

## 5.11 Land Use and Planning

This section addresses potential impacts to land uses in the study area. The analysis considers potential impacts resulting from the construction, operation, and maintenance of the Proposed Project and alternatives. Land use issues include compatibility of the Proposed Project and alternatives with adjacent land uses, and potential conflicts with applicable plans and policies. This evaluation is based on review of local and regional land use plans and policies.

### 5.11.1 Setting

#### Environmental Setting

##### *Proposed Project*

The Proposed Project would be located within unincorporated Ventura County and the cities of Moorpark and Thousand Oaks. The Proposed Project would be built entirely within existing Southern California Edison (SCE) rights-of-way (ROWs), easements, and “fee-owned” property (i.e., property which is currently legally owned by SCE), and on public ROWs. Existing land uses that would occur within and adjacent to the Proposed Project area are described below, for each of the four Proposed Project segments.

##### **Segment 1**

Segment 1 is located entirely within the fence line of the Moorpark Substation at the intersection of Gabbert Road and Los Angeles Avenue in the City of Moorpark. The site is currently developed with infrastructure typical of a 220/66/16 kilovolt (kV) substation such as switchracks, foundations, duct banks, circuit breakers, transformers, a Mechanical Electrical Equipment Room (MEER), driveways, and a perimeter fence. Development surrounds the Moorpark Substation to the east and south including residences to the south, and light industrial buildings to the east. The land to the north and west of the substation is undeveloped open space.

##### **Segment 2**

Segment 2 begins at the fence line of the Moorpark Substation and terminates near the City of Thousand Oaks boundary. Segment 2 is located entirely within SCE’s existing Moorpark-Ormond Beach 220 kV ROW. From the northwest corner of the Moorpark Substation, the proposed 66 kV subtransmission line would exit the substation, proceed southwest across open space and agricultural land for approximately 3,400 feet with the City of Moorpark, then would assume a southerly route near Montair Drive. The route would cross State Route (SR) 118 (Los Angeles Avenue), and continue south and west across unincorporated Ventura County traversing land used for agriculture, open space, and streambeds associated with Arroyo Simi, an unnamed tributary to Arroyo Simi, and Arroyo Santa Rosa. The agricultural uses in Segment 2 include citrus orchards, avocado orchards, and commercial plant nurseries, which are prevalent between SR 118 and Santa Rosa Road. The alignment is also located adjacent to the west of several residential communities.

### **Segment 3**

Segment 3 extends approximately 3 miles from the southern end of Segment 2 (north of the boundary of the City of Thousand Oaks and at the northern base of the Calleguas hills), and then south and east to the northern terminus of Segment 4, approximately 0.3 mile west of the intersection of Conejo Center Drive and Rancho Conejo Boulevard. With the exception of approximately 400 feet at its northern end, all of Segment 3 is located in open space lands managed by Conejo Open Space Conservation Agency (COSCA). Segment 3 is within existing SCE ROW and traverses mountainous terrain, which support a rich diversity of vegetation communities (see Section 5.4, *Biological Resources*, for characteristic vegetation).

### **Segment 4**

Segment 4 extends approximately 1 mile from the southern terminus of Segment 3 in the Calleguas hills to the Newbury Substation located off of Lawrence Drive in the City of Thousand Oaks. Segment 4 would be constructed entirely within the existing SCE ROW. Before Segment 4 enters the Newbury Substation it traverses undeveloped open space land. The Newbury Substation site is currently developed with infrastructure typical of a 66/16 kV substation such as buses, foundations, circuit breakers, disconnect switches, a MEER, a security fence around the substation, and a second perimeter fence at the property boundary. The substation is surrounded by light industrial buildings to the east and north east, and open space to the north, west, south.

## **Regulatory Setting**

### ***Federal***

No federal regulations pertaining to land use and planning apply to the Proposed Project or alternatives.

### ***State***

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

The California Public Utilities Commission (CPUC) has sole and exclusive jurisdiction over the siting and design of the Proposed Project or an alternative because it authorizes the construction, operation, and maintenance of investor-owned public utility facilities. Although such projects are exempt from local land use and zoning regulations and discretionary permitting (i.e., would not require approval from a local decision-making body such as a planning commission or city council), General Order No. 131-D, Section XIV.B requires that in locating a project “the public utility shall consult with local agencies regarding land use matters.” The public utility is required to obtain any required non-discretionary local permit.

### ***Local***

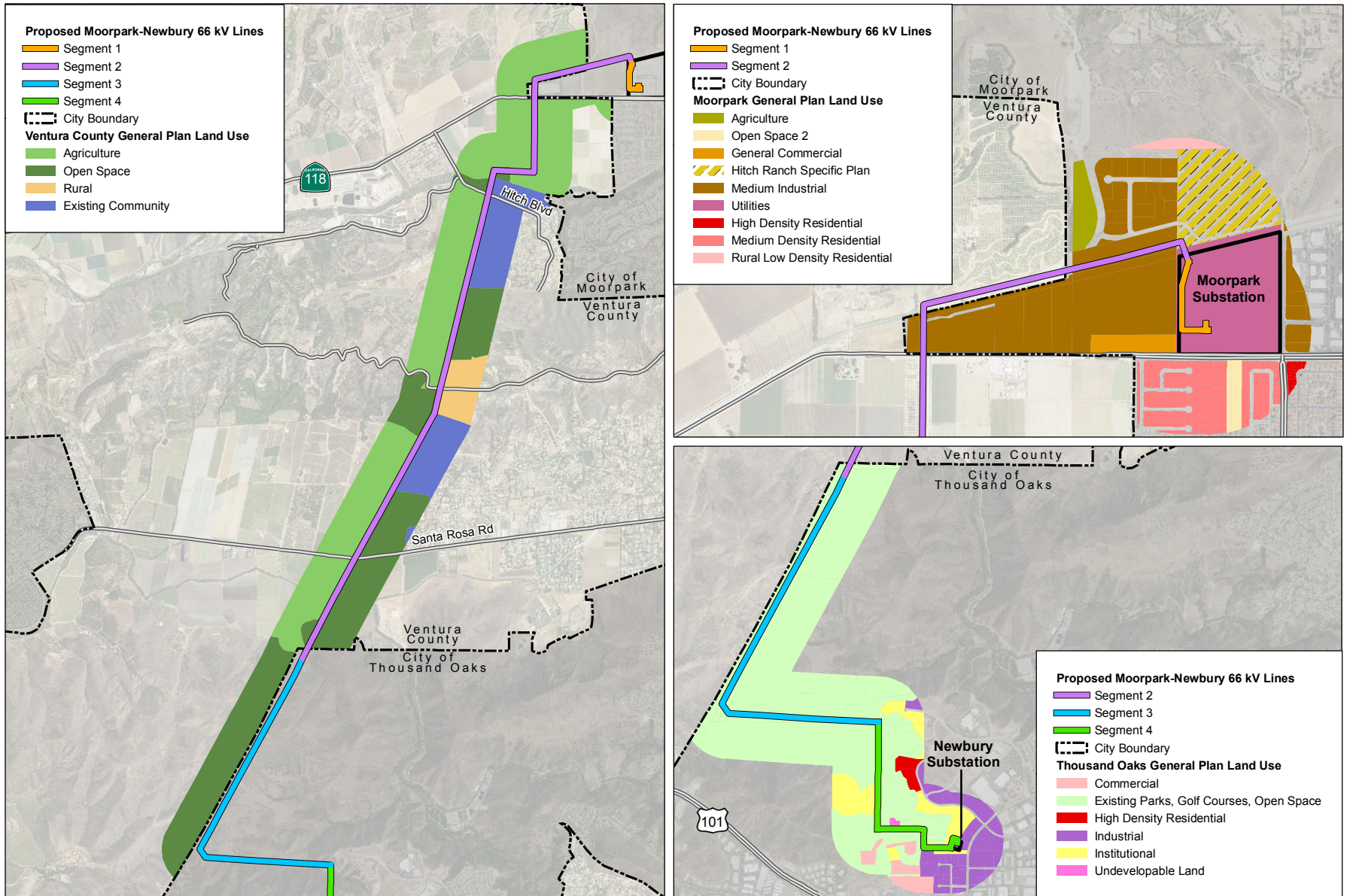
As stated above, CPUC General Order No. 131-D explains that local land use regulations would not apply to the Proposed Project or alternatives. However, for informational purposes, the goals and policies of local general plans and other planning documents pertaining to land use that would otherwise be relevant to the Proposed Project and alternatives are described below.

## Ventura County General Plan

The Ventura County General Plan (various dates), is the County's long-range planning document. It consists of the following four topical chapters: Resources, Hazards, Land Use, and Public Facilities and Services. The purpose of the Land Use Chapter is to set goals, policies, and programs to guide future growth and development in the unincorporated area of Ventura County in a manner consistent with state legal mandates and requirements and the goals and quality of life desired by Ventura County citizens.

As shown in **Figure 5.11-1**, *General Plan Land Uses in the Proposed Project Area*, in unincorporated Ventura County the Proposed Project and alternatives would traverse parcels with *Agriculture*, *Existing Community*, *Rural*, and *Open Space* designations (Ventura County, 2013). Below are brief descriptions of these General Plan land use designations:

- The *Agriculture* designation applies to irrigated lands that are suitable for the cultivation of crops and the raising of livestock.
- The *Existing Community* designation identifies existing urban residential, commercial, or industrial enclaves located outside of urban designated areas. The *Existing Community* designation recognizes existing land uses in unincorporated areas that have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels.
- The *Rural* designation identifies areas suitable for low-density and low-intensity land uses such as residential estates of 2 or more acres and other rural uses that are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes.
- The *Open Space* designation identifies parcels or areas of land or water that are essentially unimproved and devoted to an open-space use as defined as any of the following:
  - Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
  - Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands not designated agricultural; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
  - Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
  - Open space for public health and safety, including, but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.



SOURCE: Ventura County, 2014; City of Moorpark, 2014; City of Thousand Oaks, 2013

Moorpark-Newbury 66 kV Subtransmission Line Project. 207584.15

**Figure 5.11-1**  
General Plan Land Uses  
in the Proposed Project Area

The CPUC General Order described above explains that local land use regulations do not apply. However, for information purposes, the following goals and policies identified in the County of Ventura General Plan would otherwise be relevant to the Proposed Project and alternatives:

### **Land Use Chapter**

*Goal 3.1.1-1:* Ensure that the County can accommodate anticipated future growth and development while maintaining a safe and healthful environment by preserving valuable natural resources, guiding development away from hazardous areas, and planning for adequate public facilities and services. Promote planned, well-ordered and efficient land use and *development* patterns.

*Goal 3.2.1-5-1:* Preserve for the benefit of all County's residents the continue wise use of the County's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources.

### **Public Facilities and Services Chapter**

*Goal 4.5.1:* Promote the efficient distribution of public utility facilities and transmission lines to assure that public utilities are adequate to service existing and projected land uses, avoid hazards and are compatible with the natural and human resources.

*Policy 4.5.2.1:* New gas, electric, cable television and telephone utility transmission lines shall use or parallel existing utility rights-of-way where feasible and avoid scenic areas when not in conflict with the rules and regulations of the California Public Utilities Commission. When such areas cannot be avoided, transmission lines should be designed and located in a manner to minimize their visual impact.

*Policy 4.5.2.2:* All transmission lines should be located and constructed in a manner which minimizes disruption of natural vegetation and agricultural activities and avoids unnecessary grading of slopes when not in conflict with the rules and regulations of the California Public Utilities Commission.

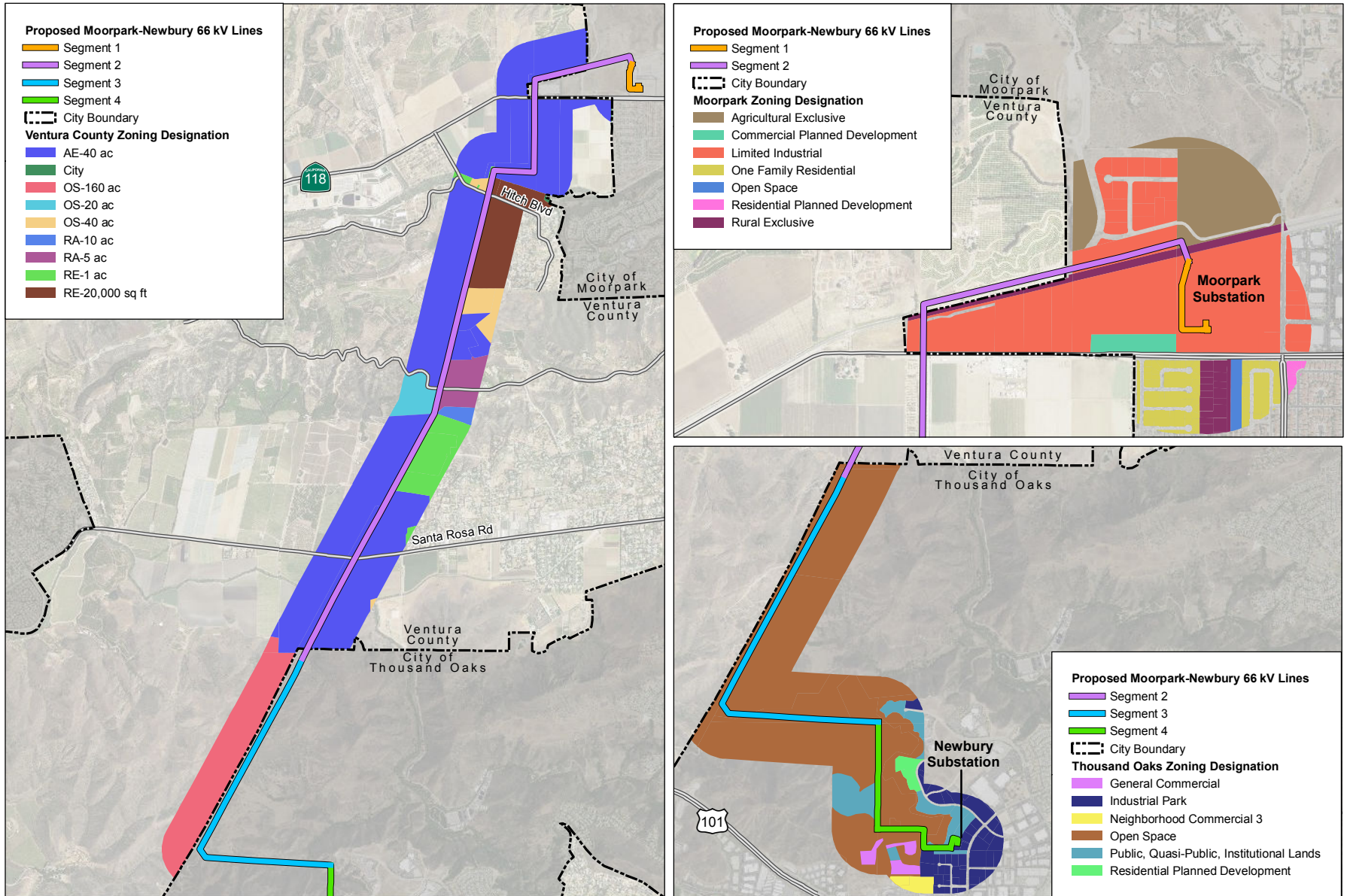
*Policy 4.5.2.3:* Discretionary development shall be conditioned to place utility service lines underground wherever feasible.

### **Ventura County Non-Coastal Zoning Ordinance**

The Proposed Project and alternatives would fall under the jurisdiction of the Ventura County Non-Coastal Zoning Ordinance, Division 8, Chapter 1, which constitutes the comprehensive zoning regulations for the unincorporated area of the County of Ventura, excluding the Coastal Zone. The Zoning Ordinance was adopted to: protect and promote the public health, safety, and general welfare; to provide the environmental, economic, and social advantages that result from an orderly, planned use of resources; to establish the most beneficial and convenient relationships among land uses; and to implement Ventura County's General Plan.

As shown in **Figure 5.11-2, Zoning Designations in the Proposed Project Vicinity**, the Proposed Project and alternatives would traverse parcels with *Open Space, Agricultural Exclusive, Rural Exclusive, and Rural Agricultural* zoning designations (Ventura County, 2012). The purpose of the *Open Space* zone is to provide for the conservation of renewable and nonrenewable natural





SOURCE: Ventura County, 2014; City of Moorpark, 2014; City of Thousand Oaks, 2014

Moorpark-Newbury 66 kV Subtransmission Line Project. 207584.15

**Figure 5.11-2**  
Zoning Designations  
in the Proposed Project Vicinity

resources, to preserve and enhance environmental quality, and to provide for the retention of the maximum number of future land use options while allowing reasonable and compatible uses on open lands in the County that have not been altered to any great extent by human activities. The purpose of the *Agricultural Exclusive* zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County, and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry. The purpose of the *Rural Exclusive* zone is to provide for single family dwellings and farming uses. The purpose of the *Rural Agricultural* zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted and surrounding residential land uses are protected (Ventura County, 2014a).

Per Section 8105-4, *Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones*, transmission lines are permitted uses requiring a Planning Director-Approved conditional Use Permit (Ventura County, 2014b).

### **City of Moorpark General Plan**

The City of Moorpark General Plan, adopted in 1992, is a long-range policy document that establishes broad goals and objectives for the growth and development of the City of Moorpark. The General Plan consists of six topical elements: Land Use; Circulation; Housing; Noise; Open Space, Conservation, and Recreation (OSCAR); and Safety. The Land Use Element and General Plan map identify the classifications of land uses and compatible land uses. The City of Moorpark General Plan does not contain any goals, policies, or objectives that would be applicable to the Proposed Project or alternatives (City of Moorpark, Various dates).

Portions of the Proposed Project and alternatives would be within the City of Moorpark, and would traverse parcels with *Utilities*, *Open Space 2*, and *Medium Industrial* designations (see Figure 5.11-1, *General Plan Land Uses in the Proposed Project Area*) (City of Moorpark, 2008a; City of Moorpark, 2014). The *Utilities* designation identifies major public utility facilities. The *Open Space 2* designation identifies permanent open space areas that function to preserve visual resources and natural areas, buffer communities, provide relief from noise and crowding of urban development, and maintain environmentally hazardous areas. The *Medium Industrial* designation is intended to provide for intensive industrial uses including light manufacturing, processing, fabrication, and other non-hazardous industrial uses (City of Moorpark, 2009).

### **City of Moorpark Municipal Code, Zoning Ordinance**

The City of Moorpark's Zoning Ordinance is in Chapter 17 of the Moorpark Municipal Code. The Zoning Ordinance and zoning map constitute the comprehensive zoning regulations for the City of Moorpark and were adopted to: protect and promote the public health, safety, and general welfare; provide the environmental, economic, and social advantages that result from an orderly, planned use of resources; establish the most beneficial and convenient relationships among land uses; and implement the City of Moorpark's General Plan (City of Moorpark, 2014).

The Proposed Project and alternatives would traverse parcels with *Limited Industrial*, *Rural Exclusive*, and *Agricultural Exclusive* zoning designations (see Figure 5.11-2, *Zoning Designations in the Proposed Project Vicinity*) (City of Moorpark, 2008b; City of Moorpark, 2014). The purpose of the *Limited Industrial* zoning designation is to provide suitable areas for the development of a broad range of industrial and quasi-industrial activities of a light manufacturing, processing, or fabrication nature, while providing appropriate safeguards for adjoining industrial sites, nearby nonindustrial properties, and the surrounding community. The purpose of the *Rural Exclusive* zoning designation is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses that are compatible with and complementary to rural residential communities. The purpose of the *Agricultural Exclusive* zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in the city, and to protect these areas from the encroachment of nonrelated uses that, by their nature, would have detrimental effects upon the agriculture industry. In addition, per Sections 17.20.060 and 17.20.050, and Tables 17.20.060 and 17.20.050, utility structures are permitted in the *Limited Industrial*, *Rural Exclusive*, and *Agricultural Exclusive* zoning designations upon receipt of an administrative permit (City of Moorpark, 2014).

#### **City of Thousand Oaks General Plan**

The City of Thousand Oaks General Plan provides a long-range comprehensive guide for the physical development of the City's Planning Area. The General Plan comprises a statement of goals and policies related to the community's development and the following eight topical elements: Conservation, Forestry, Housing, Noise, Open Space, Safety, Scenic Highways, and Land Use/Circulation.

The Circulation and Land Use Element is a map that defines a plan for the distribution, type, and density of land uses in the City. Segments 3 and 4 would be located within the jurisdiction of the City of Thousand Oaks on land designated as: *Existing Parks*, *Golf Courses*, *Open Space*; *Institutional*; *Industrial*, and *Undevelopable Land* (see Figure 5.11-1, *General Plan Land Uses in the Proposed Project Area*) (City of Thousand Oaks, 2013).

The CPUC General Order described above explains that local land use regulations do not apply. However, for information purposes, the following goals identified in the City of Thousand Oaks General Plan would otherwise be relevant to the Proposed Project and alternatives (City of Thousand Oaks, 2001):

*Goal:* To enhance and preserve the spaciousness and attractiveness of the Conejo Valley.

*Goal:* To provide and maintain a system of natural open space and trails.

*Goal:* To provide and maintain a permanent park and recreational system of sufficient size and quality to serve current and future needs, consistent with community expectations.

*Goal:* Wildlife corridors and sensitive ecological systems within the City's Planning Area, should be protected.



### **City of Thousand Oaks Municipal Code, Zoning Ordinance**

The Zoning Regulations Chapter of the City of Thousand Oaks Municipal Code constitutes the comprehensive zoning plan and regulations for the City. These regulations have been adopted to protect and promote the public health, safety, morals, and welfare and to provide the economic and social advantages that result from an orderly, planned use of land resources.

The portions of the Proposed Project and alternatives within the jurisdiction of the City of Thousand Oaks would traverse land zoned as *Open Space – Protected Ridgeline Overlay Zone*, *Industrial Park*, and *Public, Quasi-Public, and Institutional Lands and Facilities* (Figure 5.11-2, *Zoning Designations in the Proposed Project Vicinity*) (City of Thousand Oaks, 2011). The *Industrial Park* designation is established to provide areas for the development of planned manufacturing uses. The *Open Space* zoning designation ensures that any proposed structures and improvements in the zoning district will be compatible with surrounding zones and uses and will have minimal impact on the natural undisturbed character of the land. The *Public, Quasi-Public, and Institutional Lands and Facilities* zoning designation is intended to apply to publicly owned property, property owned by quasi-public or public service entities, such as utility companies, property planned to be used for certain institutional facilities, and certain private recreational facilities (City of Thousand Oaks, 2009).

Segments 2, 3, and 4 traverse land within the Thousand Oaks *Protected Ridgeline Overlay Zone*. As further discussed in Section 5.1, *Aesthetics*, the City of Thousand Oaks is bounded by prominent natural land forms and knolls including, but not limited to, the Santa Monica Mountains, the Conejo Mountain, the Mount Clef Ridge, and the Conejo Ridge. The *Protected Ridgeline Overlay Zone* promotes the preservation of natural views and open space with regulations to preserve natural lands forms, maintenance and preserve open space, and protect the scenic backdrop to the City's major roadways (City of Thousand Oaks, 2009).

Section 9-4.3602 states that in the *Open Space* zoning designation a special use permit is required for public utility facilities, including but not limited to electric power substations, water reservoirs and transmission lines, sewage treatment plants, natural gas pipelines, and ROW property for electric transmission lines in excess of 66 kV. Section 9-4.3201 states that in the *Public, Quasi-Public, and Institutional Lands and Facilities* zoning designation a development permit is required for public utility facilities, except that electric transmission lines shall be developed in locations approved by the CPUC. Section 9-4.3202 states that in the *Public, Quasi-Public, and Institutional Lands and Facilities* zoning designation special use permits are required for public utility facilities, including easement property for transmission lines in excess of 16 kV. The zoning regulations do not discuss the allowance or disallowance of transmission line facilities within the other zoning designations that the proposed subtransmission alignment would traverse (City of Thousand Oaks, 2009).

### **Conejo Canyons Open Space Management Plan**

The Conejo Canyons Open Space Management Plan (Management Plan) was prepared by the COSCA to provide a comprehensive guide for the long-term management of the Conejo Canyons natural, cultural, and scenic resources while providing for compatible passive multi-use, trail-

based recreational activities. COSCA is a joint powers agency that was formed between the City of Thousand Oaks and the Conejo Recreation and Park District in 1977 in order to implement the adopted goals of the Open Space and Conservation Elements of the Thousand Oaks General Plan. The Conejo Canyons area is located in the northwestern corner of the City of Thousand Oaks.

Section 2.4 of the Management Plan identifies a number of ROWs held by a variety of public utilities that traverse the Conejo Canyons area, including the following for SCE:

“Southern California Edison (SCE) electrical transmission lines and towers are located just beyond and parallel to the western boundary of the plan area. Portions of the access road ROW for the transmission lines traverse the western boundary of the Canyons West OSU [Open Space Unit]. SCE also has local transmission lines and access easements along the southern portion of the Canyons West OSU (Figure 2-8: SCE Easements). Dirt roads provide access through these easements, and some also serve as multipurpose trails. Two minor transmission lines serve the Hill Canyon Treatment Plant. The first runs from the Western Canyon area through the lower Conejo Creek to the plant. The second line runs from the Rancho Conejo Industrial Park down the canyon to the plant.”

### 5.11.2 Significance Criteria

According to Appendix G of the CEQA Guidelines, a project would result in significant land use effects on the environment if it would:

- a) Physically divide an established community;
- 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, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

### 5.11.3 Applicant Proposed Measures

No applicant proposed measures have been identified by SCE to reduce project impacts on land use, planning, and/or policies.

### 5.11.4 Impacts and Mitigation Measures

#### Approach to Analysis

The approach used to analyze potential impacts of the Proposed Project and alternatives related to land use and planning involved the following four steps:

1. Summarize existing land uses in areas where the various components of the Proposed Project would be developed (see Section 5.11.1, *Environmental Setting*);
2. Identify and review relevant provisions of state and local land use plans and policies (see Section 5.11.1, *Regulatory Setting*);

3. Determine whether construction, operation, and maintenance of the Proposed Project and alternatives would cause an adverse impact relative to identified significance criteria (see Section 5.11.2, *Significance Criteria*) and analyze whether any such impact would be less than significant, less than significant with mitigation incorporated, or potentially significant (see this section for analysis of impacts caused by the Proposed Project; impacts of alternatives are analyzed in Section 5.11.5); and
4. Analyze whether any incremental impact of the Proposed Project would be cumulatively considerable (see Chapter 7, *Cumulative Effects*).

**a) Physically divide an established community. (No Impact)**

The Proposed Project would be located entirely within existing ROWs, easements, public ROWs, and on existing SCE fee-owned property, alongside existing transmission and/or subtransmission lines and within existing substation boundaries. As discussed in the Section 5.11.1, *Setting*, the Proposed Project would be within the cities of Moorpark and Thousand Oaks, and in unincorporated Ventura County and would traverse several established land uses. Furthermore, in areas adjacent to neighborhoods, the Proposed Project would be located overhead and in existing ROW. Therefore, the Proposed Project would not create a new physical barrier (division) between any existing communities, or restrict access to any community. The Proposed Project would cause no impact related to the physical division of an established community (No Impact).

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**b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (No Impact)**

To determine the Proposed Project's consistency with applicable plans and policies, the following land use consistency analysis is provided. Pursuant to General Order No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of the Proposed Project. As discussed in Section 5.11.1, *Setting*, although the Proposed Project would be exempt from local land use and zoning regulations and discretionary permitting, General Order No. 131-D, Section XIV.B requires that in locating a project "the public utility shall consult with local agencies regarding land use matters." Therefore, because SCE is exempt from local land use zoning regulations and discretionary permitting, this land use consistency analysis is provided for informational purposes only.

**Ventura County General Plan.** SCE proposes to construct and operate a new subtransmission line and reconductor a segment of an existing subtransmission line through lands within the jurisdiction of Ventura County. As discussed in Section 5.11.1, *Setting*, the Proposed Project would cross areas that are designated as *Agriculture*, *Existing Community*, *Rural*, and *Open Space* (Ventura County, 2014a). The Ventura County General Plan does not discuss the allowance or disallowance of subtransmission line facilities within these land use designations. Furthermore, transmission lines are established features within the existing landscape, and the Proposed Project would not change the land use within the Proposed Project area. Accordingly, the Proposed Project would not conflict with the Ventura County General Plan land use designation (No Impact).

**Ventura County Non-Coastal Zoning Ordinance.** As discussed in the Setting, the Proposed Project would traverse land zoned by the Ventura County Non-Coastal Zoning Ordinance as *Open Space*, *Agricultural Exclusive*, and *Rural Exclusive* (Ventura County, 2012). Aboveground transmission lines are allowed in *Open Space*, *Agricultural Exclusive*, and *Rural* zoning designations with a Conditional Use Permit (Ventura County, 2014b). However, a use permit is a discretionary land use instrument, and so not required for the Proposed Project (No Impact).

**City of Moorpark General Plan.** As discussed in Section 5.11.1, *Setting*, the Proposed Project would traverse land designated by the City of Moorpark General Plan as *Utilities*, *Open Space 2*, and *Medium Industrial* (City of Moorpark, 2008a). The General Plan does not discuss the allowance or disallowance of subtransmission line facilities within these land use designation (City of Moorpark, 2009). Accordingly, locating the Proposed Project within these designations would not conflict with the City of Moorpark General Plan (No Impact).

**City of Moorpark Zoning Ordinance.** The Proposed Project would traverse land designated by the City of Moorpark Zoning Ordinance as *Limited Industrial*, *Rural Exclusive*, and *Agricultural Exclusive* (City of Moorpark, 2008b). Utility structures are permitted in the *Limited Industrial*, *Rural Exclusive*, and *Agricultural Exclusive* zoning designations upon receipt of an administrative permit (City of Moorpark, 2014) (No Impact).

**City of Thousand Oaks General Plan.** As discussed in Section 5.11.1, *Setting*, the Proposed Project would traverse land designated by the City of Thousand Oaks General Plan as *Existing Parks*, *Golf Courses*, *Open Space*; *Institutional*; and *Industrial*. The General Plan does not discuss the allowance or disallowance of subtransmission lines within these land use designations (City of Thousand Oaks, 2013). Accordingly, locating the Proposed Project within these designations would not conflict with the City of Thousand Oaks General Plan (No Impact).

**City of Thousand Oaks Zoning Ordinance.** The Proposed Project would traverse land designated by the City of Thousand Oaks Zoning Ordinance as *Open Space – Protected Ridgeline Overlay Zone*, *Industrial Park*, and *Public, Quasi-Public, and Institutional Lands and Facilities* (City of Thousand Oaks, 2011). Electric transmission lines are recognized as exempted from the zoning ordinance (No Impact).

For informational purposes, the City of Thousand Oaks *Protected Ridgeline Overlay Zone*, as set forth in Article 35 of the City's Zoning Ordinance, provides certain development standards within 300 feet horizontally or 100 feet vertically of the crest of a protected ridgeline. These standards can be modified with an approved request for a Special Use Permit. The significance of adverse impacts on the scenic vistas and natural features intended to be protected by the *Protected Ridgeline Overlay Zone* zoning designation would be considered by the City in evaluating such a request. As analyzed in Section 5.1, *Aesthetics*, under criterion c), the Proposed Project may be inconsistent with Section 9-4.3502. *Protected ridgeline development standards*, as it would construct new structures (i.e., TSPs), grade areas for TSP installation and road rehabilitation, and remove native vegetation within 300 feet horizontally or 100 feet vertically of the crest of a protected ridgeline. The removal of vegetation and grading related to the installation of new TSPs would not alter the contours of or change the elevation of the crest of the ridgeline, however, nor

would they substantially obstruct natural views and open space. Moreover, as analyzed under Impacts 5.1-2 through 5.1-5, with mitigation the Proposed Project would result in a less-than-significant impact on visual resources pertaining to substantially degrading the existing visual character or quality of the Proposed Project area and its surroundings from public views. Consequently, construction, operation, and maintenance of the subtransmission line would not conflict with the City of Thousand Oaks' *Protected Ridgeline Overlay Zone*.

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**c) Conflict with any applicable habitat conservation plan or natural community conservation plan. (No Impact)**

As discussed in Section 5.4, *Biological Resources*, no habitat conservation plans or natural community conservation plans apply to areas that would be traversed by the Proposed Project. However, Segments 3 and 4 traverse lands managed under COSCA's Management Plan. Although the Management Plan is not defined as a habitat conservation plan or a conservation plan, as discussed in Section 5.4, *Biological Resources*, it is intended to inventory the resources in the plan area, identify challenges and opportunities in managing resources, and suggest action for the long-term management and environmental sustainability of land and resources within the Conejo Canyons area. The Management Plan acknowledges the presence of a number of utility ROWs held by a variety of agencies including SCE's ROWs. Construction in SCE's ROWs in the Conejo Canyons area is permitted under the Management Plan. Therefore, the Proposed Project would not result in any conflicts with an adopted habitat conservation plan or natural community conservation plan (No Impact).

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## 5.11.5 Alternatives

### No Project Alternative 1

Under No Project Alternative 1, the Proposed Project would not be implemented; therefore, there would be no impact related to land use and planning. None of the Project Objectives would be met and future demand in the electric needs area (ENA) would not be adequately met. SCE forecast indicates a projected voltage drop that would exceed the acceptable 5 percent limit on the 66 kV bus at Newbury Substation under abnormal system conditions and a projected overload on the Moorpark-Newbury tap of the Moorpark-Newbury-Pharmacy 66 kV Subtransmission Line under a normal system configuration. While these conditions would jeopardize SCE's ability to provide safe and reliable electric service to customers within the ENA, they would not result in physical impacts related to land use and planning (No Impact).

### No Project Alternative 2

Under No Project Alternative 2, the Proposed Project would not be constructed and infrastructure already constructed for the Moorpark-Newbury 66 kV Subtransmission line would be removed,



with the exception of the previously installed LWS poles and energized conductor. Construction activities required to remove the existing infrastructure would occur within the same jurisdictions and designations as the Proposed Project. Therefore, implementation of this alternative would not physically divide an established community; conflict with any applicable land use plan, policy, or regulation; or conflict with an applicable habitat conservation plan or an approved habitat plan. No Project Alternative 2 would result in no impact related to land use and planning (No Impact).

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## References – Land Use and Planning

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