

EXHIBIT J

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Southern California Edison Company Transmission Line Right of Way Constraints and Guidelines

The primary purpose of SCE's Transmission Rights of Way (ROW) and Substations is to house SCE's electrical system and related facilities. SCE is committed to ensuring it operates and maintains a safe and reliable electric system, both, now and in the future.

The use of SCE's ROW is guided by California Public Utilities Commission regulations (General Order No. 69-C), which define the need to protect utility system operations and provide guidance on overall uses of the ROW, the types of agreements allowed, and related approval processes.

If you are proposing uses within SCE's ROW, please ensure that you contact SCE prior to developing your plans. Any proposed uses must be compatible, low-intensity uses (i.e. green belts, bike and hiking trails, etc.) that do not impose additional constraints on SCE's ability to maintain and operate its current facilities and that do not interfere with any future operating facility needs.

The following are constraints and guidelines to assist in the development of your plans within SCE's transmission ROW.

1. All projects are unique and will be reviewed on a case by case basis.
- ② Buildings and other permanent structures, both, above ground and underground, are prohibited within SCE's ROW. Examples of permanent structures are pipelines, concrete slabs, foundations, vaults, decks, detention basins, pools, and anything else that is not portable and easily movable.
3. No parallel or longitudinal encroachments will be permitted. All improvements crossing in the ROW must do so perpendicular to the centerline of the ROW.
4. Any proposed use(s) on SCE's ROW that are specifically prohibited in SCE's easement document will be denied.
- ⑤ SCE's access to its ROW and facilities must be maintained 24/7 and cannot be encumbered in order to ensure SCE's access for system operations, maintenance, and emergency response.
6. All proposed grading requires a clearance review. Costs for engineered conductor clearance reviews required by SCE are to be paid for by the requestor.
7. All users of SCE's land shall be responsible for compliance with all applicable federal, state, county, and local laws affecting use of SCE's land. The user must obtain all permits and other governmental approvals required for the proposed use.
8. No plant species protected by federal or state law shall be planted within SCE's ROW.
9. All new trees and shrubs proposed on SCE's ROW shall be slow growing and not exceed 15 feet in height.
10. No wetlands, other sensitive natural habitat, vegetation related natural plant areas, or environmental mitigation on SCE's ROW will be permitted as it creates interference with SCE's ability to access its facilities and to add future facilities.
- ⑪ Groundwater or storm water infiltration or recharge will not be allowed.
12. Flammable or combustible materials are not allowed to be used or stored on SCE's ROW.
13. SCE may require a third-party user to implement certain safety measures or mitigations as a condition to approval of the third-party use. Users of SCE's ROW must adhere to minimum grounding standards dictated by SCE.

14. Uses on SCE's ROW will not be approved if deemed unsafe. An example of an unsafe condition includes (but is not limited to) instances where the proposed use may create levels of induced voltage that are unsafe to SCE employees or the public that cannot be mitigated to safe levels.

15. Horizontal Clearances

○ Towers, Engineered Steel Poles & H-Frames	161kV to 500kV
▪ Lattice/Aesthetic & H-Frames (dead-end)	100 ft.
▪ Engineered Steel Poles (dead-end)	100 ft.
▪ Suspension Towers & H-Frames	50 ft.
▪ Suspension Steel Poles	50 ft.
○ Wood or Light-Weight Steel Poles & H-Frames	66kV to 115kV
▪ Engineered Steel Poles w/ Found. (TSP) (dead-end)	25 ft.
▪ H-Frame	25 ft.
▪ Wood Poles	25 ft.
▪ Light-Weight Steel Poles	25 ft.
▪ Anchor Rods	10 ft.
▪ Guy Wires	10 ft.
▪ Guy Poles	10 ft.
▪ Lattice Anchor Towers (dead-end)	100 ft.
▪ Lattice Suspension Towers	50 ft.

16. Vertical Clearances

○ Structure	
▪ 500kV	30 ft.
▪ 220kV	18 ft.
▪ 66kV	18 ft.
▪ <66kV (distribution facilities)	12 ft.
▪ Telecom	8 ft.
○ Vehicle Access	
▪ 500kV	36 ft.
▪ 220kV	30 ft.
▪ 66kV	30 ft.
▪ <66kV (distribution facilities)	25 ft.
▪ Telecom	18 ft.
○ Pedestrian Access	
▪ 500kV	31 ft.
▪ 220kV	25 ft.
▪ 66kV	25 ft.
▪ <66kV (distribution facilities)	17 ft.
▪ Telecom	10 ft.

17. Roads constructed on SCE ROW or where a third party's access road coincides with SCE's access to SCE ROW or facilities must comply with SCE's engineering standards.

- The drivable road surface shall be constructed to provide a dense, smooth and uniform riding surface. The minimum drivable road surface shall be 14 feet wide with an additional 2 feet of swale/berm on each side as required.
- The minimum centerline radius on all road curves shall be 50 feet measured at the centerline of the drivable road surface. The minimum drivable width of all roads shall be increased on curves by a distance equal to 400/Radius of curvature.
- The road shall be sloped in a manner to prevent standing water or damage from undirected water flow. Maximum cross slope shall not exceed 2%, maximum grade not to exceed 12%.