

4.9 LAND USE AND PLANNING

4.9 LAND USE AND PLANNING

This section presents the environmental setting and impact analysis for land use and planning in the vicinity of the Revised Project and alternatives.

4.9.1 Consideration of Scoping Comments

The public expressed concerns regarding land use and planning impacts during public scoping for this Subsequent EIR. Table 4.9-1 summarizes the scoping comments received regarding land use and planning impacts and identifies how and/or where these comments are addressed.

Table 4.9-1 Scoping Comments Related to Land Use and Planning Impacts

Summary of Comment	Location Comment is Addressed
Concerns about infringement upon development, businesses, residences, and schools.	Land use impacts are considered under CEQA relative to potential conflicts with applicable land use plans, policies, and regulations. Refer to Section 4.9.6: Revised Project Impact Analysis, Impact Land Use-b.
The project is zoned for open space; the project is not consistent with the General Plan.	Land use designations are discussed in the Revised Project setting in this Subsequent EIR. The land use analysis considers whether the Revised Project is consistent with applicable land use policies and plans. Refer to Section 4.9.6: Revised Project Impact Analysis, Impact Land Use-b, and Appendix J.
The project will limit and impact future land use.	Impacts on future land use are considered under CEQA relative to potential conflicts with applicable land use plans, policies, and regulations. Refer to Section 4.9.6: Revised Project Impact Analysis, Impact Land Use-b.

4.9.2 Environmental Setting

Regional Setting

The Revised Project would be located in Riverside County, California. San Bernardino and Los Angeles Counties are located to the north of Riverside County. Orange County is to the west, and San Diego and Imperial Counties are to the south. Riverside County is the fourth largest county in California at approximately 7,300 square miles and is the fourth most populous. Eighty five percent of Riverside County's population lives in the western third, closest to Los Angeles (County of Riverside, 2014).

Revised Project Setting

Land Use and Zoning Designations in the Revised Project Area

The Revised Project area is generally bounded by California State Highway 60 to the north, California State Highway 91 to the east and south, and I-15 to the west. The Revised Project area is characterized by urban and suburban development intermixed with agriculture and

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undeveloped lands. The area around the Revised Project components is moderately dense with one- to two-story buildings. Much of the remaining undeveloped areas are currently under construction or have entitlements for future residential and commercial developments.

The Revised Project components would be located within the County of Riverside, City of Jurupa Valley, and City of Riverside. The City of Jurupa Valley was incorporated in July 2011. The land use and zoning designations for the Revised Project area are found in the County and City General Plans including:

- County General Plan (County of Riverside, 2015a)
- City of Jurupa Valley Draft General Plan (City of Jurupa Valley, 2017a)
- City of Riverside General Plan (City of Riverside, 2013)

Table 4.9-2 defines the General Plan designations within the Revised Project area. Figure 4.9-1 and Figure 4.9-2 show the location of the Revised Project components in relation to the land use designations. The zoning designations around the Revised Project are defined in Table 4.9-3 and shown in Figure 4.9-3 and Figure 4.9-4.

Existing Land Uses of Revised Project Components

230-kV Transmission Line

The existing land uses of the overhead alignment area bordering Wineville Avenue, Landon Drive, and along the I-15 freeway corridor are designated as business park, industrial, and residential. The underground alignment of the Revised Project would be located predominantly within city streets (per franchise agreement) while smaller portions of the line would be located within land designated as business park, residential, commercial, and open space.

Distribution Line Relocations #7 and #8

Existing distribution lines occur within SCE ROW at Distribution Line Relocations #7 and #8. Land uses that border the existing ROW at Distribution Line Relocation #7 include open space that is part of the Hidden Valley Wildlife Area. The Distribution Line Relocation #7 underground alignment would be constructed within the Hidden Valley Wildlife Area. Land at Distribution Line Relocation #8 is undeveloped and designated as industrial and office park. A portion of the Distribution Line Relocation #8 underground alignment would be constructed within the Santa Ana River Wildlife Area (Refer to Section 4.12: Recreation for further details and figures).

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Table 4.9-2 Land Use Designations in the Revised Project Area

Designation	Definition	Project Component
County of Riverside General Plan 2008		
Light Industrial (LI)	<ul style="list-style-type: none"> • 0.25–0.60 floor area ratio • Industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses 	<ul style="list-style-type: none"> • Distribution Line Relocation #8
City of Jurupa Valley Draft 2017 General Plan		
Low Density Residential (LDR)	<ul style="list-style-type: none"> • ½-acre minimum size parcel • Single-family detached residences on parcels of ½ to 1 acre • Limited agriculture, intensive equestrian, and animal keeping uses are expected and encouraged • Formerly designated RC-LDR (Rural Community-Low Density Residential) 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
Medium Density Residential (MDR)	<ul style="list-style-type: none"> • Up to five dwelling units per acre • Single-family detached and attached residences with a density range of two to five dwelling units per acre • Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged • Lot sizes range from 5,500 to 22,000 square feet 	<ul style="list-style-type: none"> • Etiwanda Marshalling Yard • Overhead 230-kV Transmission Line • Underground 230-kV Transmission Line
Highest Density Residential (HDR)	<ul style="list-style-type: none"> • 25 dwelling units per acre • Multi-family dwellings, includes apartments and condominium • To achieve affordable housing goals, minimum density set at 20 dwelling units per acre. Maximum densities set by City Council subject to affordability agreement and level of affordability and community benefits achieved 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
Light Industrial (LI)	<ul style="list-style-type: none"> • 0.25–0.60 floor area ratio • Industrial, service-commercial, and related uses including warehousing/distribution, research and development, assembly and light manufacturing, repair facilities, and supporting retail uses 	<ul style="list-style-type: none"> • Etiwanda Marshalling Yard • Overhead 230-kV Transmission Line • Underground 230-kV Transmission Line
Commercial Retail (CR)	<ul style="list-style-type: none"> • 0.20–0.35 floor area ratio • Local- and regional-serving retail and service uses • Applied to shopping centers of 5 acres or more. 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
Business Park (BP)	<ul style="list-style-type: none"> • 0.25–0.60 floor area ratio • Employee-intensive uses, including research and development, technology centers, corporate offices, clean industry, and supporting retail uses. 	<ul style="list-style-type: none"> • Overhead 230-kV Transmission Line

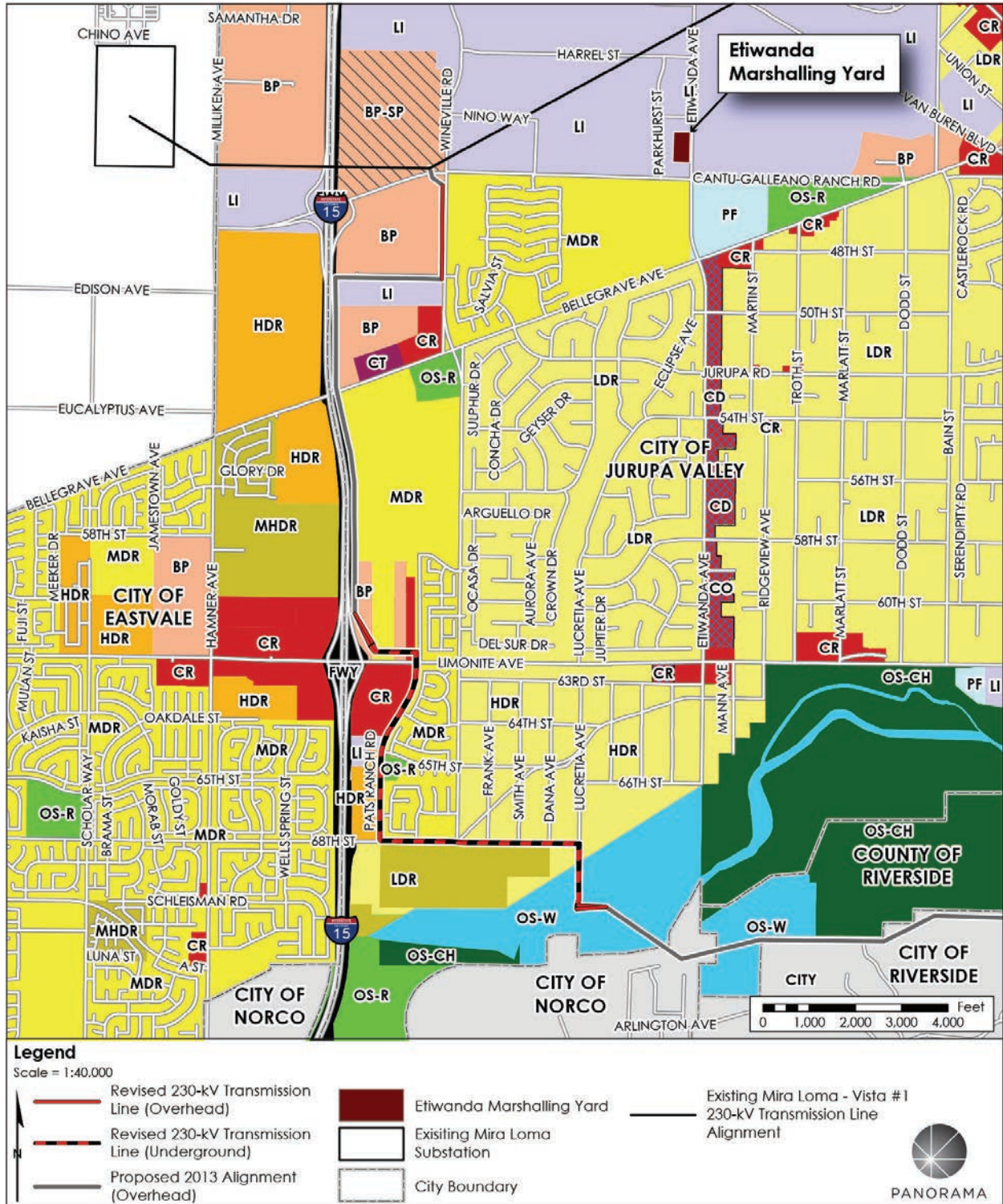
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Designation	Definition	Project Component
Public Facilities/Institutional (PF)	<ul style="list-style-type: none"> • Maximum 0.60 floor area ratio • Civic uses and facilities providing academic, medical, governmental, or similar services to the public, including health care facilities, churches, schools, social services, cultural and public recreational uses, compatible businesses (provided they do not displace public uses), and other public and quasi-public uses • Includes privately held uses with public facility characteristics that are not required to be designated as public facilities, but are eligible to be so designated based on site-specific reviews of the characteristics of the use 	<ul style="list-style-type: none"> • Etiwanda Marshalling Yard
Open Space, Water (OS-W)	<ul style="list-style-type: none"> • Includes bodies of water and natural or artificial drainage corridors • Extraction of mineral resources subject to conditional use permit. May be permissible if flooding hazards are addressed and long-term habitat and riparian values are maintained 	<ul style="list-style-type: none"> • Riser Pole • Underground 230-kV Transmission Line
Open Space Recreation (OS-R)	<ul style="list-style-type: none"> • 20 acres minimum • Recreational uses, including parks, trails, athletic fields, and golf courses • Neighborhood parks are permitted within residential land uses 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
City of Riverside General Plan 2025		
Open Space/ Natural Resources (OS)	<ul style="list-style-type: none"> • Protection of natural resources, creeks, hillsides, arroyos and other sensitive areas 	<ul style="list-style-type: none"> • Distribution Line Relocation #7
Public Park (P)	<ul style="list-style-type: none"> • Public parks and associated facilities 	<ul style="list-style-type: none"> • Distribution Line Relocation #7
Business/ Office Park (B/OP)	<ul style="list-style-type: none"> • 1.50–1.15 floor area ratio • Research/development and related flexible space, laboratories, offices, support commercial and light industrial uses 	<ul style="list-style-type: none"> • Distribution Line Relocation #8

Sources: (City of Jurupa Valley, 2017a; City of Riverside, 2013; County of Riverside, 2015b)

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Figure 4.9-1 Land Use Designations in the Revised Project Area (Map 1 of 2)

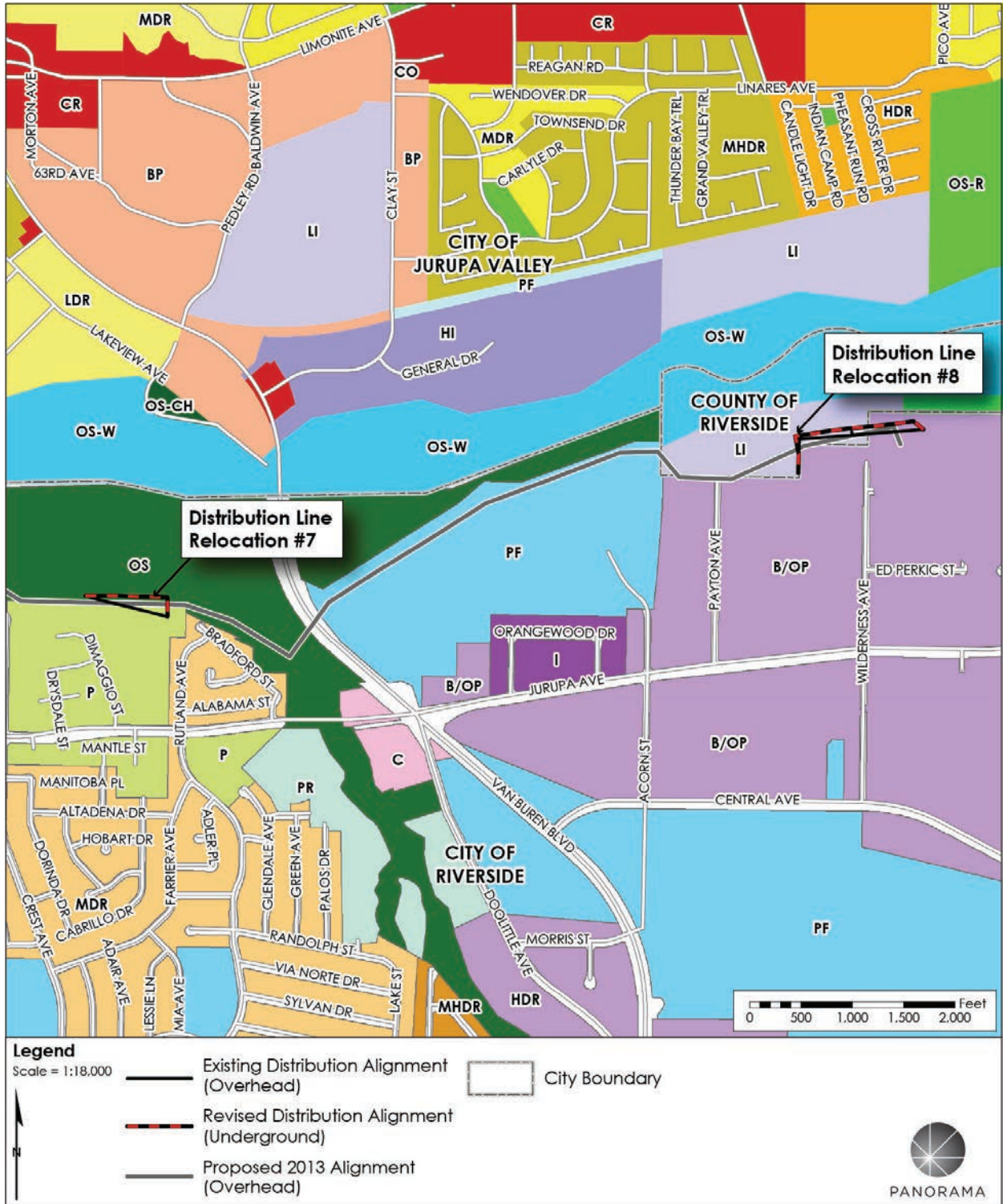


Sources: (Esri, 2017; SCE, 2017; Riverside County Information Technology Geographical Solutions and Riverside County Transportation & Land Management Agency, 2015; City of Riverside, 2016b)

Note: Land use designations reflect the most recent data available at the time of document publication.

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Figure 4.9-2 Land Use Designations in the Revised Project Area (Map 2 of 2)



Sources: (Esri, 2017; SCE, 2017; Riverside County Information Technology Geographical Solutions and Riverside County Transportation & Land Management Agency, 2015; City of Riverside, 2016b)

Note: Land use designations reflect the most recent data available at the time of document publication.

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Table 4.9-3 Zoning in the Revised Project Area

Designation	Definition	Project Component
County of Riverside		
Manufacturing – Heavy (M-H)	<ul style="list-style-type: none"> • Permitted uses include limited agricultural crops and grazing, industrial and manufacturing uses, engineering and scientific instruments, and service and commercial uses • Minimum lot size of 10,000 square feet 	<ul style="list-style-type: none"> • Distribution Line Relocation #8
City of Jurupa Valley		
Planned Residential Zone (R-4)	<ul style="list-style-type: none"> • Minimum of 9 acres • Permitted uses include one-family dwellings, multiple-family dwellings, nonprofit community centers, and community service areas 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line • Overhead 230-kV Transmission Line
Open Area Combining Zone, Residential Developments (R-5)	<ul style="list-style-type: none"> • Permitted uses include golf courses and appurtenant facilities (i.e., clubhouse), noncommercial community association recreation, lakes, and picnic grounds 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
Light Agriculture Zone (A-1/ A-1-10)	<ul style="list-style-type: none"> • Permitted uses include one-family dwellings, water works facilities, nurseries, and grazing • Minimum lot size of 20,000 square feet • Building height is generally limited to 40 feet 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line • Etiwanda Marshalling Yard
Heavy Agriculture Zone (A-2-10)	<ul style="list-style-type: none"> • Permitted uses include one-family dwellings, water works facilities, nurseries, and grazing • Minimum lot size of 20,000 square feet • Building height is generally limited to 40 feet 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
One-Family Dwelling Zone (R-1)	<ul style="list-style-type: none"> • Permitted uses include one-family dwellings, field crops, and noncommercial keeping of horses, and other domesticated animals • Building height is limited to three stories and a maximum of 40 feet • Minimum lot size of 7,200 square feet 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line • Overhead 230-kV Transmission Line • Etiwanda Marshalling Yard
General Residential Zone (R-3)	<ul style="list-style-type: none"> • Permitted uses include one-family dwellings, field crops, and noncommercial keeping of horses, and other domesticated animal • Building height is generally limited to 50 feet • Minimum lot size of 7,200 square feet 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
Scenic Highway Commercial Zone (C-P-S)	<ul style="list-style-type: none"> • Commercial uses are permitted including book stores, catering services, banks, and hardware stores • Building height is generally limited to 50 feet 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line
Industrial Park Zone (I-P)	<ul style="list-style-type: none"> • Permitted uses include industrial and manufacturing uses, transportation industries, some service and commercial uses, and engineering and scientific instruments • Minimum lot size of 20,000 square feet 	<ul style="list-style-type: none"> • Underground 230-kV Transmission Line • Overhead 230-kV Transmission Line

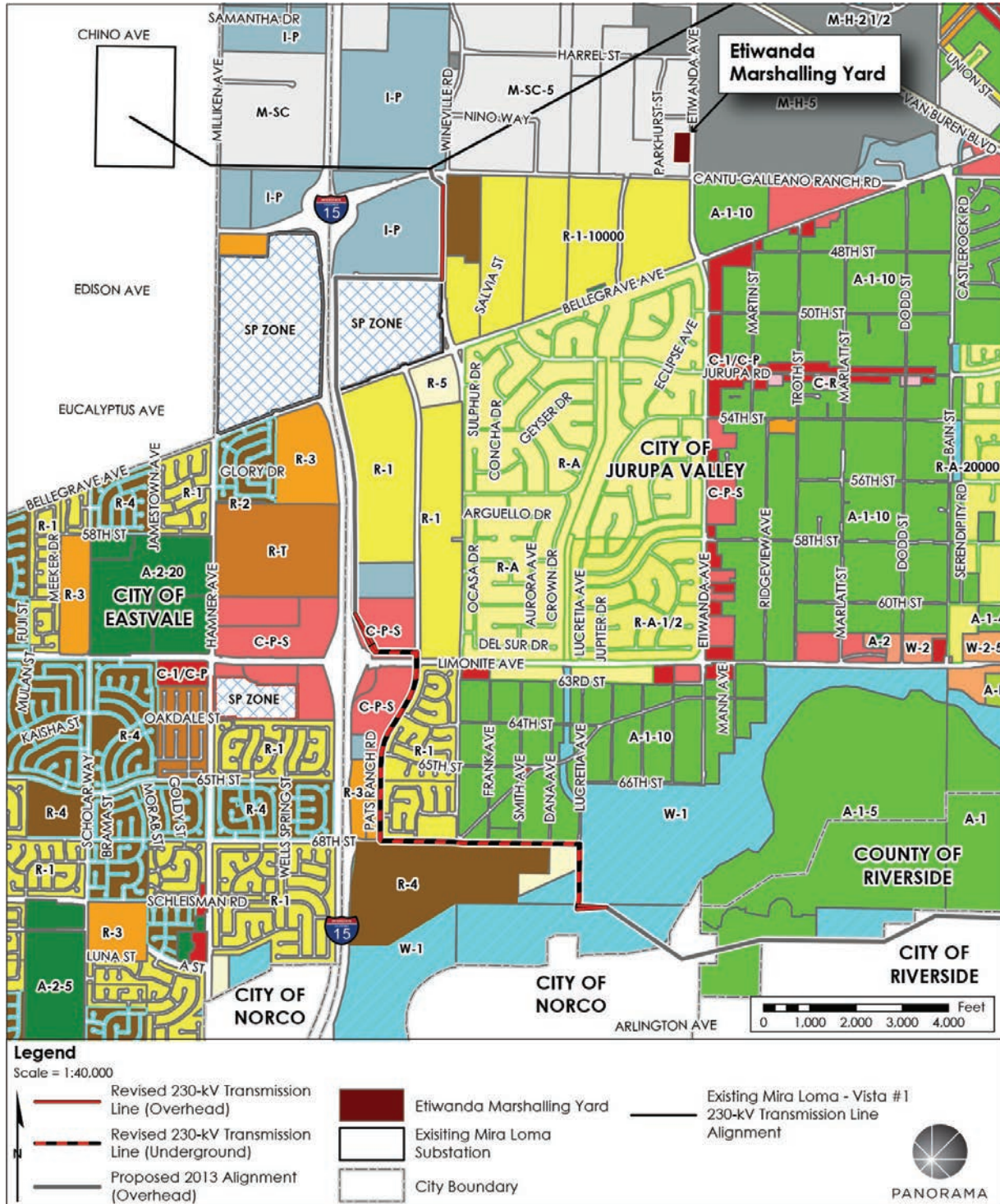
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Designation	Definition	Project Component
Specific Plan Zone (SP)	<ul style="list-style-type: none"> Permitted uses and details regarding lot size are dependent upon approval of the Specific Plan 	<ul style="list-style-type: none"> Overhead 230-kV Transmission Line
Manufacturing-Service Commercial Zone (M-SC)	<ul style="list-style-type: none"> Permitted uses include specified agricultural crops and limited grazing, industrial and manufacturing uses, engineering and scientific instruments, and service and commercial uses Minimum lot size of 10,000 square feet 	<ul style="list-style-type: none"> Overhead 230-kV Transmission Line Etiwanda Marshalling Yard
Manufacturing-Heavy Zone (M-H-5)	<ul style="list-style-type: none"> Permitted uses include specified agricultural crops and limited grazing, industrial and manufacturing uses, engineering and scientific instruments, and service and commercial uses Minimum lot size of 10,000 square feet 	<ul style="list-style-type: none"> Etiwanda Marshalling Yard
City of Riverside		
Public Facilities Zone (PF)	<ul style="list-style-type: none"> This zone is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters. 	<ul style="list-style-type: none"> Distribution Line Relocation #7
Residential Estate Zone (RE)	<ul style="list-style-type: none"> Provides an area for large lot single-family residences where the keeping livestock and other farm animals and agricultural uses are not permitted 	<ul style="list-style-type: none"> Distribution Line Relocation #7
Business and Manufacturing Park Zone (BMP)	<ul style="list-style-type: none"> Provides a district for low-intensity and low-impact industrial, office, and related uses. Typical uses include research and development facilities and laboratories; administrative, executive and professional offices; small-scale warehouses, light manufacturing; and support commercial 	<ul style="list-style-type: none"> Distribution Line Relocation #8

Source: (City of Riverside, 2016a; County of Riverside, 2017)

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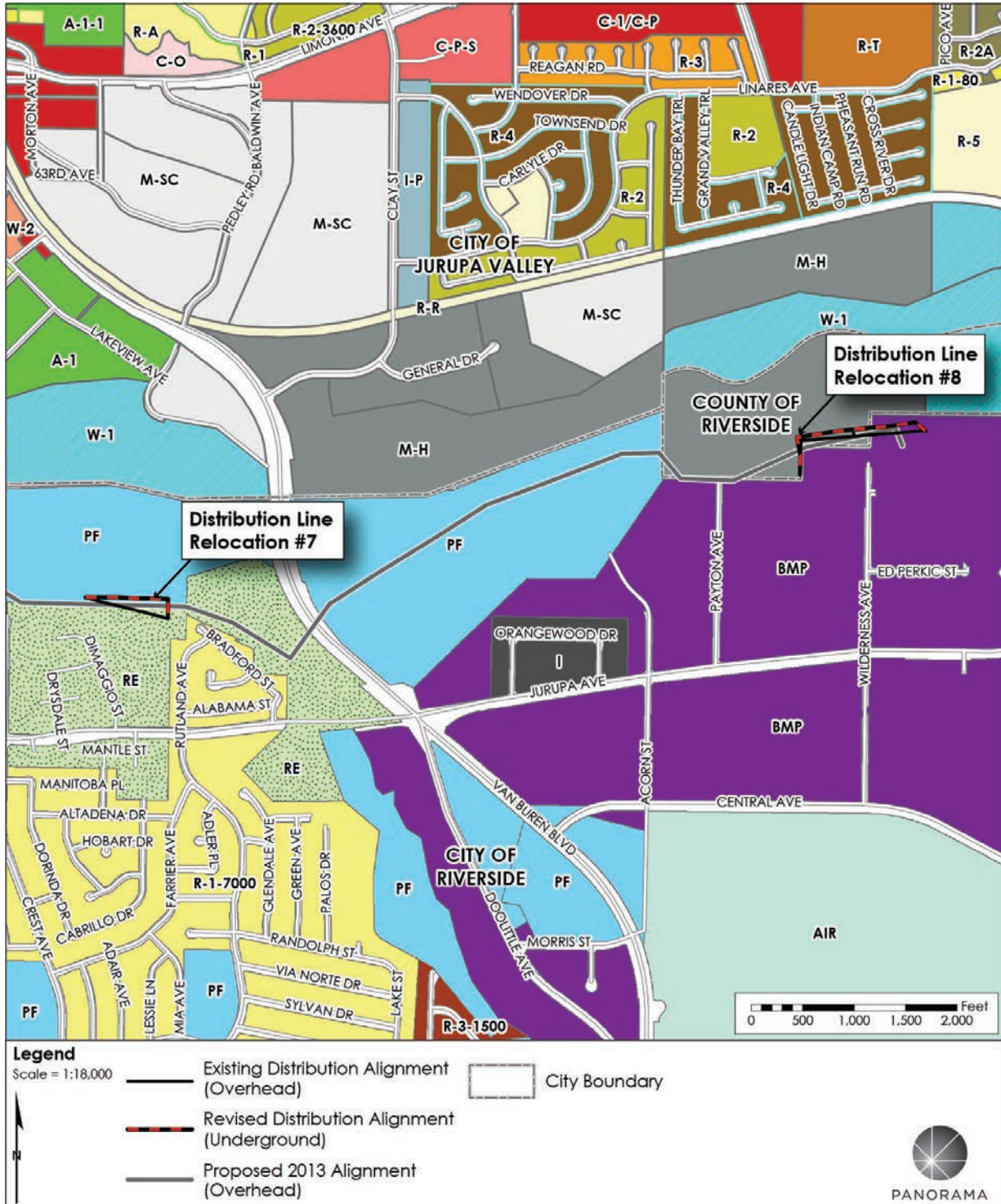
Figure 4.9-3 Zoning Designations in the Revised Project Vicinity (Map 1 of 2)



Sources: (Esri, 2017; SCE, 2017; City of Riverside, 2016c; Riverside County Information Technology Geographical Solutions and Riverside County Transportation & Land Management Agency, 2015)

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Figure 4.9-4 Zoning Designations in the Revised Project Vicinity (Map 2 of 2)



Sources: (Esri, 2017; SCE, 2017; City of Riverside, 2016c; Riverside County Information Technology Geographical Solutions and Riverside County Transportation & Land Management Agency, 2015)

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Existing Entitlements in the Revised Project Area

The City of Jurupa Valley approved development of residences within the Revised Project area as summarized in Table 4.9-4.

Table 4.9-4 Development Plans Approved by the City of Jurupa Valley

Developer	Development Plan	Description
Frontier Communities	Harmony Trails Subdivision	176 single-family lot subdivision Approved on December 4, 2014
William Lyon Homes	The Crossing at TurnLeaf	111 single-family lots 2.6-acre park 32-acre school Approved on April 11, 2016
Vernola Trust	Vernola Marketplace Apartments	397-unit multi-family residential apartment Approved March 19, 2015
Lennar Homes of California, Inc.	Riverbend Community	464 single-family homes 10-acre park Approved October 17, 2013

Sources: (City of Jurupa Valley, 2015; City of Jurupa Valley, 2017b)

Western Riverside County Multiple Species Habitat Conservation Plan

The MSHCP encompasses western Riverside County, including the Revised Project area. The MSHCP provided for the creation of a 500,000-acre Conservation Area to protect and manage habitat for 146 species covered by the MSHCP. Within the Conservation Area, 347,000 acres comprise PQP Lands and 153,000 acres comprise Additional Reserve Lands. The Additional Reserve Lands would be established on private lands within an approximately 300,000-acre area referred to as the “Criteria Area.” USGS quarter sections, or Cells, were overlain on a conceptual map of targeted conservation areas. Criteria for each Cell or Cell Group describe the core and linkage features, focus of habitat conservation, focus of configuration or connectivity, and the geographic location and percentage of conservation within the Cell. The southern portion of the underground alignment is located within Criteria Cells 610 and 700, as shown in Figure 4.4-5 and Figure 4.4-6 in Section 4.4: Biological Resources.

Hidden Valley Wildlife Preserve and Santa Ana River Wildlife Area

The Hidden Valley Wildlife Preserve and Santa Ana River Wildlife Area are managed by the Riverside County Regional Park and Open Space District. The Hidden Valley Wildlife Area covers 1,500 acres along the Santa Ana River, extending from the eastern Norco boundary to Van Buren Boulevard. The Santa Ana River Wildlife Area comprises approximately 650 acres to the east of Van Buren Boulevard along the Santa Ana River.

The Hidden Valley Wildlife Area and Santa Ana Wildlife Area operate as regional parks. Land uses within the parks must not be converted to a use other than public outdoor recreation, in compliance with the policies of the Land and Water Conservation Fund (LWCF) Act. Land conversions must be requested and approved by the National Park Service (NPS).

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The proposed Distribution Line Relocation #7 is located within the Hidden Valley Wildlife Area and Relocation #8 is located within the Santa Ana Wildlife Area, as shown in Figure 4.9-5. Underground utilities are permitted on land brought with funds provided by the LWCF Act, if the land is restored to pre-construction condition within 12 months of disturbance. Above-ground utilities are not an approved use of LWCF lands and would require a conversion request and NPS approval (NPS, 2008a).

4.9.3 Regulatory Setting

Federal

Refer to Section 4.12: Recreation for information regarding the LWCF Act of 1965. No other federal laws or regulations pertaining to land use and planning are applicable to the Revised Project.

State

California Public Utilities Commission Public Utilities Code 1001 and General Order 131-D

The CPUC has sole and exclusive jurisdiction over the siting and design of the Revised Project and alternatives. Although such projects are exempt from local land use regulations, zoning regulations, and discretionary permitting (i.e., projects would not require any land use approval that would involve a discretionary decision to be made by a local agency body such as a planning commission, city council, or county board of supervisors), GO No. 131-D, § XIV.B, requires that in locating a project, “the public utility shall consult with local agencies regarding land use matters.” It is common practice for the public utility to obtain any required non-discretionary local permit associated with construction.

Coastal Conservancy

Santa Ana River Conservancy Program

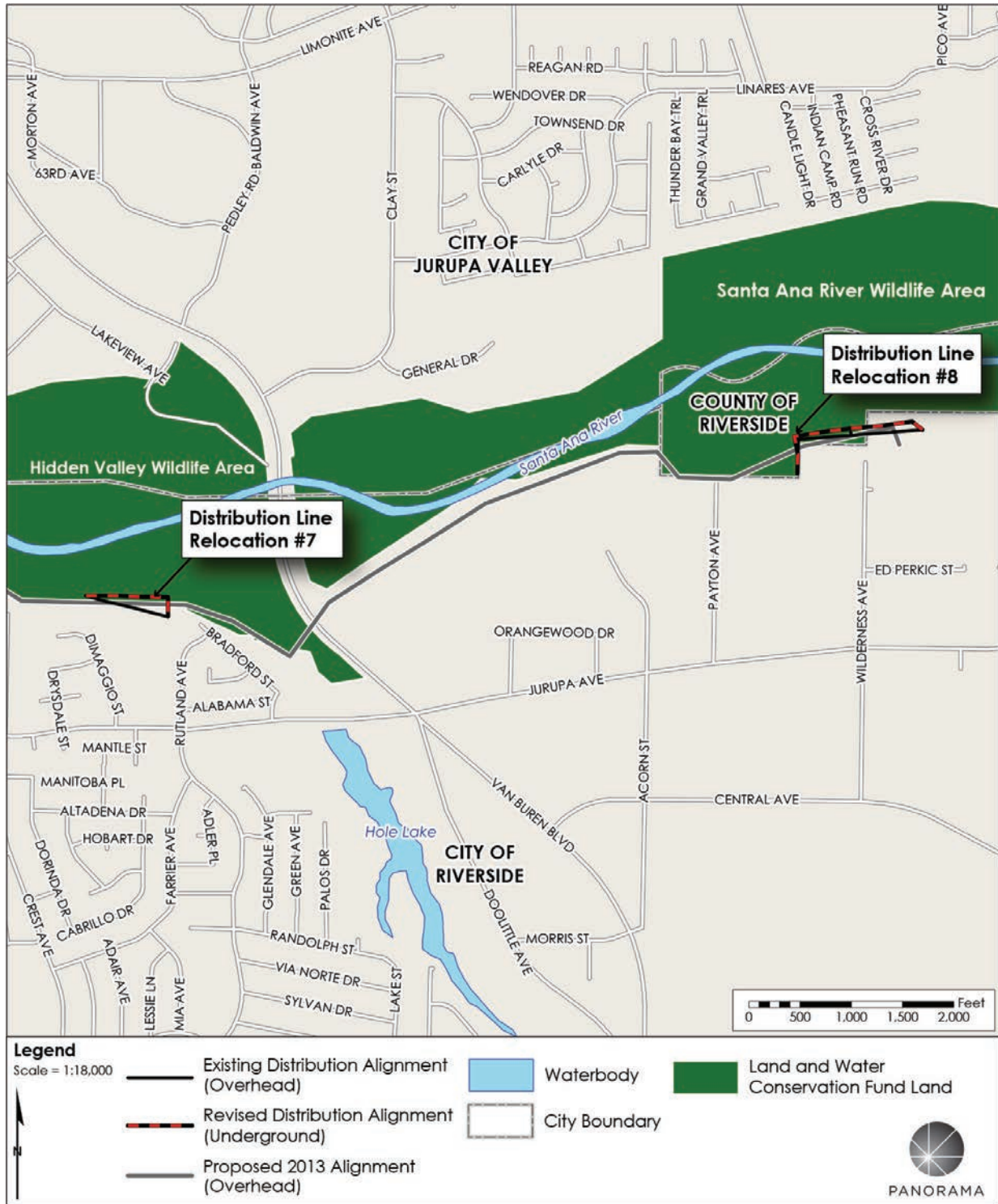
The Santa Ana River Conservancy Program was created within the Coastal Conservancy by the California state legislature in 2014. The program addresses the resource and recreational goals of the Santa Ana River region including open space, trails, wildlife habitat, agricultural land protection, water quality protection, educational use, and public access. The Santa Ana River Conservancy Program works closely with the region’s counties, cities, other federal, state and local agencies, and non-profits to promote and sustain collaboration around opportunities relating to the River (California State Coastal Conservancy, 2017).

Santa Ana River Parkway and Open Space Plan

The Santa Ana River Conservancy Program is developing the Santa Ana River Parkway and Open Space Plan in conjunction with the various jurisdictions along the Santa Ana River. The goal of the SARP & OSP is to expand the river’s reach beyond the existing Santa Ana River trail. Through collaboration with agency and non-profit partners, the SARP & OSP will identify and prioritize opportunities for recreation, education, greening, aesthetic improvement, and wildlife habitat along the corridor of the river and in parts of the river channel that can be improved without infringing on water quality, water supply, or necessary flood control (California State Coastal Conservancy, 2017).

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Figure 4.9-5 Land and Water Conservation Fund Boundaries in the Revised Project Area



Source: (Esri, 2017; SCE, 2017; Riverside Conservation Authority, 2015)

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Local

County of Riverside

County of Riverside General Plan

The County of Riverside prepared the General Plan, which was adopted in December 2015. The eight elements in the General Plan identify the direction for land use and development within the County. The General Plan is augmented by 19 detailed Area Plans covering much of the County (County of Riverside, 2015a). The elements in the General Plan are as follows:

- Land Use
- Circulation
- Multipurpose Open Space
- Safety
- Noise
- Housing
- Air Quality
- Healthy Communities

Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County MSHCP is a comprehensive, multi-jurisdictional program focusing on conservation of species and their associated habitats in Western Riverside County. The MSHCP serves as an HCP pursuant to the federal ESA § 10(a)(1)(B), as well as a NCCP under the NCCP Act of 2001 (see description of the MSHCP above). The City of Riverside is the lead agency for purposes of ensuring MSHCP compliance for the Revised Project in coordination with the Riverside Conservation Authority.

Regional Conservation Authority

The Western Riverside County RCA was created in 2004 to implement and manage the Western Riverside County MSHCP. It is a Joint Powers Authority, which is an entity permitted under the laws of some states of the U.S., whereby two or more public authorities (e.g., local governments, or utility or transport districts), not necessarily located in the same state, may jointly exercise any power common to all of them. One of the RCA's obligations under the MSHCP is to assist the permittees with MSHCP implementation. RCA provides guidance documents and staff support to assist permittees with the interpretation and clarification of key components and concepts of the MSHCP related to public facility projects and local land use planning. The RCA acquires and manages MSHCP conservation lands and reviews all individual projects proposed in the MSHCP area for consistency with MSHCP requirements.

City of Jurupa Valley

2017 Draft General Plan

The City of Jurupa Valley adopted the 2017 Draft General Plan on August 17, 2017. (City of Jurupa Valley, 2017a). The elements in the General Plan are as follows:

- Land Use
- Mobility
- Conservation and Open Space
- Housing
- Air Quality
- Noise
- Community Safety, Services and Facilities
- Environmental Justice
- Healthy Communities
- Economic Sustainability

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City of Riverside

City of Riverside General Plan 2025

The City of Riverside prepared the 2025 General Plan, which was adopted in November 2007. The twelve elements in the General Plan are intended to implement the community's vision for the following 20 years (City of Riverside, 2013). The elements in the General Plan are as follows:

- Land Use and Urban Design
- Circulation and Community Mobility
- Housing
- Arts and Culture
- Education
- Public Safety
- Noise
- Open Space and Conservation
- Air Quality
- Public Facilities and Infrastructure
- Park and Recreation
- Historic Preservation

4.9.4 Applicant's Environmental Protection Elements

No EPEs to reduce impacts on land use and planning were identified in the 2013 RTRP EIR.

4.9.5 CEQA Significance Criteria

Appendix G of CEQA Guidelines (14 CCR 15000 *et seq.*) provides guidance on assessing whether a project would have significant impacts on the environment. Changes to the Proposed Project or changes in baseline conditions that were not analyzed in the 2013 RTRP EIR require additional analysis to fully disclose potential impacts of the Revised Project. The CPUC prepared an Initial Study Checklist (refer to Appendix B of this Subsequent EIR) to identify the new potentially significant or increased impacts that may occur as a result of the Revised Project elements or changes in baseline conditions. The Initial Study Checklist indicated that the Revised Project has the potential for new or increased impacts under the significance criteria included below. Note that the Initial Study Checklist found Impact b) to have no potentially new significant impact. This analysis will analyze the impact again, since the City of Jurupa Valley recently released a 2017 General Plan, which was not addressed in the 2013 RTRP EIR. The remaining Appendix G significance criterion that was determined to not have a greater impact as described in the 2013 RTRP EIR is not addressed in this section. CEQA significance criteria are lettered below to match the criteria lettering in the 2013 RTRP EIR. Consistent with Appendix G, the Revised Project would have significant impacts on land use and planning if it would:

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- d. Conflict with any applicable habitat conservation plan or natural community conservation plan

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4.9.6 Revised Project Impact Analysis

Approach to Impact Analysis

This impact analysis considers whether implementation of the Revised Project would result in significant land use and planning impacts and focuses on reasonably foreseeable effects of the Revised Project as compared with baseline conditions. The analysis uses significance criteria based on the CEQA Appendix G Guidelines. These criteria may be modified to address project impacts. The potential direct and indirect effects of the Revised Project are addressed below, and the cumulative effects are addressed in Chapter 5: Cumulative Impacts. Refer to the 2013 RTRP EIR for analysis of other elements of the Proposed Project.

Summary of Impacts

Table 4.9-5 presents a summary of the CEQA significance criteria and impacts on land use and planning that would occur during construction, operation, and maintenance of the Revised Project.

Table 4.9-5 Summary of Revised Project Impacts on Land Use and Planning

Significance Criterion	Project Phase	Significance before EPEs	Significance after EPEs and before Mitigation	Significance after Mitigation
Impact Land Use-b: Would the Revised Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Construction	Less than Significant	---	---
	Operation and Maintenance	Less than Significant	---	---
Impact Land Use-d: Would the Revised Project conflict with any applicable habitat conservation plan or natural community conservation plan?	Construction	No Impact	---	---
	Operation and Maintenance	No Impact	---	---

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Impact Discussion

Impact Land Use-b: Would the Revised Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Significance Determination
	Construction: <i>No Impact</i>
	Operation & Maintenance: <i>No Impact</i>

Construction, Operation and Maintenance

Land Use Consistency

Pursuant to the California Constitution Article XII, Section 8, as enacted through PUC 1001, the CPUC has sole and exclusive jurisdiction over the siting and design of SCE transmission facilities. Consequently, no local land use plans, policies, or regulations requiring discretionary approval would apply to the Revised Project. *Therefore, because of the specific authority granted to the CPUC in regard to applicable plans, polices and regulations for transmission facilities the revised project would result in No Impact.*

Distribution Relocations

Distribution Line Relocations #7 and #8 would occur within land purchased with funds from the LWCF Act. In each location, overhead distribution lines would be buried underground. Underground utilities are compatible with land purchased with funding from the LWCF Act. The Revised Project is consistent with the LWCF Act. *No impact would occur.*

Informational Consistency Analysis

230-kV Transmission Line

The transmission line would traverse land designated for commercial development in the I-15 Corridor Specific Plan (Albert A. Webb Associates, 1990) and zoned by the City of Jurupa Valley as a Scenic Highway Commercial Zone. The Revised Project underground transmission line, riser poles, and LST would be constructed within the Scenic Highway Commercial Zone. Following construction, SCE would require access to the underground transmission line for maintenance purposes and would require setbacks for safety clearances, consistent with CPUC guidelines. Future development in the area around the Revised Project would be required to adhere to these safety requirements. Transmission facilities are not excluded from the list of permitted uses in a Scenic Highway Commercial Zone and are therefore not in conflict with the use of that zone. The CPUC has sole and exclusive jurisdiction over the siting and design of transmission facilities; therefore, this analysis is provided for informational purposes only.

General Plan Policies

The CPUC has consulted with local agencies regarding land uses potentially affected by the Revised Project. A land use consistency analysis focused on City of Jurupa Valley, City of Riverside, and County of Riverside General Plan policies most relevant to the Revised Project is provided in Appendix J and is intended for informational purposes only.

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Other Applicable Land Use Plans, Policies, or Regulations

Several other discussions in Chapter 4: Environmental Analysis analyze consistency with applicable plans, policies, and regulations. Impact Air Quality-a and Impact GHG-b analyze consistency with applicable air quality plans and GHG reduction plans. Impact Biology-e analyzes consistency with local policies and ordinances protecting biological resources. Impact Noise-a analyzes consistency with local noise standards.

Easements

SCE would obtain easements for the new overhead transmission line along Wineville Avenue and the overhead and underground segments of the Revised Project transmission line north of Limonite Avenue. The land is currently designated as commercial office and industrial.

Most of the underground transmission line would be constructed within city streets under a franchise agreement. The northern portion of the underground alignment would extend into and along the southern boundary of an undeveloped parcel currently used for agriculture. This portion of the underground alignment and riser poles would be located on land designated for future development of commercial retail, commercial office, and medium density residential, as shown in Figure 4.9-1. The I-15 Corridor Specific Plan designates this area for commercial development, consistent with the land use designations identified in Table 4.9-3. No development plans were approved for this parcel at the time of the NOP (January 2017). SCE would acquire new ROW for this portion of the underground alignment.

The southern end of the Revised Project, including the eastern underground segment and the eastern riser poles would be constructed within the existing easement SCE holds on the Goose Creek Golf Club. This easement may need to be widened to cover access to and maintenance of transmission facilities.

Mitigation Measures: None Required

Impact Land Use-d: Would the Revised Project conflict with any applicable habitat conservation plan or natural community conservation plan?	Significance Determination
	Construction: <i>No Impact</i>
	Operation & Maintenance: <i>No Impact</i>

Construction, Operation, and Maintenance

The Proposed Project is located within the Western Riverside County MSHCP area. RPU, as a Permittee under the MSHCP, would ensure compliance with the MSHCP on behalf of SCE for the Revised Project. SCE would not seek separate PSE status under the MSHCP. No conflict with the MSHCP would occur because the project would be covered under the MSHCP and comply with all MSHCP requirements. *No impact would occur.*

Mitigation Measures: None required

4.9 LAND USE AND PLANNING

4.9.7 Alternatives Setting

Environmental Setting

The environmental setting for the alternatives would be the same as the Revised Project setting. Refer to Section 4.9.2.

Regulatory Setting

The regulatory setting for the alternatives would be the same as the Revised Project setting. Refer to Section 4.9.3.

4.9.8 Alternatives Impact Analysis

Alternatives Analysis Scope

The following analysis considers only the environmental impacts resulting from construction and operation of each alternative alignment segment. Any specific alternative replaces only a portion of the Revised Project and would require combination with the remaining unaffected segments of the Revised Project to form a complete alternative route through Jurupa Valley. Impacts resulting from construction and operation of the additional Revised Project elements necessary to form a complete alternative route are not considered in this section. A discussion of the environmental impacts resulting from construction and operation of the complete alternative route, comprised of each alternative alignment plus the unaffected Revised Project elements, is provided in Chapter 6: Comparison of Alternatives.

Impacts Avoided by the Alternatives

Alternatives 1, 2 and 4 would be constructed within roadways according to franchise agreement rights. Alternative 3 would be constructed within the same alignment as the Revised Project and would have similar land use impacts as the Revised Project. The CPUC has sole and exclusive jurisdiction over the siting and design over transmission facilities; therefore, the alternatives would not conflict with land use plans of local jurisdictions. None of these alternatives would create a barrier that would divide communities or conflict with the MSHCP. Alternatives 1 through 4 would have no impact on land use and planning and are not discussed further.

4.9.9 No Project Alternative Impact Analysis

The No Project Alternative involves expansion of existing facilities and construction in accordance with existing land uses. The No Project Alternative would have no impact on land use and planning.

4.9.10 References

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