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 Barbra 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.
Figure 4.10-1a

Parks and Trails Near Proposed Project
Access Road Work
Santa Barbara County Reliability Project
Santa Barbara and Ventura Counties California
Table 4.10-1  Airports in Ventura and Santa Barbara Counties

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

Sources: Ventura County 2000; Santa Barbara County 1993

Land Use in the Proposed Project Area

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

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

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

Segment 3A begins at the Carpinteria Substation and continues east for approximately 3.7 miles to the Ventura County line. The eastern portion of this segment consists primarily of orchards, with large-lot single-family residences interspersed throughout. Farther west and along SR 192, orchards give way to commercial nurseries and single-family residential subdivisions. Other land uses, including Lions Park and El Carro Park, are located adjacent to Segment 3A along SR 192.
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
Figure 4.10-3
Zoning Designations in the Vicinity of the Proposed Project
Santa Barbara County Reliability Project
Santa Barbara and Ventura Counties California
Segment 3B begins near the Ventura County and Santa Barbara County line and continues west for approximately 5.2 miles. The western portion of this segment consists primarily of orchards, with large-lot single family residences interspersed throughout. The eastern portion is primarily vacant/undeveloped open space.

Segment 4 begins where Segment 2 and Segment 3B meet in Ventura County and continues west for approximately 10.8 miles before terminating at the Carpinteria Substation. Land uses crossed by or adjacent to Segment 4 include vacant/undeveloped open space; single-family detached residential areas along SR 150; agriculture (i.e., orchards and commercial nurseries); and Carpinteria High School. The Getty Tap is located in Ventura County approximately in the middle of Segment 1, on vacant/undeveloped open space. Portions of the 66-kilovolt (kV) subtransmission lines not collocated with the segments previously mentioned would cross land with similar uses, including orchards, large-lot single-family residences, and vacant/undeveloped open space.

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

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

4.10.2 Regulatory Setting

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

4.10.2.1 Federal

Code of Federal Regulations, Title 14, Part 77

Under the Code of Federal Regulations, Title 14, Part 77, which lists Federal Aviation Administration Regulations, the applicant would be required to obtain a Hazard/No Hazard determination for any project structures taller than 200 feet, or construction or modification of structures that exceed an imaginary surface surrounding a runway. This requirement is discussed in Section 4.8 "Hazards and Hazardous Materials."
### Table 4.10-2  Land Use Designations for Project Components

<table>
<thead>
<tr>
<th>Project Components</th>
<th>Jurisdiction (Community)</th>
<th>General Plan Land Use</th>
<th>Existing Land Use</th>
<th>Zoning</th>
</tr>
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<tbody>
<tr>
<td>Segment 1</td>
<td>Ventura County</td>
<td>Open Space</td>
<td>Vacant/Undeveloped</td>
<td>OS-160 ac</td>
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<td>Existing Community</td>
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<td>AE-40 ac</td>
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<td></td>
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<td>Urban</td>
<td>Agriculture</td>
<td>OS-40 ac</td>
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<td>R1-10,000 square feet</td>
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<td></td>
<td>RE-1 ac</td>
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<td></td>
<td>RE-2 ac</td>
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<td></td>
<td></td>
<td></td>
<td>AE 40 ac/SRP</td>
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<td>Existing Community</td>
<td>Open Space</td>
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<td>R1-1ac</td>
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<td></td>
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<td>Open Space</td>
<td></td>
</tr>
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<td>Recreation</td>
<td>Agricultural</td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>City of Carpinteria</td>
<td>Open Space/</td>
<td>Utility</td>
<td>UT</td>
</tr>
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<td></td>
<td></td>
<td>Recreation</td>
<td>Transportation</td>
<td>7-R-1</td>
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<td>Segment 3B</td>
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<td>Vacant/Undeveloped</td>
<td>AE-40 ac</td>
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<td></td>
<td>Open Space</td>
<td>OS-40 ac</td>
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<td></td>
<td>Agriculture</td>
<td>OS-20 ac</td>
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<td></td>
<td></td>
<td>OS-160 ac</td>
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<td>Segment 4</td>
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<td>Vacant/Undeveloped</td>
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<td></td>
<td>Rural 5 Acre</td>
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<td>Minimum</td>
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<td></td>
<td>Residential</td>
<td>RA-5 ac</td>
</tr>
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<td>Santa Barbara County</td>
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<td>Agriculture</td>
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<td>A-I-X-O</td>
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<td>City of Carpinteria</td>
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<td>Education</td>
<td>CF</td>
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<td>Getty Tap</td>
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<td>Santa Clara</td>
<td>Ventura County</td>
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<td>Utility</td>
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<td>Substation</td>
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</tr>
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<td>Casitas Substation</td>
<td>Ventura County</td>
<td>Existing Community</td>
<td>Utility</td>
<td>RE-1 ac</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residential</td>
<td>OS-40 ac</td>
</tr>
</tbody>
</table>
Table 4.10-2  Land Use Designations for Project Components

<table>
<thead>
<tr>
<th>Project Components</th>
<th>Jurisdiction (Community)</th>
<th>General Plan Land Use</th>
<th>Existing Land Use</th>
<th>Zoning</th>
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<tr>
<td>Carpinteria Substation</td>
<td>City of Carpinteria</td>
<td>Public Facility</td>
<td>Utility</td>
<td>UT</td>
</tr>
</tbody>
</table>

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

Coastal Zone Management Act

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

Los Padres National Forest

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

In addition to land use zones, the land management plan has further divided the Los Padres National Forest into places, which are geographical units with similar landscapes. Segment 4 would...
cross the place known as the Santa Barbara Front area. This area provides various day-use
recreation opportunities and provides a scenic backdrop for the nearby communities, including the
city of Carpinteria. The primary objectives for this area include maintaining the natural appearance
of the landscape, continuing various recreation opportunities, improving access, and protecting
sensitive species habitat (USFS 2005).

**Bureau of Reclamation**

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

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

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

**4.10.2.2 State**

**California Public Utilities Commission (CPUC)**

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

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

CPUC General Order 131-D, rules relating to the planning and construction of electric generation,
transmission/power/distribution line facilities, and substations located in California, states that no
electric public utilities will begin construction in the State of California of any new electric
generating plant, or of the modification, alteration, or addition to an existing electric generating
plant, or of electric transmission/power/distribution line facilities, or of new, upgraded, or
modified substations without first complying with the provisions of the General Order. For the
purposes of the General Order, a transmission line is designated to operate at or above 200 kV. A
power line is designated to operate between 50 and 200 kV. A distribution line is designated to
operate under 50 kV.
Pursuant to Article XII of the Constitution of the State of California, the CPUC is charged with the regulation of investor-owned public utilities. Article XII, Section 8, of the California Constitution states, “[a] city, county, or other public body may not regulate matters over which the Legislature grants regulatory power to the [Public Utilities] Commission.” The Public Utilities Code authorizes the CPUC to “do all things, whether specifically designated in this act or in addition thereto, which are necessary and convenient in the exercise of such power and jurisdiction” (California Public Utilities Code §701). Other Public Utilities Code provisions generally authorize the CPUC to modify facilities, secure adequate service or facilities, and operate so as to promote health and safety.

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

State Scenic Highways

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

4.10.2.3 Regional and Local

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

Ventura County General Plan

Ventura County updated the Ventura County General Plan in 2011 to guide future development and protect sensitive resources in accordance with state law. The general plan is divided into several resources, including land use. The Land Use Element contains goals and policies that provide for the orderly growth and development of the county. The goals and policies provide the basis for all decisions related to land use. The following land use goals and policies are applicable to the proposed project. In addition, the Public Facilities and Services Element includes the following applicable goals and policies (Ventura County 2011a):
• **Land Use Goal 4**: Ensure that land uses are appropriate and compatible with each other, and guide development in a pattern that will minimize land use conflicts between adjacent land uses.

• **Land Use Policy 3**: Any land use shall be deemed consistent with the General Plan if it is permitted under a zoning designation... and if the land use does not conflict with any other policy of the County General Plan.

• **Public Facilities and Services Policy 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.

• **Public Facilities and Services Policy 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.

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

**Ojai Valley Area Plan**

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

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

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

**Ventura County Non-coastal Zoning Ordinance**

Table 4.10-2, above, summarizes the zones that would be crossed by the proposed project in Ventura County. Section 8105-4 of the Ventura County Non-coastal Zoning Ordinance states that transmission lines are permitted as a conditional use in all zones crossed by the proposed project with approval of the planning director (Ventura County 2011b). However, the CPUC has preemptive
jurisdiction over the construction, maintenance, and operation of public utilities in the State of California; therefore, no local discretionary permits would be required (Subsection 4.10.2.2, “State”).

City of Ventura General Plan

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

City of Ventura Zoning Ordinance

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

Santa Barbara County General Plan Land Use Element

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

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

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

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

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

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

- **Policy 3-9:** Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.

- **Policy 6-20:** Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.

Santa Barbara County Land Use and Development Code

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

Santa Barbara County Article II Coastal Zoning Ordinance

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

Santa Barbara County Grading Code

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

- Exceeds 50 cubic yards of fill;
- Includes cut and fill that exceeds 3 feet of the natural contours;
- Changes the natural contours within a watercourse;
- Disturbs 1 acre or more of non-agricultural land;
- Disturbs 5,000 feet or more of non-agricultural land on slopes greater than 30 percent; or
- Disturbs 5,000 feet near any storm drain conveyance system.
City of Carpinteria General Plan and Local Coastal Program

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

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

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

City of Carpinteria Zoning Code

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

Special Ecological Areas

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

4.10.3 Impact Analysis

4.10.3.1 Methodology and Significance Criteria

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

The significance criteria were defined based on the checklist items in Appendix G of the CEQA Guidelines. The proposed project would cause a significant impact on land use 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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or

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

4.10.3.2 Applicant Proposed Measures

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

4.10.3.3 Environmental Impacts

Impact LU-1: Physically divide an established community.
LESS THAN SIGNIFICANT

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

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

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

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

Segment 4 would be located in SCE ROW and parallel existing transmission lines for its entire length. This segment would cross vacant/undeveloped open space, agriculture, residential, and education land uses. Proposed structures would replace existing structures in approximately the same locations. Segment 4 would not create a physical or perceived physical barrier dividing an established community because it would be located in existing SCE ROW.
Other project components, including the Getty Tap, removal of subtransmission lines, and work within existing substations as discussed in Chapter 2 "Project Description," would not create physical or perceived physical barriers dividing an established community because each of these project features would be located within existing SCE ROW or property owned by SCE.

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

Impact LU-2: 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.

LESS THAN SIGNIFICANT

Los Padres National Forest

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

Bureau of Reclamation

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

Local Jurisdictions

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

Ventura County

The proposed project would be compatible with surrounding uses and parallel existing transmission lines. Disruption of natural vegetation and agricultural activities would be minimized through the use of existing access roads and structure pads. Therefore, the proposed project would not conflict with the Ventura County General Plan and Ojai Valley Area Plan. In addition, the
proposed project would not conflict with the Ventura County zoning ordinance because transmission lines are considered an allowable use in all zones crossed by the proposed project.

City of Ventura

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

Santa Barbara County

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

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

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

City of Carpinteria

The proposed project would be located next to areas designated as open space or agriculture in the general plan, and a portion of the existing Carpinteria Substation is located in the City of Carpinteria’s Coastal Zone. The proposed project would utilize existing SCE ROW, which would minimize impacts to adjacent areas that are designated as open space and agriculture. Ingress and egress to and from these areas could be limited during construction; however, long-term access limitations would not be expected. In addition, because the project would parallel existing transmission lines, adjacent land uses would continue unchanged by the construction, operation, and maintenance of the proposed project. Therefore, the proposed project would be consistent with the City of Carpinteria General Plan and Local Coastal Program. In addition, the proposed project
would not conflict with the City of Carpinteria zoning ordinance because transmission lines are considered an allowable use in all zones crossed by the proposed project.

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

4.10.4 Mitigation Measures

No mitigation measures are required.