
4.9 Land Use and Planning

This section describes land use within the Proposed Project area and analyzes potential impacts from project construction and operation. This section also addresses consistency with applicable land use plans and policies adopted by local agencies responsible for land use planning in the Proposed Project area. The jurisdictions crossed by the Proposed Project are shown on Figure 4.9-1.

The Proposed Project components that do not interfere with existing or planned land uses or limit the proposed uses; do not conflict with zoning and applicable land use policy; or could not create a division within an established community were not assessed. For this resource area, these components include installation of upgraded relay systems and equipment at the Newhall, Chatsworth and San Fernando substations¹.

4.9.1 Existing Land Use Setting

The Proposed Project is located mainly on unincorporated Los Angeles County lands, with small portions within Newhall (a community within the city of Santa Clarita), Chatsworth, and Sylmar (communities within the city of Los Angeles). The Proposed Project area includes the southwest end of the Santa Clarita Valley. Land uses within the Proposed Project site consist of residential, agricultural, recreational, open space, and an existing landfill. The overall region is characterized by canyons, hills, and mountain ranges, which provide a scenic open space greenbelt around the perimeter of the Santa Clarita Valley (City of Santa Clarita 2008). The I-5 Freeway bisects the Proposed Project area with open spaces such as the Santa Susana Mountains and associated park lands dominating the western side of I-5. The proposed modifications to the existing 66 kV sub-transmission system are located in a transitional zone between more developed areas of the city of Santa Clarita and undeveloped areas within Los Angeles County.

Aliso Canyon Natural Gas Storage Field

The Aliso Canyon Natural Gas Storage Field is owned by the Southern California Gas Company for natural gas underground storage. It is Southern California Gas Company's (SoCalGas) largest underground natural gas storage field and one of the largest in the U.S. The storage field was originally discovered in 1938 with the drilling of the Tidewater Association Oil Company (currently Getty Oil Company) and used for oil production in the 1940s. It was subsequently turned into a gas storage site in 1974. The Aliso Canyon Natural Gas Storage Field is located primarily on unincorporated Los Angeles County lands with the eastern-most portion within the City of Los Angeles. Conditional Use Permits (CUPs) for the facility have been approved by both the City² and County of Los Angeles³.

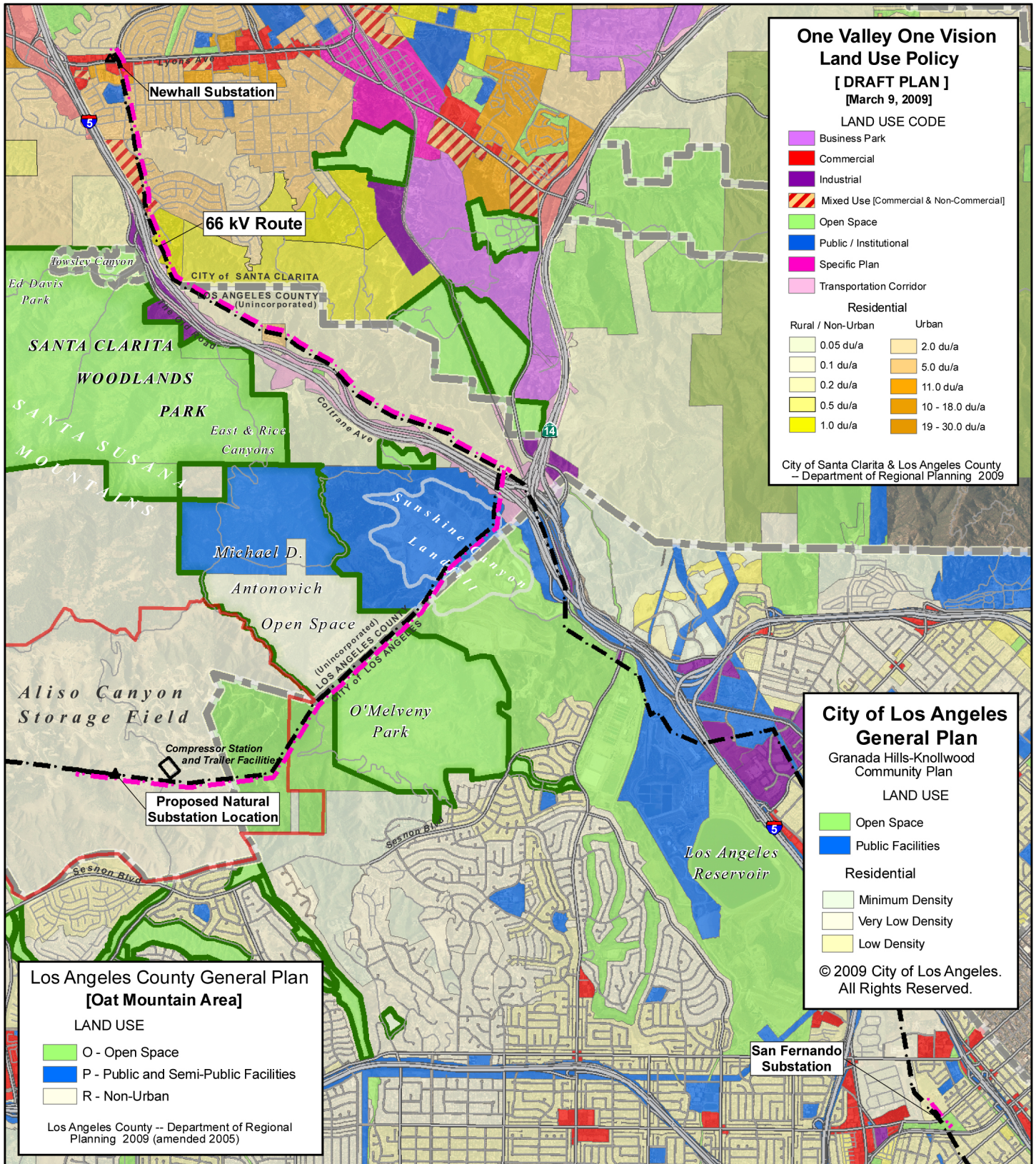
¹ Relay replacement at the SCE Chatsworth Substation located in Ventura County would have no impact on land use; therefore Ventura County is not addressed in this analysis.

² City of Los Angeles 1972. City Plan Case No. 24203 Council District No. 1 Sylmar District

³ County of Los Angeles, 1974. Conditional Use Permit Case No. 473-(5)

Electric Transmission and Distribution System

The Proponent's existing electric service within the vicinity of the Storage Field includes the SCE 16 kV Gavin circuit and an SCE 66 kV sub-transmission system. Both the SCE 16 kV Gavin circuit and the SCE 66 kV sub-transmission system originate at the Newhall substation and traverse to the SoCalGas site using separate routes. The 16 kV Gavin circuit currently provides electrical service to the Storage Facility but would not be able to meet the future energy requirements (50 megawatts) of the proposed Central Compressor Station upon completion of the Proposed Project. The proposed 66 kV sub-transmission system modification includes two lines, the Chatsworth-MacNeil-Newhall-San Fernando 66 kV line and the MacNeil-Newhall-San Fernando 66 kV line. The Proposed Project plans to modify the existing two lines and add an additional 66 kV line segment from the Chatsworth tap point to the proposed SCE Natural Substation to provide electrical service to the proposed SCE Natural Substation. The Proposed Project would not impact the existing SCE 16 kV circuit.



One Valley One Vision Land Use Policy [DRAFT PLAN] [March 9, 2009]

LAND USE CODE

- Business Park
- Commercial
- Industrial
- Mixed Use [Commercial & Non-Commercial]
- Open Space
- Public / Institutional
- Specific Plan
- Transportation Corridor

Residential

Rural / Non-Urban	Urban
0.05 du/a	2.0 du/a
0.1 du/a	5.0 du/a
0.2 du/a	11.0 du/a
0.5 du/a	10 - 18.0 du/a
1.0 du/a	19 - 30.0 du/a

City of Santa Clarita & Los Angeles County
- Department of Regional Planning 2009

City of Los Angeles General Plan Granada Hills-Knollwood Community Plan

LAND USE

- Open Space
- Public Facilities

Residential

- Minimum Density
- Very Low Density
- Low Density

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Los Angeles County General Plan [Oat Mountain Area]

LAND USE

- O - Open Space
- P - Public and Semi-Public Facilities
- R - Non-Urban

Los Angeles County -- Department of Regional Planning 2009 (amended 2005)



Legend

- 66 kV Sub-transmission Modifications
- Existing 66kV Sub Transmission Line
- Aliso Canyon Storage Field

1 inch = 5,000 feet

0 5,000 10,000 Feet

Aliso Canyon PEA

Figure 4.9-1 General Plan Land Use Designations

AECOM

Project: 06205-134
Date: September 2009

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4.9.1.1 Land Use at the Project Site

This section provides detailed land use descriptions pertaining to the project's components.

Proposed Central Compressor Station

The site is located at 12801 Tampa Ave., in Northridge, CA (Northern Los Angeles County) about twenty (20) miles north of Los Angeles and is situated within the Aliso Canyon, surrounded by hills on all sides. Major housing developments are located south of the Storage Field property. Areas west, north and east of the compressor injection site are part of the Proponent's property and are mostly undeveloped, with other SoCalGas operations (including soil re-engineering sites, laydown areas, and equipment storage) within the Storage Field property. This site is within the canyon and is not observable from neighboring area roads. The compressor station will be constructed in an area that is previously disturbed. The general location and orientation of the station and ancillary equipment is shown in Figure 3.5-4.

Proposed Trailer Facilities and Guard House Relocation

The existing office trailers utilized by SoCalGas Aliso Field Staff cover approximately 4,500 square feet (across multiple building structures). These facilities are currently located to the south of the existing TDCs, in the proposed Central Compressor Station location. The office trailers will be relocated to a new location, which is represented on Figure 3.1-3. The existing guard house is located at the Storage Facility entrance, within the Storage Field property boundary, located within the city of Los Angeles, and is proposed to be relocated 500 feet north of the existing site to provide for improved traffic flow during construction and operation. The existing guard house will remain in place for security and signage purposes.

Proposed SCE Natural Substation and Sub-transmission Alignment

The proposed location for the SCE Natural Substation site is approximately 1800 feet west of the new Compressor Station site on elevated terrain between two towers of the existing SCE 66 kV line. This area is within Los Angeles County's Oat Mountain and Twin Lakes planning area on lands zoned agricultural. A new 12 kV distribution line (the "PPL") with dedicated service to the proposed Central Compressor Station will be constructed from the proposed SCE Natural Substation to the proposed Central Compressor Station.

Additional Substation Upgrades

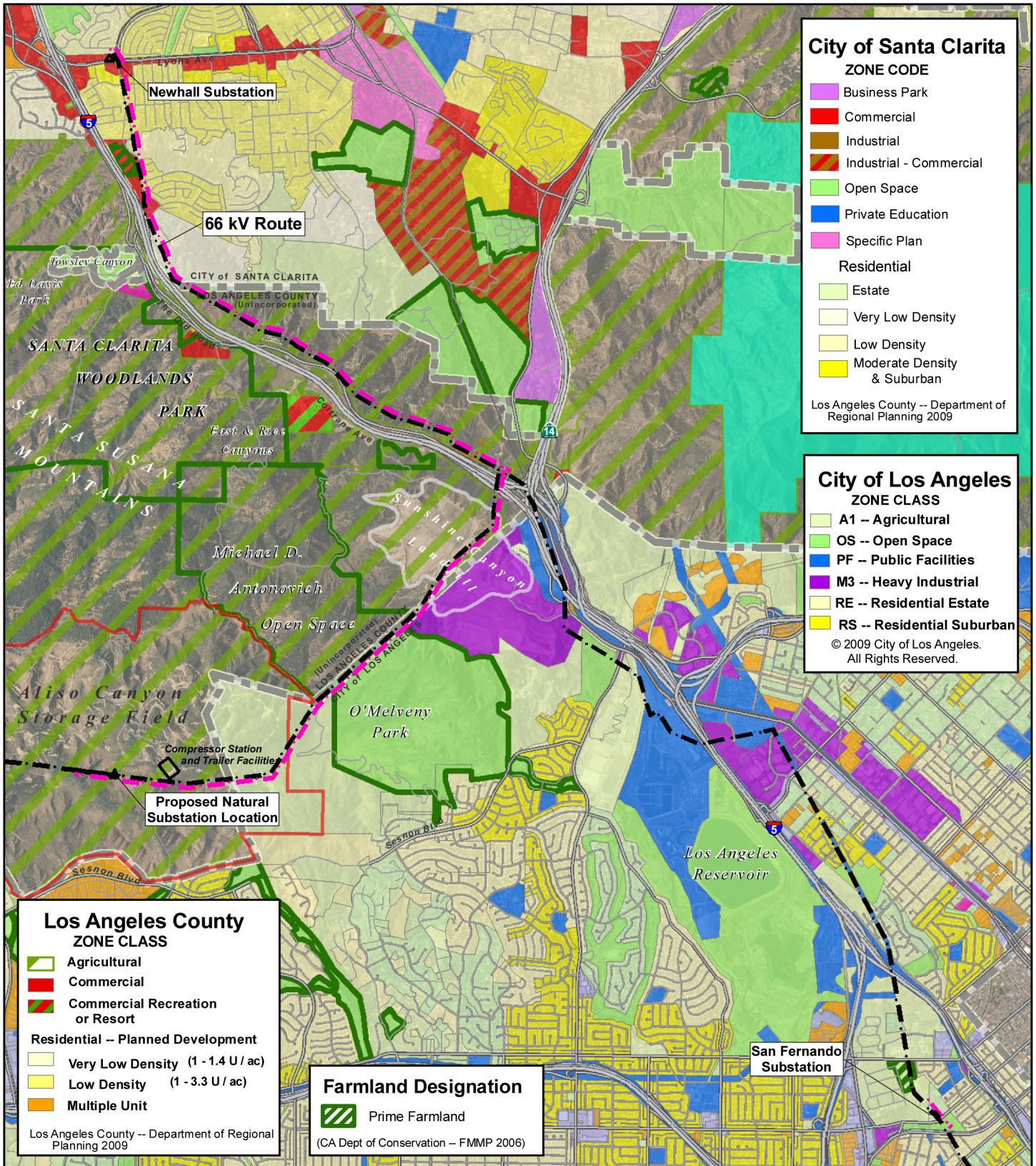
In order to integrate the line arrangement of the proposed SCE Natural Substation into the grid, SCE will be required to perform certain work at existing SCE substations. The Newhall, San Fernando, and Chatsworth Substations will be modified with new protective relay equipment, which involves only minor construction activities and all within the existing substations, with the exception of San Fernando that also includes limited pole replacement. The Newhall Substation is located at the intersection of Wiley Canyon Road and Lyons Avenue, in Newhall, a community in the City of Santa Clarita. The Chatsworth substation is located near the Chatsworth Reservoir, near Valley Circle Road and Plummer Street, in Ventura County. The San Fernando Substation is located near the intersection of San Fernando Mission Boulevard and San Fernando Road, in the Mission Hills Community in the city of Los Angeles.

Additional work will be conducted at the San Fernando Substation that will require some construction activities, including construction of two loop-in sections, removal of up to four existing towers, installation of four new TSPs and less than 1,000 feet of new transmission line. The San Fernando Substation is located within the Mission Hills community of the city of Los Angeles. The immediate area forms a triangle bounded by I-5, I-405, and the Ronald Reagan Freeway (CA 118) and includes the historic San Fernando Mission. The San Fernando Substation is in an area covered by an Agricultural Suburban (A, RA) zoning designation.

SCE 66 kV Sub-transmission System – Route Overview

The existing 66 kV sub-transmission lines originates in the community of Newhall within the city of Santa Clarita and travels south along the I-5 Freeway in incorporated Los Angeles County. The proposed SCE 66 kV sub-transmission modification would originate at SCE's Newhall Substation, at the intersection of Lyons Avenue and Wiley Canyon Road. The alignment of the proposed SCE 66 kV sub-transmission system modification would follow SCE's existing 66 kV sub-transmission corridor which travels south on Wiley Canyon Road and alongside the I-5 Freeway before crossing to the southwest. The northern portion of the existing 66 kV sub-transmission alignment runs through the more urbanized and densely populated portion of the Proposed Project area, predominantly consisting of residential and commercial land uses. Traveling southbound east of I-5, within unincorporated Los Angeles County, the area is primarily undeveloped and consists of steep hillsides and ridgelines. The city of Santa Clarita proposes to annex this area.⁴ A review of aerial photography shows a mobile home park consisting of approximately 81 mobile units and a recreation center in this area as well. This mobile home park is situated alongside The Old Road with moderately dense vegetation buffering residences from I-5 (City of Santa Clarita 2009: 2-5).

⁴ In March of 2009, the city of Santa Clarita issued a Draft Environmental Impact Report (EIR) for the proposed annexation and pre-zoning of ~ 595 acres currently located along the eastern side of I-5 in unincorporated Los Angeles County (City of Santa Clarita, 2009).



City of Santa Clarita
ZONE CODE

- Business Park
- Commercial
- Industrial
- Industrial - Commercial
- Open Space
- Private Education
- Specific Plan

Residential

- Estate
- Very Low Density
- Low Density
- Moderate Density & Suburban

Los Angeles County -- Department of Regional Planning 2009

City of Los Angeles
ZONE CLASS

- A1 -- Agricultural
- OS -- Open Space
- PF -- Public Facilities
- M3 -- Heavy Industrial
- RE -- Residential Estate
- RS -- Residential Suburban

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Los Angeles County
ZONE CLASS

- Agricultural
- Commercial
- Commercial Recreation or Resort

Residential -- Planned Development

- Very Low Density (1 - 1.4 U / ac)
- Low Density (1 - 3.3 U / ac)
- Multiple Unit

Los Angeles County -- Department of Regional Planning 2009

Farmland Designation

- Prime Farmland

(CA Dept of Conservation -- FMMP 2006)



Legend

- 66 kV Sub-transmission Modifications
- Existing 66kV Sub Transmission Line
- Aliso Canyon Storage Field

1 inch = 5,000 feet

0 5,000 10,000 Feet

Aliso Canyon PEA

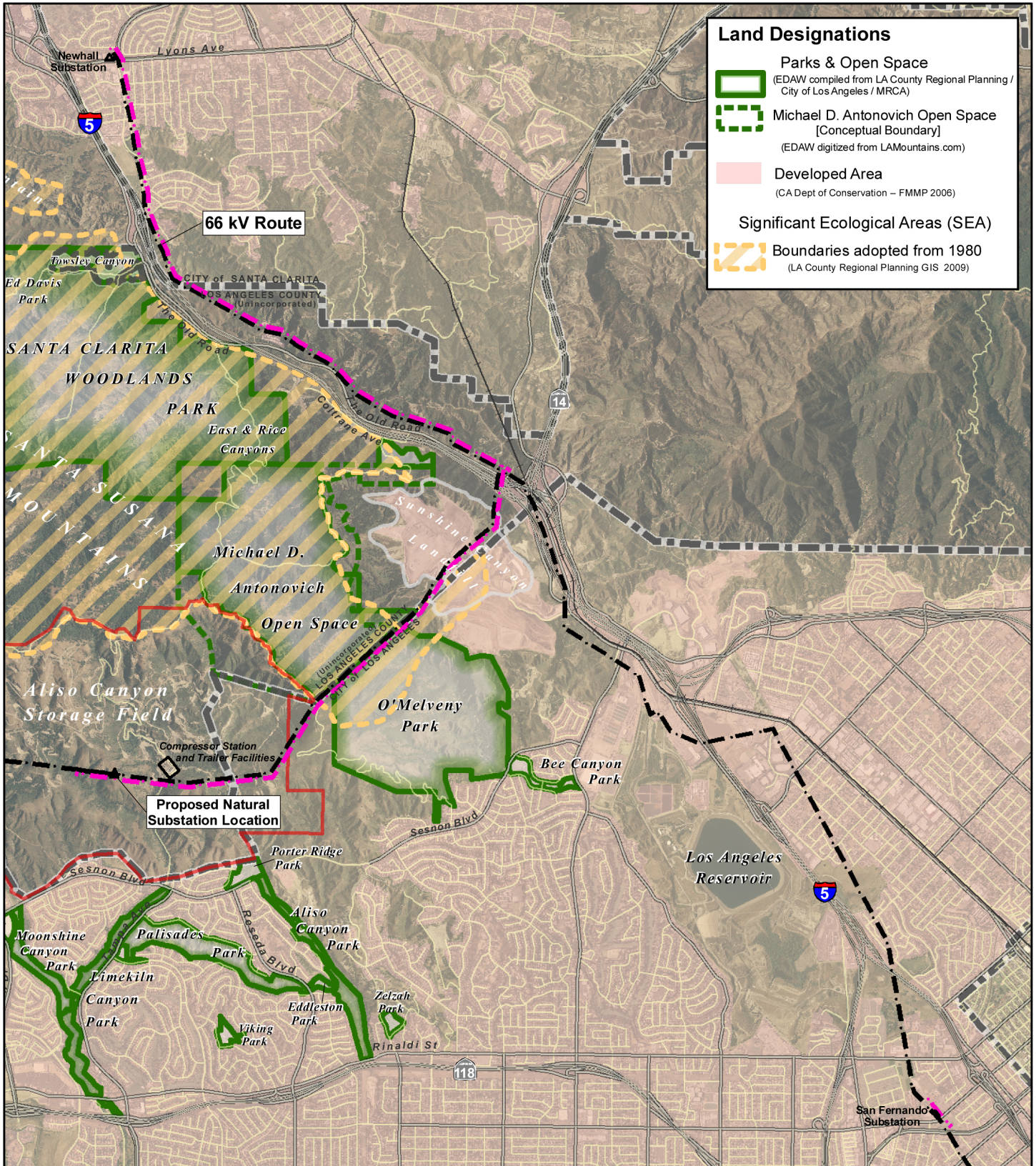
Figure 4.9-2
Zoning and
Prime Farmland

Southern California Gas Company | Sempra Energy utility

AECOM

Project: 06205-134
 Date: September 2009

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Land Designations

- Parks & Open Space
(EDAW compiled from LA County Regional Planning / City of Los Angeles / MRCA)
- Michael D. Antonovich Open Space
[Conceptual Boundary]
(EDAW digitized from LAMountains.com)
- Developed Area
(CA Dept of Conservation – FMMP 2006)

Significant Ecological Areas (SEA)

- Boundaries adopted from 1980
(LA County Regional Planning GIS 2009)



Legend

- 66 kV Sub-transmission Modifications
- Existing 66kV Sub Transmission Line
- Aliso Canyon Storage Field

Transportation Network (NavTeq 2006 / EDAW updates 2009)

- Highways and Main Roads
- Streets and Fire Roads

1 inch = 5,000 feet

0 4,000 8,000 Feet

Aliso Canyon PEA

Figure 4.9-3

Parks and Open Space

AECOM

Project: 06205-134
Date: September 2009

Further south, at the I-5 crossing, a portion of the 66 kV sub-transmission line (~ 4,200 feet) traverses the Sunshine Canyon Landfill, located in Sylmar, California. The Sunshine Canyon Landfill is planning an expansion to accommodate ongoing landfill operations in the area, which will require relocation of the existing 66 kV sub-transmission alignment. The proposed alignment relocation runs along the perimeter of the disturbed area of the landfill property boundary. Activities associated with the relocation may be analyzed in a separate Permit to Construct application SCE will be submitting for the landfill relocation to the CPUC and are not part of the Proposed Project. The southern-half of the landfill located on the City side of the Proposed Project area is designated open space, while the County side is designated public facilities⁵ (City of Los Angeles, 2007).

The majority of the 66 kV sub-transmission route on the west side of I-5 is within unincorporated Los Angeles County, in an area referred to as Oat Mountain by the General Plan (Los Angeles County, 2005). South of the landfill and toward the proposed SCE Natural Substation, the 66 kV sub-transmission alignment parallels the boundary line of the city and county of Los Angeles. This border line also coincides with the boundary that separates Michael D. Antonovich Open Space from O'Melveny Park (refer to Figure 4.9-3). These open space lands are located within a County-designated SEA, known as the Santa Susana Mountains/Simi Hills SEA (County of Los Angeles, 2008: 135). SEAs are biologically significant areas where the County deems it important to facilitate a balance between new development and resource conservation. The Santa Susana Mountains/Simi Hills SEA is important for maintaining gene flow and wildlife movement between the Santa Monica and San Gabriel Mountains. The Proposed Project is not expected to hinder wildlife movement as the Proposed Project's components do not affect any freeway culverts or any other corridors designed for wildlife movement, project related fencing would occur within the Storage Field property, which is already fenced at the perimeter. Continuation of the Storage Field use with large undeveloped areas within the Storage Field boundaries, as an alternative to more intensive development, would help protect the biological values of this area.

A small portion of the 66 kV sub-transmission alignment (immediately before the proposed SCE Natural Substation) is within the city of Los Angeles' Granada Hills-Knollwood Community Plan and includes the eastern extent of the Storage Field property. This area is designated open space; however public access within the Storage Field is prohibited (City of Los Angeles, 2003).

4.9.1.2 Regulatory Setting

This section describes the relevant goals and policies relating to land use for the jurisdictional agencies.

Federal Plans, Policies, Regulation and Laws

There are no Federal lands in the Proposed Project area.

⁵ Under Case No. ZA 17804 (Zone Variance) approved April 16, 1996, the site was granted a ZV to permit the continued operation of the dump facilities based upon certain terms and conditions. Condition 14 of the ZV required that upon the completion of the site's operation as a dump facility, the owner's shall advise the City and County Recreation and Parks Department that the property is available for recreational purposes (City of Los Angeles, 2007).

State Plans, Policies, Regulations and Laws

California Public Utilities Commission

Local plans and ordinances are evaluated in this PEA to assist the CPUC in determining whether the Proposed Project would be potentially consistent with locally adopted land use plans, goals, and policies.

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.” Cal. Pub. Util. Code §701. Other Public Utilities Code provisions generally authorize the CPUC to modify facilities, to secure adequate service or facilities, and to operate so as to promote health and safety. Thus, under the California Constitution and Public Utilities Code, the CPUC has broad authority to preempt local regulation of public utilities, particularly when a local government attempts to unduly burden a public utility use or operations. Cities and Counties cannot impose regulations that place significant burdens on utility operations. In addition, in the context of electric utility projects, CPUC G.O. 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.” As CPUC has preemptive jurisdiction over the construction, maintenance, and operation of public utilities in the State of California, no local discretionary permits (e.g., conditional use permits) or local plan consistency evaluations are anticipated for the Proposed Project or alternatives. SoCalGas and SCE would be required to obtain all applicable ministerial building and encroachment permits from local jurisdictions for the Proposed Project.

Regional and Local Plans, Policies, Regulations, and Ordinances

The Proposed Project would cross lands within the county of Los Angeles, city of Santa Clarita, and the city of Los Angeles. The county and city of Santa Clarita are engaged in a joint venture to develop a master planning document called the Santa Clarita Valleywide General Plan, One Valley, One Vision (OVOV). It is intended to result in a common General Plan for the entire Valley that will be administered by the City and County for lands within their respective jurisdictions. The General Plan was revised in 2008 and is currently pending adoption from the City and County (City of Santa Clarita OVOV, 2009). It is important to note that the City of Santa Clarita General Plan (1991) and Los Angeles County General Plan (1980) are still in effect, however the updated OVOV version is included in this discussion for reference, as it represents the most recent land use planning effort in the project area. SoCalGas provided the Los Angeles County Regional Planning Department with proposed policy and objective language in concert with the OVOV process in 2008. This language affected the following Los Angeles County General Plan elements; Land Use; Public Services and Facilities; and Mineral Resources. Much of this language has been incorporated into the General Plan draft EIR. If adopted, the language will identify the natural gas storage land use and protect the facility from encroachment of incompatible uses.

County of Los Angeles General Plan Land Use Element

The original Los Angeles County General Plan was adopted in 1980 and has governed land use in unincorporated Los Angeles County for nearly 30 years (Los Angeles County 2008). The General Plan was revised in 2008 and is currently pending adoption. The following policies from the General Plan are

those current to January 1993 and would be applicable to portions of the Proposed Project route that traverse unincorporated Los Angeles County areas (Los Angeles County 1993):

Policy LU-9: Protect major landfill and solid waste disposal sites from encroachment of incompatible uses.

Policy LU-14: Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

Policy LU-17: Establish and implement regulatory controls that ensure compatibility of development adjacent to or within major public open space and recreation areas including National Forests, the National Recreation Area, and State and regional parks.

Los Angeles County General Plan, Conservation and Open Space Element

To help protect sensitive biological resources within unincorporated areas of the Santa Clarita Valley, the county of Los Angeles has designated SEAs. These are ecologically fragile or important land and water areas that are valuable as plant or animal communities. Within the Santa Clarita Valley, the County has designated five SEAs. SEAs are not preserves and limited development is allowed within these areas. Land intensive development in SEAs requires approval of a Conditional Use Permit (CUP) and an additional level of review by the SEA Technical Advisory Committee (Los Angeles County 2008). However, as discussed above, the CPUC has preemptive jurisdiction over the construction, maintenance, and operation of public utilities in the State of California; therefore SCE would not be subject to SEATAC review or CUP approval.

As proposed, the Proposed Project would traverse the Santa Susana Mountains/Simi Hills SEA within unincorporated Los Angeles County (City Santa Clarita 2008). The boundaries of this SEA are currently being modified as part of the General Plan update and may ultimately include a portion of the existing 66 kV sub-transmission alignment on the eastern side of I-5 (as shown on Figure 4.9-3). This expansion of the existing SEA boundary is within the proposed, but not yet adopted, modification of the SEA (City of Santa Clarita, 2009).

Santa Clarita Valley Area Plan

The Santa Clarita Valley Area Plan, updated in 1990, is designed to guide management decisions within the unincorporated Los Angeles County areas of the Santa Clarita Valley, and is a component of the Los Angeles County General Plan. The Plan includes the following land use policies applicable to the Proposed Project:

Environmental Resources Management Element, Policy 2.1: Protect identified resources in Significant Ecological Areas by appropriate measures including preservation, mitigation, and enhancement.

Environmental Resources Management Element, Policy 2.3: Require site level analysis of proposed development projects within significant Ecological Areas to insure that adverse impacts upon resources within identified SEAs are minimized.

Environmental Resources Management Element, Policy 6.4: Encourage the use of public utility ROWs for trails when practical and compatible with the utility present, as shown on the Trails Plan.

Land Use Element--Environmental Hazards and Constraints, Policy 4.2: Designate areas of excessive slope (exceeding 25 percent) as “Hillside Management Areas,” with performance standards applied to development to minimize potential hazards such as landslides, erosion, and excessive runoff and flooding.

Community Design Element, Policy 3.2: Require that all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.

City of Santa Clarita General Plan

The General Plan, adopted on June 26, 1991, provides the framework for development in Santa Clarita. The following elements and policies are applicable to the portions of the Proposed Project route that traverses the city of Santa Clarita:

Land Use Element, Policy 2.8: Explore the utility ROWs for tree farms, nurseries, row crops, trails, and greenbelts.

Community Design Element, Policy 11.1: Encourage placement of transmission power lines and other mechanical equipment underground, where feasible, to maximize safety and minimize visual distraction.

Community Design Element, Policy 11.3: Require that all new on-site connections and utilities are installed underground and prepare and implement an underground program for existing development.

Community Design Element, Policy 11.5: Develop coordinated planning programs to ensure the efficient placement and consolidation of utility facilities within new development.

Community Design Element, Policy 11.8: Examine the use of the land under high power transmission lines for landscaping, tree farms, additional safe recreation areas, and other appropriate feasible uses.

Community Design Element, Policy 11.9: Encourage single pole transmission towers and cellular poles, and avoid reinforced structural support bases.

Parks and Recreation Element, Policy 7.4: Encourage multiple use and dedication of existing public easements for trail development including, but not limited to, utility lines and access easements, where appropriate.

Parks and Recreation Element, Policy 10.3: Encourage and promote cooperation between agencies to facilitate the multiple use of public ROWs consistent with the general plan and public safety.

Ridgelines and Hillside

Both the city of Santa Clarita and the county of Los Angeles have recognized the hillside areas of the Valley to be important resources and have adopted hillside management regulations to restrict development on steeper slopes. The current hillside regulations applicable to the Proposed Project are presented below:

- **Ridgeline Preservation and Hillside Development Ordinance (Chapter 17.80)**

The provisions of the Ridgeline Preservation and Hillside Development Ordinance apply to parcels of land having average slope of 10 percent or more or are located in the area of a significant ridgeline as classified by the Significant Ridgelines Map for the City of Santa Clarita (City of Santa Clarita, 2002).

- **City of Santa Clarita Ridgeline Preservation (RP) Overlay Zone**

As defined by Section 17.80.040 of the City of Santa Clarita Unified Development Code, primary and secondary ridgelines are considered significant ridgelines and should be preserved to the maximum extent feasible.

- **Los Angeles County Municipal Code, Ordinance 22.56.215**

In order to protect resources, development in hillside management areas within the County is regulated by Ordinance 22.56.215 of the Los Angeles County Municipal Code. Hillside management areas are defined by the General Plan as land having natural slopes in excess of 25 percent. In addition to the ordinance regulating development in hillside management areas, the County also has Hillside Design Guidelines (1979) that are intended to provide guidance to those preparing plans for hillside development. These Guidelines apply to residential, commercial, and industrial projects within Hillside Management Areas (EIP Associates, 2004).

Substantial slopes and ridgelines exist on the Proposed Project site and in the Proposed Project vicinity. The Proposed Project area contains City-designated Significant Ridgelines and is almost entirely classified as a County Hillside Management Zone, as shown on Figure 4.1-1 in Section 4.1, due to the fact that a substantial portion of the site contains slopes of greater than 25 percent. A substantial portion of the Proposed Project site would be subject to a ridgeline preservation (RP) overlay zone under proposed City zoning and the County's review criteria for HM areas under existing zoning. Refer to Section 4.1 Aesthetics, for a discussion on the visual impacts of the transmission poles on hillsides and ridgelines.

City of Los Angeles General Plan-Land Use Element

The City of Los Angeles General Plan was most recently re-adopted on August 8, 2001 (City of Los Angeles, 2001). The following policies would be applicable to portions of the Proposed Project route that traverse the city of Los Angeles lands:

Policy 3.3.1 Accommodate projected population and employment growth in accordance with the Long-Range Land Use Diagram and forecasts in Table 2-2 Chapter 2: Growth and Capacity, using these in the formulation of the community plans and as the basis for the planning for implementation of infrastructure improvements and public services.

Policy 3.4.2 Encourage new industrial development in areas traditionally planned for such purposes generally in accordance with the Framework Long-Range Land Use Diagram and as specifically shown on the community plans.

4.9.2 Significance Criteria

The significance criteria for assessing the impacts to land use and planning come from the CEQA Environmental Checklist. According to the CEQA Checklist, a project causes a potentially significant impact if it would:

- Physically divide an established community;
- Conflict with an applicable environmental plan, policy, or regulation of an agency with jurisdiction over the project (including, 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
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.9.3 Applicant Proposed Measures

There are no Applicant Proposed Measures associated with land use and planning.

4.9.4 Impact Analysis

The potential impacts to land use and planning from construction and operation of the Proposed Project were evaluated using the stated CEQA significance criteria and are presented in this section. For the purpose of presenting potential land use and planning impacts, construction and operation are discussed together for each CEQA criteria.

Would the Proposed Project physically divide an established community?

Construction and operation of the Proposed Project along the same corridor as existing roadways and SCE ROW is not likely to further divide or affect the unity of an established community. The existing ROW would not require substantial expansion, and maintenance would occur primarily within the established ROW. As shown in the previous figures, existing land uses along the route of the Proposed Project consists primarily of existing electric transmission and natural gas facilities, open space, low-density residential, industrial, commercial, and rural land.

The proposed 66 kV sub-transmission modification would involve pole replacement along an existing transmission right-of-way and would not create a physical barrier that could divide an established community. The proposed Central Compressor Station, proposed SCE Natural Substation, proposed SoCalGas PPL, and proposed office trailer and guard house relocation are located entirely within private land owned by SoCalGas. In most cases, construction activities would take place within previously disturbed areas due to prior development of the facility. These proposed modifications would not interfere physically with surrounding developments or land use because they occur within the existing boundary and in some cases an existing fence line within the Storage Field property. As a result, the Proposed Project and its components would not physically divide a community.

Would the Proposed Project conflict with an applicable environmental plan, policy, or regulation of an agency with jurisdiction over the project (including, 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?

As noted above, local jurisdictions are preempted from unreasonably burdening public utility uses and operations. Thus, the local regulations identified above are not applicable to the extent they would place undue burdens on public utility use or operations. Nonetheless, as discussed below, the Proposed Project is consistent with local land use plans, policies and regulations.

The Proposed Project would involve installing new TSPs along the existing 66 kV sub-transmission route, within existing ROW; however, there are no new land use impacts or conflicts associated with these activities. The alignment of the proposed SoCalGas PPL is proposed to be above grade and would utilize an existing ROW in areas designated open space, industrial, non-urban, commercial, and low density residential, and would be compatible with existing uses. The Proposed Project would involve pole replacement along an existing 66 kV sub-transmission alignment, thus avoiding the need to create a new utility corridor in scenic open space or hillside management areas, which is consistent with Los Angeles County and city of Santa Clarita general plan policies. Furthermore, transmission structures are typically a permitted use in areas zoned Agriculture, which applies to the majority of the Proposed Project area. Construction of the proposed SCE Natural Substation and associated segment of the proposed PPL, and the proposed Central Compressor Station would take place within the Storage Field property, or within existing ROW. As mentioned earlier, SoCalGas prohibits public access to the property and plans for its retention as undeveloped land for ~ 30 years to 50 years (City of Los Angeles, 2007).

Both the city of Los Angeles and the county of Los Angeles have approved CUPs for the facility. The Proposed Project is consistent with the uses permitted under those approvals. The Proponent plans to submit to the County of Los Angeles an updated Exhibit A showing the location of new facilities for inclusion in the existing CUP permit file.

Would the Proposed Project conflict with any applicable habitat conservation plan or natural community conservation plan?

As stated in Section 4.4 Biological Resources, no such plans have been adopted in the Proposed Project area; therefore, there would be no impacts.

General Plan policy mandates the conservation of SEAs in as viable and natural a condition as possible without treating them as preserves and prohibiting development. The portion of the 66 kV alignment that parallels the boundary line of the city and county of Los Angeles (also coincides with the boundary that separates MDA Open Space and O'Melveny Park) is located within the Santa Susana Mountains/Simi Hills SEA. According to the proposed update to the Los Angeles County General Plan (2008), this SEA is "largely undisturbed by the urbanization that has occurred both to the south (San Fernando Valley) and to the north (Santa Clarita). These wilderness areas are important for maintaining gene flow and wildlife movement between the Santa Monica and San Gabriel Mountains, which are now largely isolated from one another by urban development."

The Proposed Project is not expected to disrupt the SEA's function as a wildlife corridor nor create a geographical barrier for gene flow, as wildlife could move freely underneath the existing 66 kV sub-transmission system. In addition, construction activities at the Storage Facility will primarily occur in previously disturbed areas. The Proposed Project does not affect wildlife culverts under the freeway and any proposed fencing occurs in areas that have previously been fenced. Grading activities may temporarily result in the conversion of natural habitat for pole placement; however these activities are not expected to impede wildlife movement. Based on personal communication with Los Angeles County,

issues of concern typically relate to impeded culverts or wildlife corridors, which the project is not expected to disrupt (Lowry, pers comm., 2009). For more information, refer to Section 4.4 Biological Resources.

4.9.5 Mitigation Measures

Construction and operation of the Proposed Project would result in impacts that were determined to be **less than significant** therefore no mitigation is required or proposed.

4.9.6 References

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