santa Barbara County  
 Reliability Project  
 Santa Barbara and  
 Ventura Counties California

1  
2 Segment 3B begins near the Ventura County and Santa Barbara County line and continues west for  
3 approximately 5.2 miles. The western portion of this segment consists primarily of orchards, with  
4 large-lot single family residences interspersed throughout. The eastern portion is primarily  
5 vacant/undeveloped open space.

6  
7 Segment 4 begins where Segment 2 and Segment 3B meet in Ventura County and continues west for  
8 approximately 10.8 miles before terminating at the Carpinteria Substation. Land uses crossed by or  
9 adjacent to Segment 4 include vacant/undeveloped open space; single-family detached residential  
10 areas along SR 150; agriculture (i.e., orchards and commercial nurseries); and Carpinteria High  
11 School.

12  
13 The Getty Tap is located in Ventura County approximately in the middle of Segment 1, on vacant/  
14 undeveloped open space. Portions of the 66-kilovolt (kV) subtransmission lines not collocated with  
15 the segments previously mentioned would cross land with similar uses, including orchards, large-  
16 lot single-family residences, and vacant/undeveloped open space.

17  
18 The Santa Clara Substation is located in Ventura County, west of the City of Ventura, on land  
19 surrounded by vacant/undeveloped open space and orchards. The nearest residential subdivision is  
20 located approximately 0.9 miles west of the substation. The Casitas Substation is also located in  
21 Ventura County along SR 33 and is primarily surrounded by single-family detached residences and  
22 open space. The Carpinteria Substation is located in the City of Carpinteria, adjacent to Carpinteria  
23 High School to the west, commercial nurseries to the north and east, and single-family residential  
24 areas to the south across Foothill Road.

25  
26 Table 4.10-2 identifies each of the proposed project components, the jurisdiction in which it is  
27 located, the planned land use, existing land use, and zoning.

## 28 29 **4.10.2 Regulatory Setting**

30  
31 This subsection summarizes federal, state, and local laws, regulations, and standards that govern  
32 land use and planning in the project area.

### 33 34 **4.10.2.1 Federal**

#### 35 36 **Code of Federal Regulations, Title 14, Part 77**

37 Under the Code of Federal Regulations, Title 14, Part 77, which lists Federal Aviation  
38 Administration Regulations, the applicant would be required to obtain a Hazard/No Hazard  
39 determination for any project structures taller than 200 feet, or construction or modification of  
40 structures that exceed an imaginary surface surrounding a runway. This requirement is discussed  
41 in Section 4.8 "Hazards and Hazardous Materials."  
42  
43

1

**Table 4.10-2 Land Use Designations for Project Components**

<b>Project Components</b>	<b>Jurisdiction (Community)</b>	<b>General Plan Land Use</b>	<b>Existing Land Use</b>	<b>Zoning</b>
Segment 1	Ventura County	Open Space Existing Community Urban	Vacant/Undeveloped Open Space Agriculture	OS-160 ac AE-40 ac OS-40 ac R1-10,000 square feet RE-1 ac RE-2 ac AE 40 ac/SRP
Segment 2	Ventura County	Open Space Existing Community Urban	Vacant/Undeveloped Open Space Agriculture	OS 40 ac/SRP OS-80 ac/SRP OS-80 ac
	City of Ventura	NA	Vacant/Undeveloped Open Space Recreation	R1-1ac
Segment 3A	Santa Barbara County	Open Land Residential	Agriculture Transportation Residential Recreation	AG-1-10 3-E-1 REC
	City of Carpinteria	Open Space/ Recreation Public Facilities Low Density Residential	Utility Transportation Residential Agriculture Recreation Education	UT 7-R-1 CF 8-R-1 PRD4 PUD-5 REC
Segment 3B	Ventura County	Open Space	Vacant/Undeveloped Open Space Agriculture	AE-40 ac OS-40 ac OS-20 ac OS-160 ac
	Santa Barbara County	Open Land Uses	Agriculture	AG-I-10
Segment 4	Ventura County	Open Space Rural 5 Acre Minimum	Vacant/Undeveloped Open Space Agriculture Residential	OS 160 ac OS-40 ac AE-40 ac RA-5 ac
	Santa Barbara County	Open Land Uses	Agriculture	RES-100 AG-I-40 AG-I-10 A-I-X-O
	City of Carpinteria	Public Facility	Education Utility	CF UT
Getty Tap	Ventura County	Open Space	Vacant/Undeveloped Open Space	AE-40 ac
Santa Clara Substation	Ventura County	Open Space	Utility Vacant/Undeveloped Open Space	OS-160 ac
Casitas Substation	Ventura County	Existing Community	Utility Residential Open Space	RE-1 ac OS-40 ac

**Table 4.10-2 Land Use Designations for Project Components**

Project Components	Jurisdiction (Community)	General Plan Land Use	Existing Land Use	Zoning
	City of Ventura	NA	Utility Open Space	R-1-1AC
Carpinteria Substation	City of Carpinteria	Public Facility	Utility Education Agriculture Residential	UT

Key:

- ac Acres
- AE Agricultural Exclusive
- CF Community Facility District
- 3-E-1 Single-Family Residential, minimum 3-acre lot
- 8-R-1 Single-Family Residential, minimum 8,000 square foot lot
- 7-R-1 Single-Family Residential, minimum 7,000 square foot lot
- NA Not Applicable
- OS Open Space
- R1 Single Family Residential
- RA Rural Agricultural
- RE-1 Rural Exclusive, minimum 1-acre lot
- RE-2 Rural Exclusive, minimum 2-acre lot
- RES Resource Management
- REC Recreation District
- PRD Planned Residential Development
- PUD Planned Unit Development
- SRP Scenic Resource Protection
- UT Utility

1

2 **Coastal Zone Management Act**

3 Proposed project components would be located within Santa Barbara County’s coastal zone. The  
 4 Coastal Zone Management Act of 1972 (16 United States Code 1451 et seq., as amended) provides  
 5 assistance to states, in cooperation with federal and local agencies, for developing land and water  
 6 use programs in coastal zones. California has developed and implemented a federally approved  
 7 coastal management program describing current coastal legislation and enforceable policies. In  
 8 some instances, coastal counties and cities have developed coastal management programs that are  
 9 certified by the California Coastal Commission. Santa Barbara County currently has a certified  
 10 coastal zoning ordinance that regulates all development activities within the coastal zone (Santa  
 11 Barbara County 2014).

12

13 **Los Padres National Forest**

14 As noted above, portions of Segment 4 would cross the Los Padres National Forest. The Los Padres  
 15 National Forest Land Management Plan divides the national forest into land use zones that identify  
 16 specific management strategies for each area. These land use zones are the primary management  
 17 tools used by the national forest to implement the strategies contained in the land management  
 18 plan. Segment 4 would cross the Back Country (Motorized Use Restricted) land use zone, which  
 19 allows major utility corridors in designated areas. Within this zone, motorized use is restricted to  
 20 administrative uses or authorized special uses. The intent of this zone is to maintain the natural  
 21 character of the landscape (USFS 2005).

22

23 In addition to land use zones, the land management plan has further divided the Los Padres  
 24 National Forest into places, which are geographical units with similar landscapes. Segment 4 would



1 cross the place known as the Santa Barbara Front area. This area provides various day-use  
2 recreation opportunities and provides a scenic backdrop for the nearby communities, including the  
3 city of Carpinteria. The primary objectives for this area include maintaining the natural appearance  
4 of the landscape, continuing various recreation opportunities, improving access, and protecting  
5 sensitive species habitat (USFS 2005).

#### 6 7 **Bureau of Reclamation**

8 As noted above, portions of Segment 2 would cross land managed by the Bureau of Reclamation  
9 (BOR). The applicant's current BOR permit grants SCE the following:

10  
11 ...permanent and exclusive easements and rights-of-way to construct, reconstruct,  
12 maintain, operate, enlarge, improve, remove, relocate, repair and renew, at any time  
13 and from time to time, electric transmission and telephone lines consisting of one or  
14 more lines of steel towers, poles, and/or other structures, wires, cables, including  
15 groundwires, both overhead and underground, and communication circuits, with  
16 necessary and convenient foundations, guy wires and anchors, insulators and cross-  
17 arms placed on said structures, and other appurtenances connected therewith,  
18 convenient and necessary for the construction, maintenance, operation, regulation,  
19 control and grounding of electric transmission and telephone lines for the purpose  
20 of transmitting, distributing, regulating, using and controlling electric energy...

21  
22 As a result, the proposed upgrades are an allowable activity within the applicant's BOR ROW, and  
23 BOR land is not discussed further in the analysis. Activities on BOR land outside of the ROW, such as  
24 the SCE staging yard near the "Y" area, require approval by BOR.

#### 25 26 **4.10.2.2 State**

#### 27 28 **California Public Utilities Commission (CPUC)**

29 The CPUC's review of transmission line applications takes place under two concurrent and parallel  
30 processes:

- 31  
32 1. Environmental review pursuant to the California Environmental Quality Act (CEQA); and  
33 2. Review of project needs and costs pursuant to Public Utilities Code Sections 1001 et seq.  
34 and General Order 131-D.

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

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

10 In the context of electric utility projects, CPUC General Order 131-D, Section XIV.B, states that “local  
11 jurisdictions acting pursuant to local authority are preempted from regulating electric power line  
12 projects, distribution lines, substations, or electric facilities constructed by public utilities subject to  
13 the Commission’s jurisdiction. However, in locating such projects, the public utilities shall consult  
14 with local agencies regarding land use matters.” The applicant and Southern California Edison (SCE)  
15 would be required to obtain all applicable ministerial building and encroachment permits from  
16 local jurisdictions for the proposed project (see Table 2-9 in Chapter 2, “Project Description”). The  
17 applicant and CPUC have conducted outreach and consultation with local planning and public works  
18 agencies in Ventura County, Santa Barbara County, and the City of Carpinteria over the course of the  
19 preparation of this Environmental Impact Report.  
20

#### 21 **State Scenic Highways**

22 The California Department of Transportation (Caltrans) administers the State Scenic Highway  
23 Program to preserve and protect scenic highway corridors from changes that would diminish the  
24 aesthetic value of lands adjacent to highways (California Streets and Highways Code Sections 260 et  
25 seq.). The State Scenic Highway Program includes a list of highways that are either eligible for  
26 designation as scenic highways or have been so designated. The program entails the regulation of  
27 land use and density of development, attention to the design of sites and structures, and attention to  
28 and control of signage, landscaping, grading, and the undergrounding of utility lines within the view  
29 corridor of designated scenic roadways. The local jurisdiction is responsible for adopting and  
30 implementing such regulations. Caltrans has determined that SR 150 and SR 33, which are located  
31 in the proposed project area, are eligible State Scenic Highways (Caltrans 2012). If a highway is  
32 listed as eligible for official designation, it is part of the State Scenic Highway Program and care  
33 must be taken to preserve its eligible status.  
34

#### 35 **4.10.2.3 Regional and Local**

36  
37 Private lands crossed by the proposed project are under the jurisdiction of Ventura County, the City  
38 of Ventura, Santa Barbara County, and the City of Carpinteria. The following subsections provide an  
39 overview of the plans, policies, and regulations that pertain to the proposed project.  
40

#### 41 **Ventura County General Plan**

42 Ventura County updated the Ventura County General Plan in 2011 to guide future development and  
43 protect sensitive resources in accordance with state law. The general plan is divided into several  
44 resources, including land use. The Land Use Element contains goals and policies that provide for the  
45 orderly growth and development of the county. The goals and policies provide the basis for all  
46 decisions related to land use. The following land use goals and policies are applicable to the  
47 proposed project. In addition, the Public Facilities and Services Element includes the following  
48 applicable goals and policies (Ventura County 2011a):

- 1
- 2 • **Land Use Goal 4:** *Ensure that land uses are appropriate and compatible with each other, and*
- 3 *guide development in a pattern that will minimize land use conflicts between adjacent land*
- 4 *uses.*
- 5 • **Land Use Policy 3:** *Any land use shall be deemed consistent with the General Plan if it is*
- 6 *permitted under a zoning designation... and if the land use does not conflict with any other*
- 7 *policy of the County General Plan.*
- 8 • **Public Facilities and Services Policy 1:** *New gas, electric, cable television and telephone*
- 9 *utility transmission lines shall use or parallel existing utility rights-of-way where feasible and*
- 10 *avoid scenic areas when not in conflict with the rules and regulations of the California Public*
- 11 *Utilities Commission. When such areas cannot be avoided, transmission lines should be*
- 12 *designed and located in a manner to minimize their visual impact.*
- 13 • **Public Facilities and Services Policy 2:** *All transmission lines should be located and*
- 14 *constructed in a manner which minimizes disruption of natural vegetation and agricultural*
- 15 *activities and avoids unnecessary grading of slopes when not in conflict with the rules and*
- 16 *regulations of the California Public Utilities Commission.*
- 17

18 The proposed project would cross lands designated as Open Space, Existing Community, and Urban.  
19 According to the Land Use Element of the Ventura County General Plan, compatible uses within the  
20 Open Space land use classification include a variety of agricultural, recreational, and mineral  
21 extraction uses. Compatible uses within the Existing Community and Urban classifications include  
22 residential, commercial, and industrial uses (Ventura County 2011a).

#### 23

#### 24 **Ojai Valley Area Plan**

25 The proposed project would also cross the Ojai Valley planning area within Ventura County. In  
26 1995, Ventura County approved, and in 2008 amended, the Ojai Valley Area Plan to provide specific  
27 guidance and direction for future development within the planning area. Similar to the general plan,  
28 the Land Use Element contains goals and polices that provide for the orderly growth and  
29 development of the area. The following land use policy is applicable to the proposed project  
30 (Ventura County 2008):

- 31
- 32 • **Land Use Policy 3:** *All discretionary development projects shall be reviewed and conditioned*
- 33 *to ensure that they are compatible with their surroundings, are of high quality and good*
- 34 *design, are consistent with the character of the Ojai Valley, and are beneficial to the*
- 35 *community as a whole.*
- 36

37 The Project would cross portions of the Ojai Valley planning area designated as Open Space.  
38 According to the Land Use Element of the Ojai Valley Area Plan, compatible uses within the Open  
39 Space land use classification include low density residential, public open space acquired through  
40 easement or other means, and preservation of agricultural lands. Open Space areas are intended to  
41 act like urban growth boundaries around existing communities (Ventura County 2008).

#### 42

#### 43 **Ventura County Non-coastal Zoning Ordinance**

44 Table 4.10-2, above, summarizes the zones that would be crossed by the proposed project in  
45 Ventura County. Section 8105-4 of the Ventura County Non-coastal Zoning Ordinance states that  
46 transmission lines are permitted as a conditional use in all zones crossed by the proposed project  
47 with approval of the planning director (Ventura County 2011b). However, the CPUC has preemptive

1 jurisdiction over the construction, maintenance, and operation of public utilities in the State of  
2 California; therefore, no local discretionary permits would be required (Subsection 4.10.2.2,  
3 “State”).  
4

#### 5 **City of Ventura General Plan**

6 The City of Ventura’s general plan, entitled Achieving the Vision 2005 Ventura General Plan, was  
7 adopted to improve the overall quality within the city (City of Ventura 2005). The proposed project  
8 would cross a City-owned parcel that does not have a land use designation. This area is  
9 undeveloped and is bisected by the Ventura River and the Ojai Valley Trail. The general plan  
10 emphasizes the importance of improving recreation opportunities and preserving natural open  
11 spaces within the city; however, no goals or policies pertaining to land use were identified that  
12 would apply to the proposed project (City of Ventura 2005).  
13

#### 14 **City of Ventura Zoning Ordinance**

15 The proposed project would cross the R-1-1AC zone. The zoning ordinance does not state whether  
16 transmission lines are permitted, conditionally permitted, or not permitted in this zone. Regardless,  
17 the CPUC has preemptive jurisdiction over the construction, maintenance, and operation of public  
18 utilities in the State of California; therefore, no local discretionary permits would be required  
19 (Subsection 4.10.2.2, “State”).  
20

#### 21 **Santa Barbara County General Plan Land Use Element**

22 The Santa Barbara County General Plan Land Use Element was adopted in 1980 and amended in  
23 2011 to ensure the appropriate and orderly development of the county. To achieve this, the Land  
24 Use Element contains goals and policies, the following of which are applicable to the proposed  
25 project (Santa Barbara County 2011a):  
26

- 27 • *Preservation of open lands shall be encouraged under the Williamson Act.*
- 28 • *Utilization of open lands shall be consistent with protection and long-term productivity of*  
29 *County watersheds.*

30  
31 In addition to the general goals previously mentioned, the Land Use Element includes the following  
32 specific goals for the Carpinteria area (Santa Barbara County 2011a):  
33

- 34 • *Every effort should be made to preserve fertile lands for agriculture.*
- 35 • *Existing agriculture should be preserved above Foothill Road and east and above Casitas Pass*  
36 *Road. Lands with prime soils located below Foothill should also remain in agriculture use.*

37  
38 According to the Land Use Element of the Santa Barbara County General Plan, compatible uses  
39 within the Open Land Uses classification include various types of agriculture, including livestock  
40 operations, and public utility uses that are compatible with agriculture. Residential areas are  
41 intended to provide for varying densities of single- and multi-family developments (Santa Barbara  
42 County 2011a).  
43

1 **Santa Barbara County Coastal Land Use Plan**

2 Portions of Segment 3A and Segment 4 would be located in the Santa Barbara County Coastal Zone.  
3 The Santa Barbara County Coastal Land Use Plan (an element of the general plan) contains the  
4 following policies that are applicable to the proposed project (Santa Barbara County 2009):  
5

- 6 • **Policy 3-9:** *Water, gas, sewer, electrical, or crude oil transmission and distribution lines which*  
7 *cross fault lines, shall be subject to additional safety standards, including emergency shutoff*  
8 *where applicable.*
- 9 • **Policy 6-20:** *Transmission line rights-of-way shall be routed to minimize impacts on the*  
10 *viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are*  
11 *on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring,*  
12 *grading, or other vegetative removal shall be repaired, and the affected areas revegetated*  
13 *with plants similar to those in the area to the extent safety and economic considerations allow.*  
14

15 **Santa Barbara County Land Use and Development Code**

16 Table 4.10-2 summarizes the zones that would be crossed by the proposed project in Santa Barbara  
17 County. Section 35 of the Santa Barbara County Land Use and Development Code states that  
18 transmission lines are permitted as a conditional use in all zones crossed by the proposed project  
19 with the approval of a Conditional Use Permit. However, the CPUC has preemptive jurisdiction over  
20 the construction, maintenance, and operation of public utilities in the State of California; therefore,  
21 no local discretionary permits would be required (Santa Barbara County 2011b, Subsection  
22 4.10.2.2, "State").  
23

24 **Santa Barbara County Article II Coastal Zoning Ordinance**

25 Table 4.10-2 summarizes the zones that would be crossed by the proposed project in Santa Barbara  
26 County. Section 35-147 of the Santa Barbara County Article II Coastal Zoning Ordinance states that  
27 transmission lines are subject to a Major Conditional Use Permit and Coastal Development Permit  
28 (Santa Barbara County 2012). The CPUC has preemptive jurisdiction over the construction,  
29 maintenance, and operation of public utilities in the State of California; therefore, no local  
30 discretionary permits would be required (Subsection 4.10.2.2, "State"). However, because the  
31 Coastal Development Permit would be issued by the County on behalf of the California Coastal  
32 Commission, this discretionary permit is required prior to construction within the Coastal Zone.  
33

34 **Santa Barbara County Grading Code**

35 The Santa Barbara County Grading Code requires that any land disturbing activities in the  
36 unincorporated portions of the county obtain a pollution, sediment, and erosion control permit if  
37 the activity (Santa Barbara County 2010):  
38

- 39 • Exceeds 50 cubic yards of fill;
- 40 • Includes cut and fill that exceeds 3 feet of the natural contours;
- 41 • Changes the natural contours within a watercourse;
- 42 • Disturbs 1 acre or more of non-agricultural land;
- 43 • Disturbs 5,000 feet or more of non-agricultural land on slopes greater than 30 percent; or
- 44 • Disturbs 5,000 feet near any storm drain conveyance system.

1 **City of Carpinteria General Plan and Local Coastal Program**

2 The City of Carpinteria General Plan and Local Coastal Program was adopted in 2003 to maintain  
3 the high quality of life and rural character of the city. The Land Use Element identifies the desired  
4 future land uses and guides growth and development through the implementation of various goals  
5 and policies. The following policy applies to the proposed project (City of Carpinteria 2003):  
6

- 7 • **LU-1d** – *Ensure that the type, location and intensity of land uses planned adjacent to any*  
8 *parcel designated open space/recreation or agriculture are compatible with these public*  
9 *resources and will not be detrimental to the resource.*

10  
11 The project traverses land designated as Open Space/Recreation, Low-density Residential and  
12 Public Facilities according to the City of Carpinteria General Plan. Compatible uses within the Open  
13 Space/Recreation classification include city parks, golf courses, and beaches. Low-density  
14 Residential areas are intended to allow single-family detached dwelling units on large lots. Public  
15 Facility areas include uses that are compatible with schools, fire and police stations, and other  
16 municipal services (City of Carpinteria 2003).  
17

18 **City of Carpinteria Zoning Code**

19 Table 4.10-2 summarizes the zones that would be crossed by the proposed project in the City of  
20 Carpinteria. Section 14.62.030 of the City of Carpinteria zoning code states that transmission lines  
21 are permitted as a conditional use in all zones crossed by the proposed project with approval of a  
22 Conditional Use Permit (City of Carpinteria n.d.). However, the CPUC has preemptive jurisdiction  
23 over the construction, maintenance, and operation of public utilities in the State of California;  
24 therefore, no local discretionary permits would be required (Subsection 4.10.2.2, “State”).  
25

26 ***Special Ecological Areas***

27 The proposed project would not cross designated conservation, preservation, or special ecological  
28 areas (USFWS 2013; CDFW n.d.).  
29

30 **4.10.3 Impact Analysis**

31  
32 **4.10.3.1 Methodology and Significance Criteria**

33  
34 General plans, ordinances, and land use and zoning maps were reviewed to determine whether the  
35 proposed project would be consistent with regional and locally adopted land use plans, goals, and  
36 policies.  
37

38 The significance criteria were defined based on the checklist items in Appendix G of the CEQA  
39 Guidelines. The proposed project would cause a significant impact on land use if it would:  
40

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

1 Significance criterion (c) (“Conflict with any applicable HCP or NCCP”) does not apply to the  
2 proposed project. The project would not be located within an adopted HCP or NCCP area; therefore,  
3 this significance criterion is not applicable.

#### 4 5 **4.10.3.2 Applicant Proposed Measures**

6  
7 There are no Applicant Proposed Measures for land use and planning associated with the proposed  
8 project.

#### 9 10 **4.10.3.3 Environmental Impacts**

##### 11 **Impact LU-1: Physically divide an established community.** 12 **LESS THAN SIGNIFICANT**

13  
14 The majority of Segment 1 would cross vacant/undeveloped open space through the Transverse  
15 Mountains. Segment 1 would parallel existing transmission lines as it enters the Casitas Substation  
16 located at the south end of Casitas Springs. Prior to entering the substation, Segment 1 would be  
17 located near existing residences in Casitas Springs. Segment 1 would not create a physical barrier,  
18 nor would it create an obstacle that would be considered a physical barrier to the surrounding  
19 community because it would parallel existing transmission lines and would not prevent ingress and  
20 egress to existing adjacent residences.

21  
22 The majority of Segment 2 would also cross vacant/undeveloped open space, along with other low  
23 intensity land uses, including agriculture located west of the Casitas Substation. Segment 2 would  
24 parallel existing transmission lines for its entire length. Due to its rural location and collocation  
25 with existing transmission lines, Segment 2 would not create a physical or perceived physical  
26 barrier dividing an established community.

27  
28 Segment 3A would cross a variety of land uses, including agriculture and recreation, and densely  
29 populated residential areas in the City of Carpinteria. This segment would be located entirely within  
30 SCE ROW. The majority of Segment 3A would parallel Foothill Road, Casitas Pass Road, and portions  
31 of Shepard Mesa Drive. Segment 3A would not create a physical or perceived physical barrier  
32 dividing an established community because it would be located in existing SCE ROW and would not  
33 prevent the ingress and egress of traffic onto parallel and adjacent streets.

34  
35 Segment 3B would primarily cross agricultural lands. The majority of this segment would be located  
36 in existing SCE ROW, except in ~~two~~one locations where the segment would be re-routed to avoid  
37 residences. Segment 3B would not create a physical or perceived physical barrier dividing an  
38 established community because it would be primarily located in existing SCE ROW, and replace  
39 existing structures, ~~and would be relocated to avoid existing residences~~. In addition, a minor shift to  
40 the northeast, primarily affecting the overhang of the new conductors of the 66 kV subtransmission  
41 line alignment, may be required for an approximate 3,700-foot portion of Segment 3B in order to  
42 address a geotechnical concern.

43  
44 Segment 4 would be located in SCE ROW and parallel existing transmission lines for its entire  
45 length. This segment would cross vacant/undeveloped open space, agriculture, residential, and  
46 education land uses. Proposed structures would replace existing structures in approximately the  
47 same locations. Segment 4 would not create a physical or perceived physical barrier dividing an  
48 established community because it would be located in existing SCE ROW.

1  
2 Other project components, including the Getty Tap, removal of subtransmission lines, and work  
3 within existing substations as discussed in Chapter 2 “Project Description,” would not create  
4 physical or perceived physical barriers dividing an established community because each of these  
5 project features would be located within existing SCE ROW or property owned by SCE.

6  
7 Therefore, impacts under this criterion would be less than significant.

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 LESS THAN SIGNIFICANT

14  
15 **Los Padres National Forest**

16 Segment 4 would consist of ~~three~~ four structures, including three site structure pads, as well as  
17 access roads to four sites on lands administered by the Los Padres National Forest. Proposed  
18 construction activities on Forest Service-administered lands include improving existing access  
19 roads, grading around existing structures, installing permanent retaining walls, removing lattice  
20 steel structures, and installing new tubular steel poles. These construction activities, along with  
21 operation of the proposed project, would not significantly degrade the current physical condition  
22 and surrounding natural condition of lands administered by the Los Padres National Forest because  
23 all work would be done in existing SCE ROW and adjacent to existing transmission lines. Therefore,  
24 the proposed project would not conflict with the objectives of the Los Padres Land Management  
25 Plan.

26  
27 **Bureau of Reclamation**

28 A staging yard near the “Y” (Yard 2) would be located on land managed by the Bureau of  
29 Reclamation (BOR). Therefore, the applicant must obtain BOR permission prior to use of this area  
30 and has initiated the project with BOR. BOR will determine independently whether allowing SCE  
31 use of this area would conflict with BOR policies or objectives. Other proposed work within BOR  
32 corridors would be allowable under existing BOR permits.

33  
34 **Local Jurisdictions**

35 The CPUC has sole and exclusive jurisdiction over the siting and design of the proposed project with  
36 the exception of development within the Coastal Zone. General Order 131-D states that local  
37 jurisdictions acting pursuant to local authority are preempted from regulating electric power line  
38 projects, distribution lines, substations, or electric facilities constructed by public utilities subject to  
39 the CPUC’s jurisdiction. However, in locating such projects, the CPUC and public utilities consult  
40 with local agencies regarding land use matters.

41  
42 *Ventura County*

43 The proposed project would be compatible with surrounding uses and parallel existing  
44 transmission lines. Disruption of natural vegetation and agricultural activities would be minimized  
45 through the use of existing access roads and structure pads. Therefore, the proposed project would  
46 not conflict with the Ventura County General Plan and Ojai Valley Area Plan. In addition, the



1 proposed project would not conflict with the Ventura County zoning ordinance because  
2 transmission lines are considered an allowable use in all zones crossed by the proposed project.

3  
4 *City of Ventura*

5 The City of Ventura's general plan and zoning ordinance do not include restrictions with regard to  
6 public utilities that would be applicable to the proposed project. Therefore, the proposed project  
7 would not conflict with the general plan and zoning ordinance.

8  
9 *Santa Barbara County*

10 The proposed project would minimize impacts to open lands and agricultural lands by utilizing  
11 existing SCE ROWs and access roads. Approximately 5 of the 120 miles of access roads would need  
12 to be widened, which would result in additional disturbance to open lands and agricultural lands.  
13 Agricultural uses outside of the existing SCE ROW and access roads would not be disturbed above  
14 Foothill Road and east and above Casitas Pass road. Agricultural uses adjacent to and within the SCE  
15 ROW would continue during construction and operation. Vegetation, including crops and fruit trees,  
16 would be removed within proposed structure pads that need to be cleared of vegetation. Therefore,  
17 the proposed project would be consistent with the Santa Barbara County General Plan Land Use  
18 Element.

19  
20 Portions of Segment 3A and Segment 4 would be located in the Santa Barbara County Coastal Zone.  
21 The coastal land use plan requires that projects crossing fault lines within the coastal zone include  
22 additional safety standards. The proposed project would be designed based on the results of the  
23 geotechnical studies conducted by the applicant, which would identify fault lines and areas of  
24 liquefaction. Depending on the results of the geotechnical studies, the applicant may implement  
25 additional safety features into the design of the project prior to final engineering, if applicable. The  
26 proposed project would minimize impacts to sensitive viewsheds in the coastal zone by being  
27 located adjacent to existing transmission lines. In addition, disturbed areas would be restored after  
28 construction (Section 4.1, "Aesthetics" addresses impacts on the viewshed in the coastal zone).  
29 Therefore, the proposed project would be consistent with the Santa Barbara County Coastal Land  
30 Use Plan. See the attached Appendix G, California Coastal Zone Land Use Compatibility, for more  
31 information.

32  
33 The proposed project would not conflict with the Santa Barbara County Land Use and Development  
34 Code and Coastal Zoning Ordinance because transmission lines are considered an allowable use in  
35 all zones crossed by the proposed project. In addition, the applicant would acquire the necessary  
36 construction permits required by the county, including permits required by the county's grading  
37 code.

38  
39 *City of Carpinteria*

40 The proposed project would be located next to areas designated as open space or agriculture in the  
41 general plan, and a portion of the existing Carpinteria Substation is located in the City of  
42 Carpinteria's Coastal Zone. The proposed project would utilize existing SCE ROW, which would  
43 minimize impacts to adjacent areas that are designated as open space and agriculture. Ingress and  
44 egress to and from these areas could be limited during construction; however, long-term access  
45 limitations would not be expected. In addition, because the project would parallel existing  
46 transmission lines, adjacent land uses would continue unchanged by the construction, operation,  
47 and maintenance of the proposed project. Therefore, the proposed project would be consistent with  
48 the City of Carpinteria General Plan and Local Coastal Program. In addition, the proposed project

1 would not conflict with the City of Carpinteria zoning ordinance because transmission lines are  
2 considered an allowable use in all zones crossed by the proposed project.

3  
4 Therefore, impacts under this criterion would be less than significant.

5  
6 **4.10.4 Mitigation Measures**

7  
8 No mitigation measures are required.