

4.11 Land Use and Planning

This section discusses the existing land use along the IC Project Alignment and the potential impacts to existing land use as a result of construction and operation of the IC Project and its Alternatives. For purposes of this section, Project Area is defined as the locations where work described in *Chapter 3—Project Description* would be performed. Figureset 4.11-1 and Figureset 4.11-2 show the designated land use and zoning along the IC Project Alignment.

4.11.1 Environmental Setting

The existing land use along the IC Project Alignment is primarily open space, with scattered rural residential areas and widely-distributed communities, including:

- Segment 1, Inyo County: Wilkerson, Big Pine, Lone Pine, Cartago, Olancho
- Segment 1, Kern County: Inyokern
- Segment 2, Kern County: Inyokern and Randsburg
- Segment 2, San Bernardino County: Kramer Junction
- Segment 3N, San Bernardino County: Kramer Junction and Daggett
- Segment 3S, San Bernardino County: Kramer Junction, Hinkley, Lenwood, City of Barstow, and Daggett
- Segment 4, San Bernardino County: Daggett and Baker

The existing subtransmission lines that would be rebuilt and reconducted under the IC Project are located in and adjacent to these communities and adjacent to scattered rural residences outside of communities.

Industrial uses, including mining and solar electric generating facilities, are found adjacent to Segments 2, 3N, and the eastern portions of Segment 4, and along Segments 3N and 3S in the vicinity of the City of Barstow. Institutional uses, including military facilities, are located adjacent to all Segments and adjacent to Inyokern Substation, Kramer Substation, and Coolwater Substation.

Much of the IC Project Alignment is located on lands managed by the Bureau of Land Management, Bureau of Indian Affairs, China Lake Naval Air Weapons Station, Edwards Air Force Base, and Marine Corps Logistics Base-Barstow.

4.11.1.1 Federal Land Use Designations

4.11.1.1.1 Bureau of Land Management, Bishop Resource Management Plan

Portions of Segment 1 are located in the Bishop Resource Management Plan Management Area 7, which encompasses 153,750 acres of BLM-managed land in the Owens Valley between Bishop and Lone Pine. The area contains the scenic Alabama Hills, three developed campgrounds, and areas of dispersed recreation use. There is also demand for community expansion in an area land-locked by City of Los Angeles (Department of Water and Power) and federal lands. The area is managed for the full spectrum of uses, with an emphasis on recreational use and environmental education while providing for land disposals. (BLM 1993)

Portions of Segment 1 are located in Management Area 9, which contains 15,790 acres of BLM-managed land near Owens Lake. The area is managed to protect and enhance wildlife habitat. (BLM 1993)

4.11.1.1.2 Bureau of Land Management, Desert Renewable Energy Conservation Plan, Land Use Plan Amendment

The IC Project Alignment is located on lands managed per their designation in the Desert Renewable Energy Conservation Plan Land Use Plan Amendment (DRECP LUPA). The DRECP LUPA establishes Conservation and Management Actions (CMAs) that designate allowable and non-allowable actions for siting, design, pre-construction, construction, maintenance, implementation, operation, and decommissioning activities on BLM land.

4.11.1.1.2.1 Special Recreation Management Areas

Special Recreation Management Areas (SRMAs) are high-priority areas for outdoor recreation opportunities, as defined in the BLM Land Use Planning Handbook. SRMAs help the BLM direct recreation program priorities toward areas with high resource values, high levels of public concern, or significant amounts of recreational activity. The following SRMAs are crossed by the IC Project Alignment: Alabama Hills and Olancho (Segment 1); El Paso/Rand and Red Mountain (Segment 2); Stoddard/Johnson (Segment 3S); and Afton Canyon (Segment 4).

4.11.1.1.2.2 Extensive Recreation Management Areas

Extensive Recreation Management Areas (ERMAs) are BLM administrative units that require specific management consideration to address recreation use and demand. These areas are managed by the BLM to support and sustain principal recreation activities and associated qualities and conditions. Recreation management actions within an ERMA are limited to only those of a custodial nature. Segment 4 of the IC Project Alignment crosses the Shadow Valley and Ivanpah Valley ERMAs.

4.11.1.1.2.3 California Desert National Conservation Lands

The LUPA identifies California Desert National Conservation Lands, in accordance with the Omnibus Public Land Management Act of 2009 (Omnibus Act), which are nationally significant landscapes within the CDCA with outstanding cultural, ecological, and scientific values. The LUPA also establishes CMAs to conserve, protect, and restore these landscapes

4.11.1.1.2.4 Areas of Critical Environmental Concern

The IC Project Alignment crosses a number of BLM-designated Area of Critical Environmental Concern. These are presented below.

Owens Lake. The Owens Lake Area of Critical Environmental Concern (ACEC) is managed by the Ridgecrest Field Office. It encompasses 10,300 acres, and was established to protect cultural resources and wildlife and plant resources.

Olancho Greasewood. The Olancho Greasewood ACEC encompasses 25,600 acres dedicated to the protection of an unusual plant assemblage (a Great Basin Enclave with greasewood [*Sarcobatus vermiculatus*] as the dominant plant).

Rose Springs. The Rose Springs ACEC encompasses 800 acres. The ACEC was designated for significant prehistoric cultural resource values associated with the Rose Spring Archaeological site complex. The site is eligible for listing on the National Register of Historic Places.

Fossil Falls. The Fossil Falls ACEC encompasses 1,600 acres. This area was designated for relevant wildlife values, significant prehistoric and historic cultural values, unique geological formations east of the Sierra Nevada and west of the Coso Range Volcanic Field. The current ACEC boundary includes portions of a larger Fossil Falls National Register Archaeological District.

Western Rand Mountains. The Western Rand Mountains ACEC encompasses 30,300 acres. The ACEC provides high density Desert Tortoise habitat and encompasses designated desert tortoise critical habitat. This area provides critical tortoise habitat linkage. It is considered to be the evolutionary home of the Desert Tortoise and the location of the highest historic Desert Tortoise population density throughout their range. The ACEC was designated because of the Desert Tortoise population conflicting with surface use activities. It overlaps the Fremont-Kramer ACEC which is critical desert tortoise habitat and the Mojave Ground Squirrel Conservation Area. It also contains habitat that supports other special status species including the Burrowing Owl.

Fremont-Kramer. The Fremont-Kramer ACEC encompasses more than 310,000 acres that provide high density Desert Tortoise habitat. This area contains Desert Tortoise Critical Habitat designated by the USFWS. This habitat is considered essential to the recovery of the federally listed Desert Tortoise. This area provides critical tortoise habitat linkage. The area also encompasses essential movement corridors which link wildlife habitats in the Western Rand Mountains and Fremont Valley to the Cuddeback Lake area and to both the Golden Valley and Grass Valley Wildernesses. The area is managed for tortoise conservation and recovery until which time the tortoise may be delisted as per criteria given in the Recovery Plan.

El Paso to Golden Valley Wildlife Corridor. The El Paso to Golden Valley Wildlife Corridor ACEC encompasses 57,900 acres. It was established to protect wildlife and vegetative resources and geologic features.

Harper Dry Lake. The Harper Dry Lake ACEC encompasses 500 acres; the ACEC was established to protect riparian and wildlife resources.

Cronese Basin. The Cronese Basin ACEC encompasses 8,500 acres; it was established to protect cultural resources.

Parish's Phacelia. The Parish's Phacelia ACEC encompasses 500 acres; it was established to protect vegetative resources, in particular the Parish's phacelia.

Rainbow Basin/Owl Canyon. The Rainbow Basin/Owl Canyon ACEC encompasses 4,100 acres. It is designated to protect wildlife resources, geologic features, and paleontological resources.

Soda Mountains Expansion. The Soda Mountains Expansion ACEC encompasses 16,700 acres. It is designated to protect wildlife resources and cultural values.

Superior-Cronese. The Superior-Cronese ACEC encompasses more than 397,000 acres. This area provides high density Desert Tortoise habitat and encompasses designated desert tortoise critical habitat. This area provides critical tortoise habitat linkage and Desert Tortoise habitat capable of sustaining viable tortoise populations.

Mojave Fringe-toed lizard. The Mojave Fringe-toed lizard Area of Critical Environmental Concern encompasses 22,400 acres designated to conserve blow sand and Dune Habitat of Mojave Fringe-toed Lizard and sensitive plant species.

Halloran Wash. The Halloran Wash Area of Critical Environmental Concern encompasses 1,700 acres designated to protect a variety of prehistoric cultural resources including rock art, prehistoric turquoise mines, and encampments.

Ivanpah. The Ivanpah Area of Critical Environmental Concern encompasses 73,800 acres. It was established to protect biological values, including habitat quality, populations of sensitive species (San

Bernardino milk-vetch (*Astragalus bernardinus*), polished blazing star (*Mentzelia polita*), and Rusby's desert-mallow (*Sphaeralcea rusbyi* var. *eremicola*)), and landscape connectivity while providing for compatible public uses. The ACEC also provides protection and special management attention for sensitive cultural resources that will enhance their status and condition while providing for uses that are compatible with the protection and enhancement of sensitive resources.

Shadow Valley. The Shadow Valley ACEC includes 197,500 acres designated to protect wildlife resources and cultural resources. The area has a unique genetic unit of desert tortoise, and provides habitat and supports regionally important populations of desert bighorn sheep and desert tortoise. The area has relevant biological (sensitive species habitat and wildlife landscape connections) and cultural resources (Old Spanish Trail and historic and prehistoric sites).

Manix. The Manix ACEC encompasses 2,900 acres designated to protect paleontological resources, cultural values, and wildlife resources. The area contains known fossil sites, as well as habitat specific to the Mojave fringe-toed lizard.

Mojave Monkeyflower. The Mojave Monkeyflower ACEC is designated to protect sensitive and restrictive plant species, in particular the Mojave monkeyflower (*Mimulus mohavense*).

4.11.1.1.2.5 Bureau of Land Management, General Public Lands

The IC Project Alignment crosses lands designated as General Public Lands; these are BLM-administered lands that do not have a specific land allocation or designation.

4.11.1.1.2.6 Bureau of Land Management, Development Focus Areas

The IC Project Alignment crosses lands designated as Development Focus Areas; these represent areas within which the activities associated with solar, wind, and geothermal development, operation, and decommissioning will be allowed, streamlined and incentivized under the DRECP. Transmission development and operation will occur in previously designated corridors and other identified areas inside the DFAs.

4.11.1.1.3 Wilderness Areas

No portion of the IC Project Alignment traverses a BLM Wilderness Area. Portions of Segment 1 are located within 1 mile of the Golden Trout Wilderness and the Sacatar Trail Wilderness, and portions of Segment 4 are located within 1 mile of the Mojave Wilderness, Soda Mountains Wilderness, and the Hollow Hills Wilderness.

4.11.1.1.4 Mojave Trails National Monument

The Mojave Trails National Monument is a national monument located between Joshua Tree National Park and the Mojave National Preserve along Route 66 in San Bernardino County. The Mojave Trails National Monument is managed by the BLM and covers approximately 965,000 acres. Segment 4 spans the northwest corner of the Mojave Trails National Monument.

4.11.1.1.5 Bureau of Indian Affairs

The IC Project Alignment crosses a single Bureau of Indian Affairs-owned parcel at the southwest edge of the community of Big Pine in Inyo County. This parcel contains a water storage tank and access road. No management plan for this parcel has been identified. Inyo County has designated the Land Use of this parcel Tribal Lands (TL) and has zoned it Not Zoned - Tribal Lands (TL).

4.11.1.1.6 Military Lands

The southern portion of Segment 1 is located on lands managed by the U.S. Navy's China Lake Naval Air Weapons Station (CLNAWS). The project alignment is located within the Baker Range; the Range's principal functions are weapon target sites and ordnance impact areas. (U.S. Navy 2002) While the IC Project Alignment is located on lands managed by CLNAWS, it is located outside the security fenceline.

The southern portion of Segment 2 and the western portion of Segment 3S adjacent to Kramer Substation are located on an unfenced portion of Edwards Air Force Base. The IC Project Alignment is located in the northeast corner of Management Area B, Precision Impact Range Area (PIRA). The PIRA covers a large portion of the eastern part of the Base. It is used for aircraft flight testing, explosive ordnance disposal, and the placement of communication equipment. This area is used to test aircraft targeting equipment and for practice in precision bombing. Other activities and uses in the PIRA are severely restricted and occur only occasionally, scheduled around the range use. (Edwards Air Force Base 2001) The project alignment in Segments 2 and 3S are existing utility corridors in this portion of Edwards Air Force Base.

The eastern portion of Segment 3S south of the City of Barstow is located on a portion of the United States Marine Corps Logistics Base (MCLB) Barstow; the IC Project Alignment is located outside the fenced security perimeter and routed through an area with no installation facilities. The primary mission of MCLB Barstow is to procure, maintain, store, and issue supplies and equipment for Marine Corps facilities worldwide, as well as to repair and rebuild DoD equipment. The Nebo Area contains base headquarters and administration, storage, recreational activities, shopping, and housing functions. The Yermo Annex is used for storage and industrial activities. The Rifle Range Complex contains three small arms ranges and is the only area on the installation where military training occurs.

4.11.1.2 County and City Land Use and Zoning Designations

The Land Use and Zoning designations for parcels crossed by the IC Project Alignment are presented in Table 4.11-1 below.

Table 4.11-1: Land Use and Zoning Designations

Jurisdiction	General Plan Land Use Designation	Zoning
Inyo County	Agriculture (A) Natural Hazards (NH) Natural Resources (NR) Open Space and Recreation (OSR) Residential Medium Density (RM) Rural Protection (RP) Residential Rural High Density (RRH) State and Federal Lands (SFL) Tribal Lands (TL) Residential Estate (RE) Public Service Facilities (PF) Residential Ranch (RR) General Industrial (GI)	Open Space - 40 acre minimum (OS-40) Single Residence Mobile Home Combined - 5,800 sq ft minimum (RMH-5,800) Multifamily Residential - 2 acre minimum - mobile home (R2-2.0-MH) Rural Residential - 1 acre minimum - mobile home (RR-1.0-MH) Rural Residential - 5.0 acre minimum - mobile home (RR-5.0-MH) Not Zoned - Tribal Lands (TL) Rural Residential - 10 acre minimum - mobile home (RR-10.0-MH) General Industrial and Extractive - 10 acre minimum (M1-10.0) Planned Unit Development (PUD) Single Residence Mobile Home Combined - 1 acre minimum (RMH-1.0)
Kern County	Map Code 1.1 (State and Federal Land) Map Code 3.3 (Other Facilities)	Limited Agriculture (A-1) Open Space (OS)

Table 4.11-1: Land Use and Zoning Designations

Jurisdiction	General Plan Land Use Designation	Zoning
	Map Code 4.1 (Low Density Residential) Map Code 4.2 (Resource Reserve, Minimum 20 Acre Parcel Size) Map Code 5.5 (1 Dwelling Unit/Net Acre Maximum) Map Code 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) Map Code 5.7 (5.0 Gross Acres/Dwelling Unit Maximum) Map Code 5.75 (10.0 Gross Acres/Dwelling Unit Maximum) Map Code 5.8 (20+ Gross Acres/Dwelling Unit Maximum) Map Code 8.3 (Extensive Agriculture, Minimum 20 Acre Parcel Size) Map Code 8.4 (Mineral and Petroleum, Minimum 5 Acre Parcel Size) Map Code 8.5 (Resource Management, Minimum 20 Acre Parcel Size)	Estate 1-acre (E-1) Estate 2.5-acre (E-2.5) Estate 5-acre (E-5) Estate 10-acre (E-10) Estate 20-acre (E-20) Estate 40-acre (E-40) Estate 80-acre (E-80) Natural Resource 20-acre (NR-20) Light Industrial (M-1)
San Bernardino County	CR (Rural Commercial), FW (Floodway) IC (Community Industrial), IN (Institutional) IR (Regional Industrial) RC (Resource Conservation) RL (Rural Living) RS (Single Residential) SD (Special Development)	San Bernardino County utilizes a “one-map approach” that combines both General Plan land use designations and zoning classifications.
City of Barstow	GI (General Industrial) DU (Diverse Use) LDR (Low Density Residential) SFR (Single Family Residential) ROS (Resource Conservation/Open Space) IOS/ROS (Interim Open Space/Resource Conservation)	I (Industrial) DU (Diverse Use) LDR (Low Density Residential) OS (Open Space) MZ (Military Zone)

4.11.2 Regulatory Setting

Federal, state, and local regulations were reviewed for applicability to the IC Project.

4.11.2.1 Federal

4.11.2.1.1 Federal Land Policy and Management Act

Under the Federal Land Policy Management Act (FLPMA), Federal land management agencies are required to acknowledge local plans and participation (Title 43, United States Code Annotated (USCA) Section 1712(c)(9)).

4.11.2.1.2 Bishop Resource Management Plan

The Bishop Resource Management Plan (RMP) contains the BLM’s final land use decisions for managing public lands administered by the Bishop Resource Area. The Bishop RMP designates a 1/2 mile-wide utility corridor along the “115 kV SCE Double Circuit Line from the Bishop Substation to where it exits the resource area near Olancho.” This line is the subtransmission line addressed in the IC Project.

4.11.2.1.3 Desert Renewable Energy Conservation Plan, Land Use Plan Amendment

The Desert Renewable Energy Conservation Plan (DRECP) Land Use Plan Amendment amends the California Desert Conservation Area (CDCA) Plan and Bishop Resource Management Plan (BRMP). The goal of the DRECP is to “provide a streamlined process for the development of utility-scale renewable energy generation and transmission consistent with federal and state renewable energy targets and policies, while simultaneously providing for the long-term conservation and management of Special Status Species and vegetation types as well as other physical, cultural, scenic and social resources within the DRECP Plan Area through the use of with durable regulatory mechanisms.” (BLM 2016) The DRECP LUPA identifies specific Conservation and Management Actions (CMAs) for lands identified as California Desert National Conservation Lands, ACECs, Wildlife Allocations, SRMAs, ERMAs, DFAs, and GPLs. These CMAs are analogous to the multiple-use classes (MUCs) used in previous BLM land use management documents.

4.11.2.2 State

4.11.2.2.1 California Public Utilities Commission

Pursuant to California Public Utilities Commission (CPUC) General Order (GO) 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of electric power line projects, distribution lines, substations, or electric facilities constructed by public utilities in the State of California. Under California Environmental Quality Act (CEQA), the CPUC is the Lead Agency with respect to such IC Project elements within the State of California. SCE is required to comply with GO 131-D and is seeking a Permit to Construct from the CPUC for the IC Project.

4.11.2.2.2 State Lands Commission and Wildlife Conservation Board

The IC Project Alignment crosses parcels owned by the State of California and managed by the State Lands Commission and the State of California Department of Fish and Wildlife’s Wildlife Conservation Board.

The parcels managed by the State Lands Commission are “school lands.” The Commission’s Strategic Plan, 2016-2020 notes these lands are:

“...what remain of the nearly 5.5 million acres throughout the State that Congress granted to California in 1853 to benefit public education. School lands were placed into a statutory trust in 1984 when the Legislature enacted the School Land Bank Act (Act) and created the School Land Bank Fund. The Commission is the trustee of the Fund. Today these lands support common schools and the revenue, by statute, supports the State Teachers’ Retirement System. Over half of school lands are located in the California Desert. The Act states that school lands and attendant interests are to be proactively managed and enhanced to provide an economic base in support of public education. The Act further requires the Commission to take all action necessary to fully develop school lands,

indemnity interests, and attendant mineral interests into a permanent and productive resource base.” (California State Lands Commission 2015)

The parcels owned by the California Wildlife Conservation Board (CWCB) are managed according to the Board’s Strategic Plan. (CWCB 2014) The Strategic Plan is organized around five major goal areas. The first three Strategic Plan goals include WCB “mission goals,” which relate directly to fulfilling WCB’s stated mission. The final two goals are supporting goals—without these areas of focus, achieving the organization’s mission would not be possible. The five goal areas are:

- Environmental Protection and Conservation
- Environmental Restoration and Enhancement
- Public Use and Recreation
- Public Awareness and Education
- Fiscal and Organizational Effectiveness

No specific management plans for these state-owned parcels have been identified.

4.11.2.3 Local

As noted above, the California Public Utilities Commission (CPUC) has sole and exclusive state jurisdiction over the siting and design of the IC Project. Pursuant to CPUC General Order 131-D (GO 131-D), Section XIV.B, “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 public utilities shall consult with local agencies regarding land use matters.” Consequently, public utilities are directed to consider local regulations and consult with local agencies, but the counties’ and cities’ regulations are not applicable as the counties and cities do not have jurisdiction over the IC Project. Accordingly, the following discussion of local land use regulations is provided for informational purposes only.

4.11.2.3.1 Kern County General Plan, Energy Element

The Kern County Energy Element is a comprehensive document which defines critical energy related issues facing the County and sets forth goals, policies, and implementation measures to protect the County’s energy resources and encourage orderly energy development while affording the maximum protection for the public’s health, safety, and the environment.

The Energy Element has three primary objectives:

- Resource management and protection.
- Establishing development standards to provide for the protection of the environment, public health, and safety.
- Promoting and facilitating energy development.

Section 5.4.7, Transmission Lines, states a goal to “encourage the safe and orderly development of transmission lines to access Kern County’s electrical resources along routes, which minimize potential adverse environmental effects.” Achievement of this goal will be driven by a number of Policies, including:

1. The County should encourage the development and upgrading of transmission lines and associated facilities (e.g., substations) as needed to serve Kern County’s residents and access the

County’s generating resources, insofar as transmission lines do not create significant environmental or public health and safety hazards.

2. The County shall review all proposed transmission lines and their alignments for conformity with the Land Use, Conservation, and Open Space Element of this General Plan.
3. In reviewing proposals for new transmission lines and/or capacity, the County should assert a preference for upgrade of existing lines and use of existing corridors where feasible.
4. The County should work with other agencies in establishing routes for proposed transmission lines.
5. The County should discourage the siting of above-ground transmission lines in visually sensitive areas.
6. The County should encourage new transmission lines to be sited/configured to avoid or minimize collision and electrocution hazards to raptors.

4.11.2.3.2 Kern County, Zoning Ordinance

Per Section 19.08.090 of the Kern County Zoning Ordinance, the provisions of the Ordinance do not apply to the construction, installation, operation and maintenance of the types of facilities that would be replaced under the IC Project:

19.08.090 - Public utility uses—County review.

The provisions of this title shall not be construed to apply to the construction, installation, operation and maintenance of public utility distribution and transmission lines or supporting towers, and poles and underground facilities for providing gas, water, electricity, or telephone and telegraph services by public utility companies or any other company under the jurisdiction of the California Public Utilities Commission. Additionally, the provisions of this title shall not apply to privately constructed, operated or maintained electrical transmission lines and towers, provided that said lines are constructed, maintained and operated in accordance with, and subject to, the requirements of the California Public Utilities Commission and further provided that said transmission lines are tied into a public utility grid system, and except as otherwise provided for in Chapter 19.64. Microwave and cellular transmission facilities shall be subject to the provisions of this title, except where local land use authority is expressly preempted by state or federal laws or regulations.

4.11.2.3.3 Inyo County General Plan, Land Use Element

This Land Use Element identifies goals, policies and implementation measures designed to encourage and allow appropriate development throughout the County. The Land Use Element also addresses public services and utilities.

The Gas and Electrical Facilities section of the Land Use Element includes the following:

GOAL PSU-10. To provide efficient and cost-effective utilities that serves the existing and future needs of people in the unincorporated areas of the County.

Policy PSU-10.1 Expansion of Services. The County shall work with local electric utility companies to design and locate appropriate expansion of electric systems, while minimizing impacts to agriculture and minimizing noise, electromagnetic, visual, and other impacts on existing and future residents

The Land Use Element designations for properties traversed by the IC Project Alignment are presented in Table 4.11-1.

4.11.2.3.4 Inyo County, Zoning Ordinance

Section 18.03.040, Interpretation, of the Zoning Ordinance of the County of Inyo, California, states:

“The provisions of this title shall be held to the minimum requirements. Nothing in this title shall repeal or amend any ordinance requiring a permit or license to cover any business activity. These regulations are not intended to impair or interfere with any existing easement, covenant or other agreement between parties; provided, however, that where this title imposes a greater restriction upon any use or upon the height or bulk of a building or structure, or requires larger building sites, yards or other open spaces than are imposed or required by any other law, ordinance, covenant or easement, than the provisions of this title shall control. (Ord. 943 § 4, 1994.)”

4.11.2.3.5 San Bernardino County General Plan, Land Use Element

The Land Use Element is a guide for the County of San Bernardino’s future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public areas. The Land Use Element also addresses the permitted density and intensity of the various land use designations.

San Bernardino County uses a “one-map approach” that permits the use of a single map showing both General Plan land use designations and zoning classifications. The one-map approach assures that there will always be land use consistency between the County’s General Plan and its Zoning Code. There are 18 land use zoning districts that apply only to privately owned lands in the County and not to the lands controlled by other jurisdictions. The designations for properties traversed by the IC Project Alignment are presented in Table 4.11-1.

4.11.2.4 San Bernardino County, Code of Ordinances

Division 2: Land Use Zoning Districts and Allowed Land Uses of the Code of Ordinances establishes allowable uses for land use zoning designations. For all land use zoning designations, the Code notes that “transmission lines...are regulated and approved by the Public Utilities Commission. See alternate review procedures in §85.02.050, Alternate Review Procedures.”

Section 85.02.050, Alternate Review Procedures of the Code of Ordinances states in relevant part:

“Unless preempted by State or Federal Law, the specific land uses listed in the land use tables in Chapters 82.03 through 82.22 shall be allowed without a Conditional Use Permit when the following alternate review procedures have been completed to the satisfaction of the Director.

...

(b) Acceptable Alternate Procedures. Projects approved by the following agencies shall qualify as the alternate review authority:

...

5) Projects approved by the State Public Utilities Commission.”

4.11.2.4.1 City of Barstow General Plan, Land Use Element

The Land Use Element establishes the vision of Barstow for its long-term development. The land use designations for parcels within the City crossed by the IC Project Alignment are shown in Table 4.11-1.

4.11.2.4.2 City of Barstow, Route 66 Business Corridor/Downtown Business and Cultural District Specific Plan

The City of Barstow has developed the Route 66 Business Corridor / Downtown Business and Cultural District Specific Plan to identify wayfinding and branding, land use and urban design guidelines for the

corridor. The Specific Plan does not contain any goals, policies, or strategies of relevance to the IC Project.

4.11.2.4.3 City of Barstow, The Code of the City

Title 19, Zoning, Chapter 19.24, Other Uses, Section 19.24.110, Public utility lines, of The Code of the City of Barstow states:

“The provisions of this title shall not be so construed as to limit or interfere with the use of property in any land use district for installation, maintenance and operation of public utility pipelines and under aerial transmission and supply lines, when located in accordance with the applicable rules and regulations of the Public Utilities Commission of the state of California within rights-of-way, easements, franchises or other ownerships of such public utilities.”

4.11.3 Significance Criteria

The significance criteria for assessing the impacts to land use and planning are derived from the California Environmental Quality Act (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 any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed 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
- Conflict with any applicable habitat conservation plan or natural community conservation plan

4.11.4 Impact Analysis

4.11.4.1 Would the project physically divide an established community?

4.11.4.1.1 Construction

No Impact. The IC Project is located in rural areas where the land is undeveloped and is generally described as open space. The existing subtransmission lines that would be rebuilt and reconducted under the IC Project are currently, and have historically been, located in and adjacent to a number of established communities along the alignment. The reconstructed subtransmission line would be located within, or immediately proximate to, the existing alignment, and thus would also be present in these existing communities. Neither the replacement subtransmission structures, the conductor, nor fiber optic cable would physically divide an established community. Therefore, no impacts would occur under this criterion during construction.

4.11.4.1.2 Operations

No Impact. As presented in Chapter 3, SCE is currently performing operation and maintenance (O&M) activities, including inspections, along the subtransmission lines that would be rebuilt and reconducted under the IC Project. No material changes in O&M activities or the locations of these activities are anticipated with implementation of the IC Project, and therefore no impacts would be realized under this criterion during operations and maintenance.

4.11.4.2 Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed 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?

4.11.4.2.1 Construction

No Impact. The IC Project would be re-constructed in existing and new ROWs located on federal, state, and private lands within Inyo County, Kern County, San Bernardino County, and the City of Barstow.

In addition to the fact that GO 131-D preempts local agencies from regulating land use matters associated with investor-owned utilities, as presented in the Regulatory Setting section, the construction or operation of electric infrastructure as included in the IC Project is not prohibited in any of the land uses designated in the Kern County General Plan, Inyo County General Plan, San Bernardino County General Plan, or the City of Barstow General Plan. The IC Project is consistent with Policy PSU-10.1 of the Inyo County General Plan, as the reconstruction of the subtransmission lines in and immediately proximate to the existing alignment would minimize impacts to agriculture and would minimize noise, electromagnetic, visual, and other impacts on existing and future residents. Further, the IC Project is consistent with Policies contained in the Kern County General Plan Energy Element, as it is routed to minimize potential adverse environmental effects and meets the County's preference for the use of existing corridors where feasible.

As presented in the Regulatory Setting section, the provisions of the Kern County Zoning Ordinance do not apply to the construction, installation, operation and maintenance of transmission lines or supporting towers, and poles for providing electricity services by public utility companies or any other company under the jurisdiction of the CPUC.

The Zoning Ordinance of the County of Inyo is silent regarding the use of all zones crossed by the IC Project for the construction or operation of electric transmission lines; the reconstruction and reconductoring of existing electrical infrastructure is not listed as a prohibited use in any zoning designation.

Transmission lines regulated and approved by the CPUC are an allowable use in all land use zoning designations in San Bernardino County and the City of Barstow. Therefore, reconstruction of the existing subtransmission lines does not conflict with these zoning ordinances.

The IC Project would reconstruct the "115 kV SCE Double Circuit Line" that is located within a one half-mile wide utility corridor designated in the Bishop RMP, and thus is a recognized existing land use in the Bishop RMP.

The IC Project crosses BLM lands designated as California Desert National Conservation Lands, ACECs, ERMA, SRMA, GPL, and DFA. The LUPA-wide CMAs permit transmission lines in ACECs, DFAs, and California Desert National Conservation Lands. The DRECP LUPA does not include any CMAs that permit or disallow transmission lines in SRMAs, ERMA, or GPL lands. The DRECP LUPA recognizes valid existing rights such as those held by SCE and that would be utilized under the IC Project. The BLM will evaluate the applicability of valid existing rights on a case-by-case basis, and in situations where the BLM retains authority to require design features or mitigation, the BLM will apply DRECP LUPA decisions to the extent authorized by the relevant statutes and regulations. The IC Project would comply with all conditions and measures included in federal authorizations for the purpose of avoiding or

mitigating an environmental effect. Therefore, construction of the IC Project would be consistent with the LUPA. Accordingly, no impacts would occur under this criterion.

4.11.4.2.2 Operations

No Impact. As presented in Chapter 3, SCE is currently performing operation and maintenance (O&M) activities, including inspections, along the subtransmission lines that would be rebuilt and reconducted under the IC Project. No material changes in O&M activities or the locations of these activities are anticipated with implementation of the IC Project, and therefore no impacts would be realized under this criterion during operations and maintenance.

4.11.4.3 Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

4.11.4.3.1 Construction

No Impact. No portion of the IC Project is located in an area covered by a Natural Community Conservation Plan or Habitat Conservation Plan. Therefore, no impact would occur under this criterion.

4.11.4.3.2 Operations

No Impact. No portion of the IC Project is located in an area covered by a Natural Community Conservation Plan or Habitat Conservation Plan. Therefore, no impact would occur under this criterion.

4.11.5 Applicant Proposed Measures

Because no impacts to land use or planning would occur as a result of the IC Project, no avoidance and minimization measures are proposed.

4.11.6 Alternatives

Alternatives to the IC Project are addressed in Section 5.2, Description of Project Alternatives and Impact Analysis.

4.11.7 References

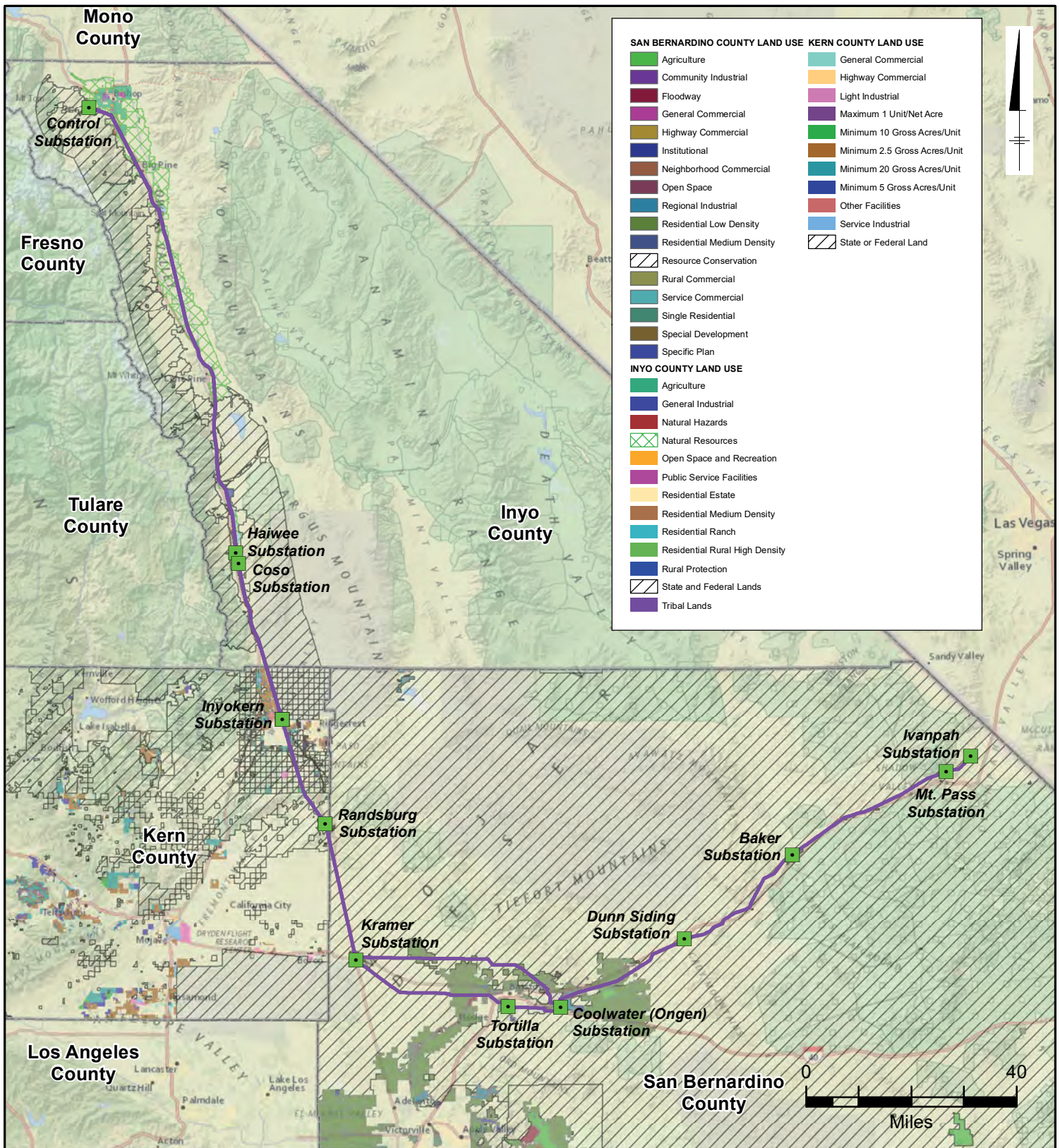
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Legend

- Substation
- IC Project Alignment

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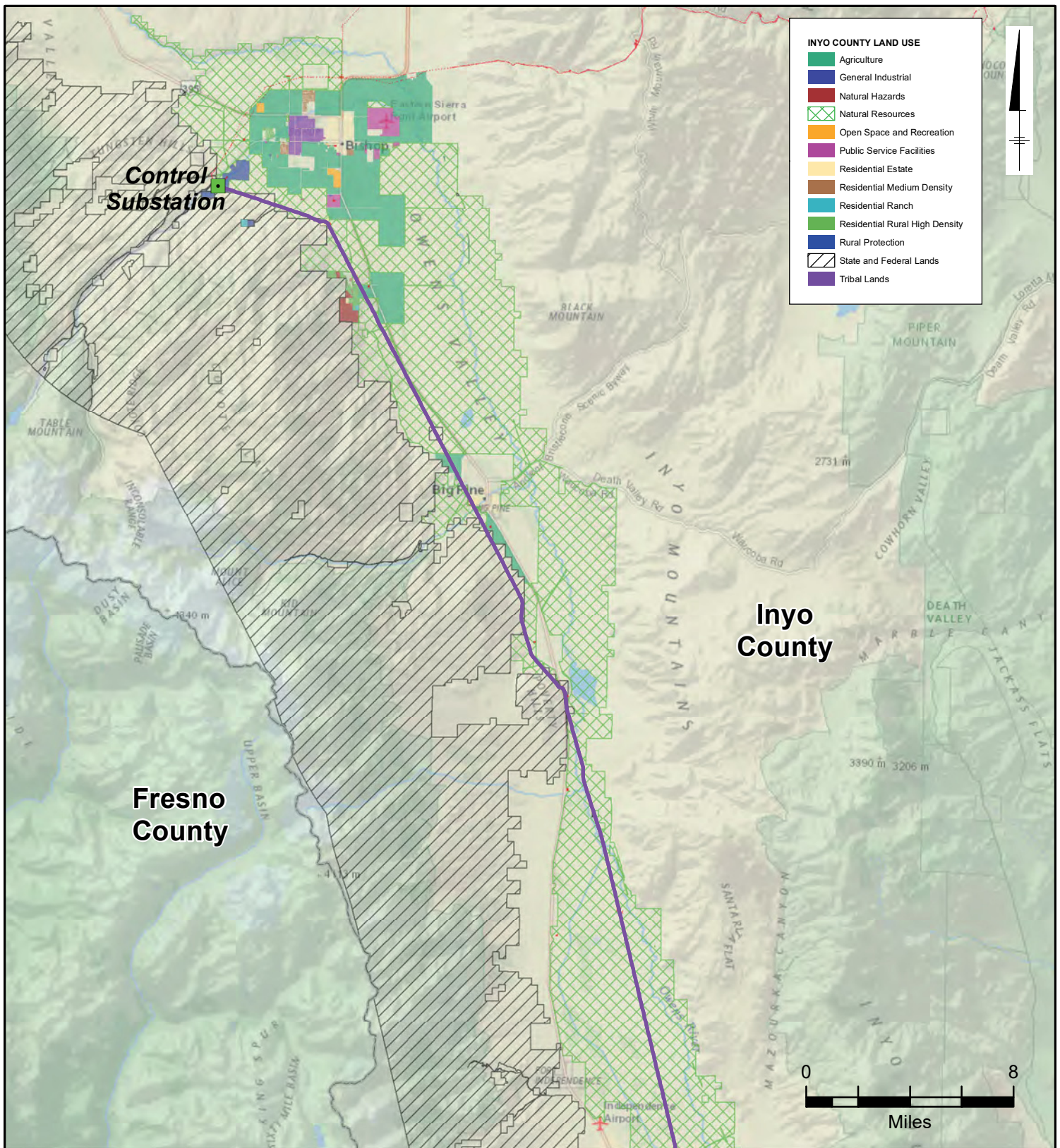
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- (3) Inyo Co Land Use source:
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IVANPAH-CONTROL PROJECT

LAND USE DESIGNATIONS



FIGURESET:
4.11-1



INYO COUNTY LAND USE

- Agriculture
- General Industrial
- Natural Hazards
- Natural Resources
- Open Space and Recreation
- Public Service Facilities
- Residential Estate
- Residential Medium Density
- Residential Ranch
- Residential Rural High Density
- Rural Protection
- State and Federal Lands
- Tribal Lands

Legend

- Substation
- IC Project Alignment

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County

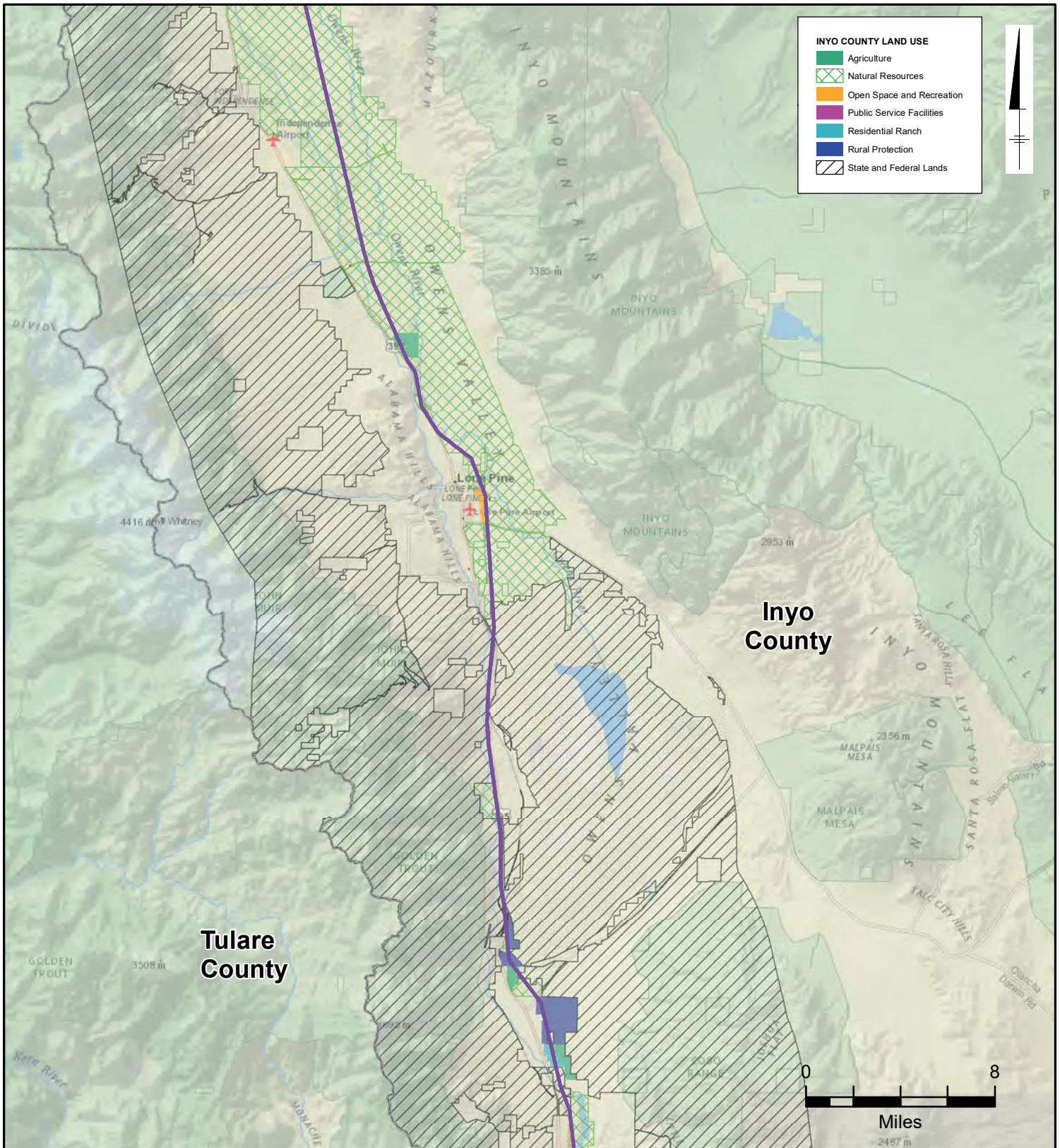
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IVANPAH-CONTROL PROJECT	
LAND USE DESIGNATIONS	
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Legend

- Substation
- IC Project Alignment

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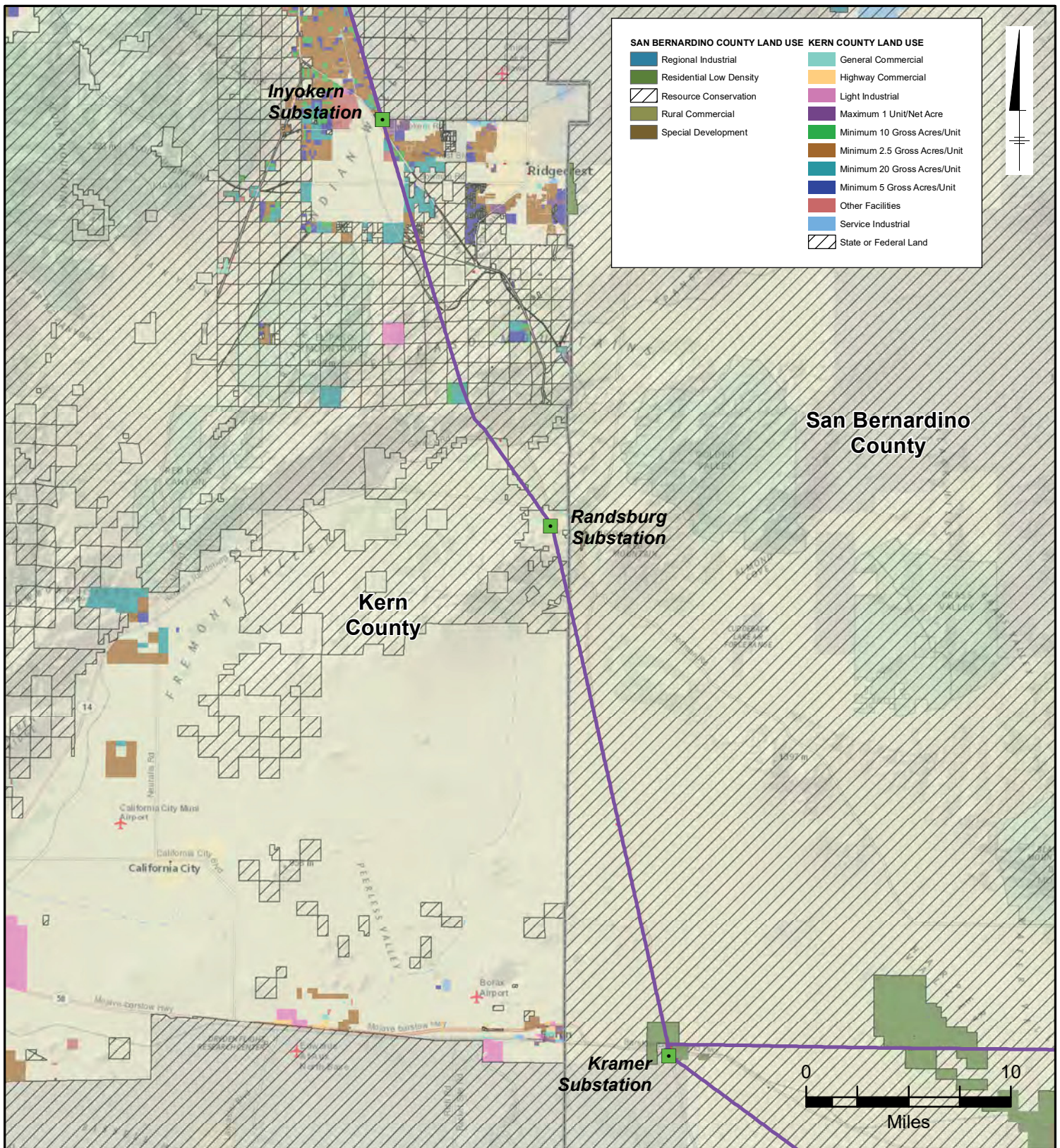
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IVANPAH-CONTROL PROJECT

LAND USE DESIGNATIONS



FIGURESET:
4.11-1



Legend

- Substation
- IC Project Alignment

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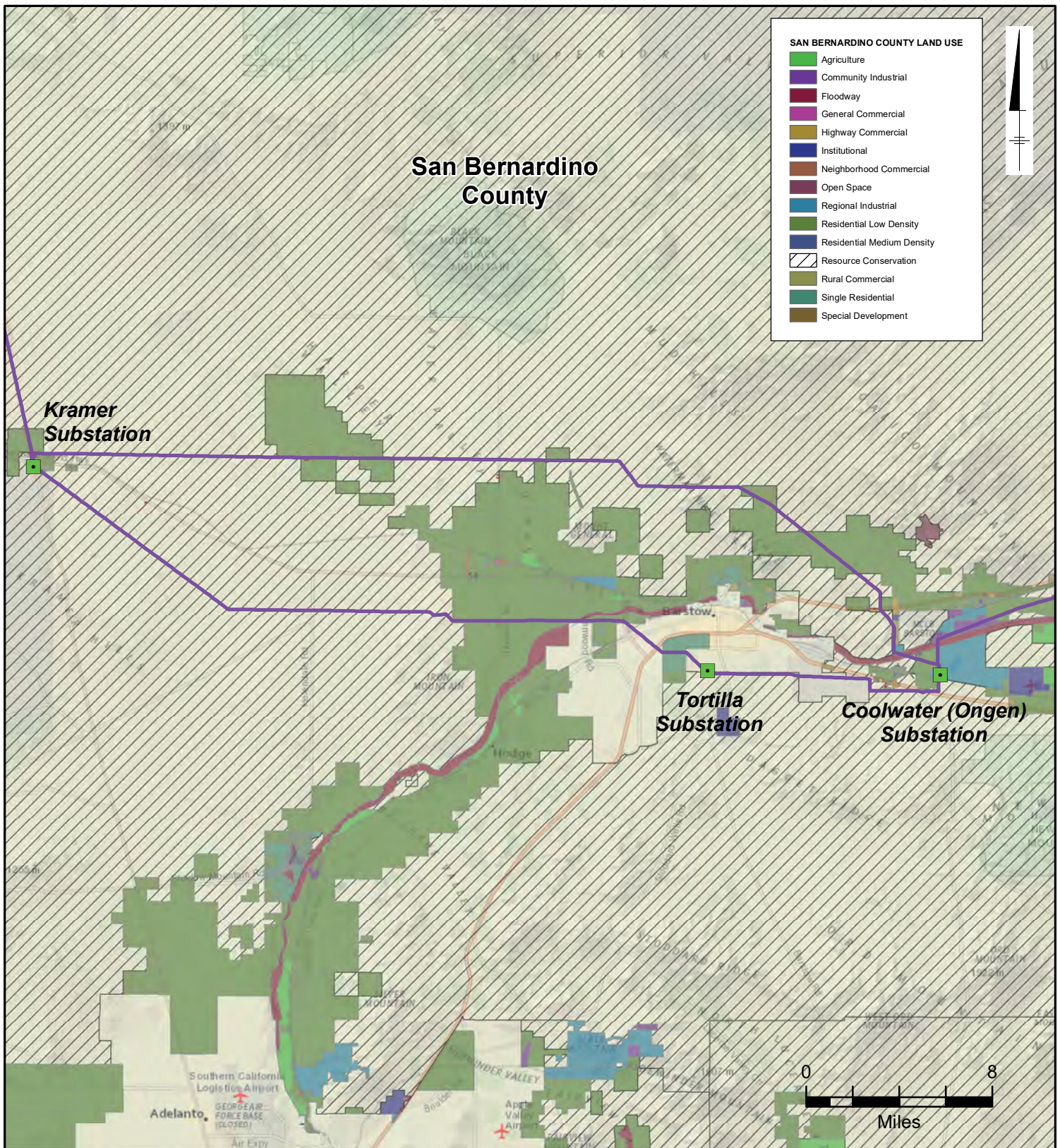
IVANPAH-CONTROL PROJECT

LAND USE DESIGNATIONS



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Legend

- Substation
- IC Project Alignment

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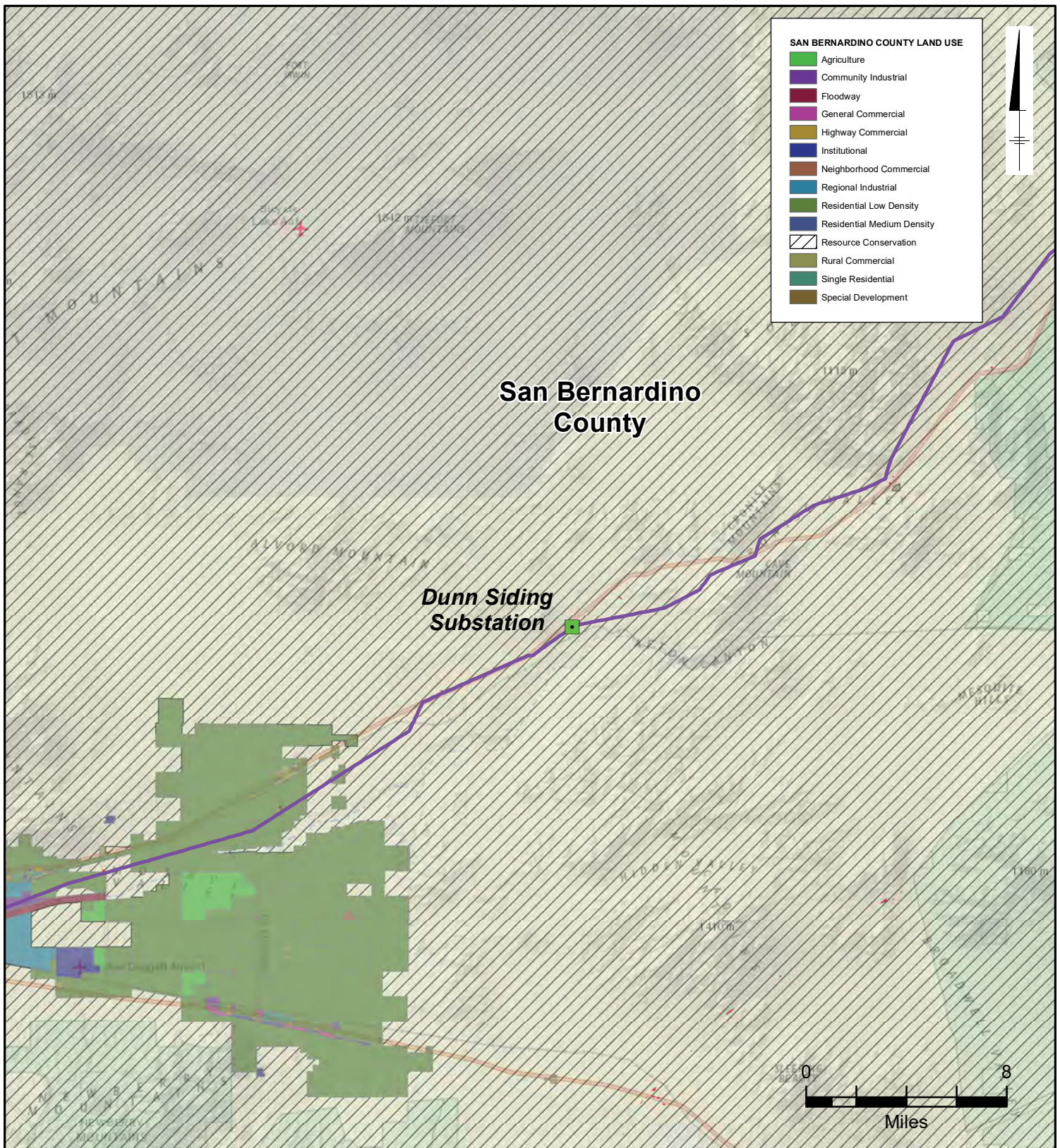
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IVANPAH-CONTROL PROJECT

LAND USE DESIGNATIONS



FIGURESET:
4.11-1



Legend

- Substation
- IC Project Alignment

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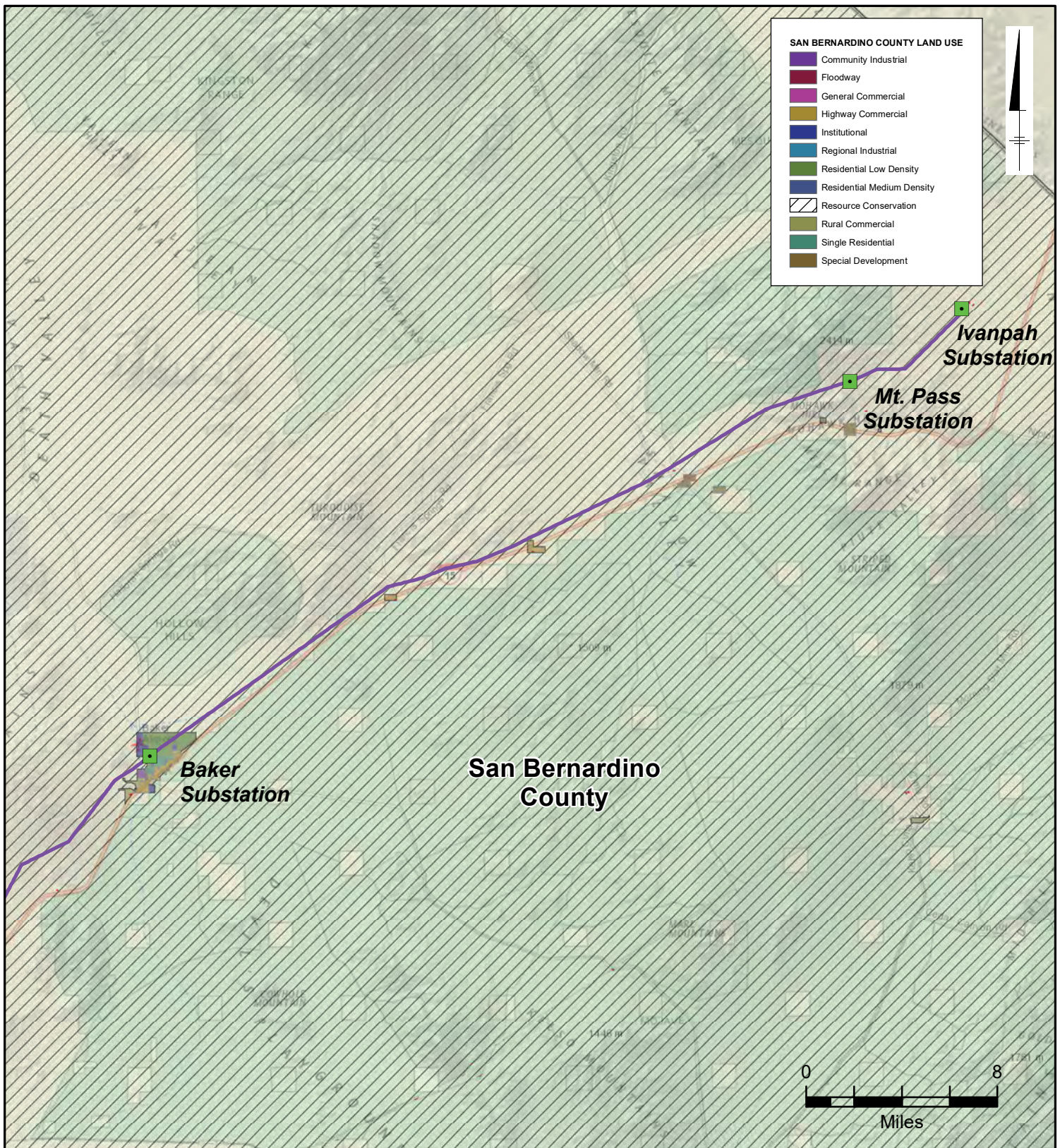
IVANPAH-CONTROL PROJECT

LAND USE DESIGNATIONS



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- Substation
- IC Project Alignment

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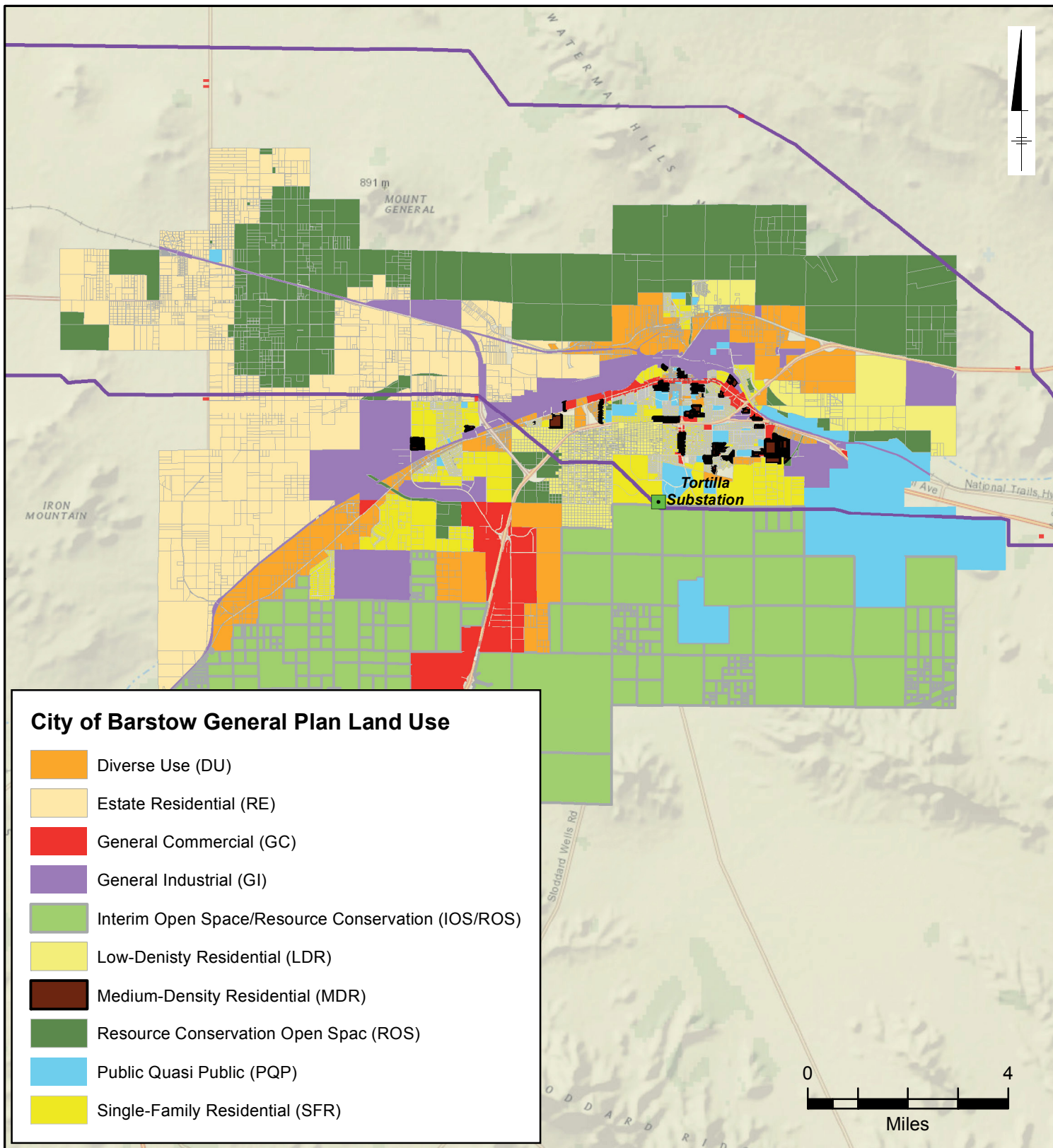
County

IVANPAH-CONTROL PROJECT

LAND USE DESIGNATIONS



FIGURESET:
4.11-1



City of Barstow General Plan Land Use

- Diverse Use (DU)
- Estate Residential (RE)
- General Commercial (GC)
- General Industrial (GI)
- Interim Open Space/Resource Conservation (IOS/ROS)
- Low-Density Residential (LDR)
- Medium-Density Residential (MDR)
- Resource Conservation Open Spac (ROS)
- Public Quasi Public (PQP)
- Single-Family Residential (SFR)

Legend

- Substation
- County
- IC Project Alignment

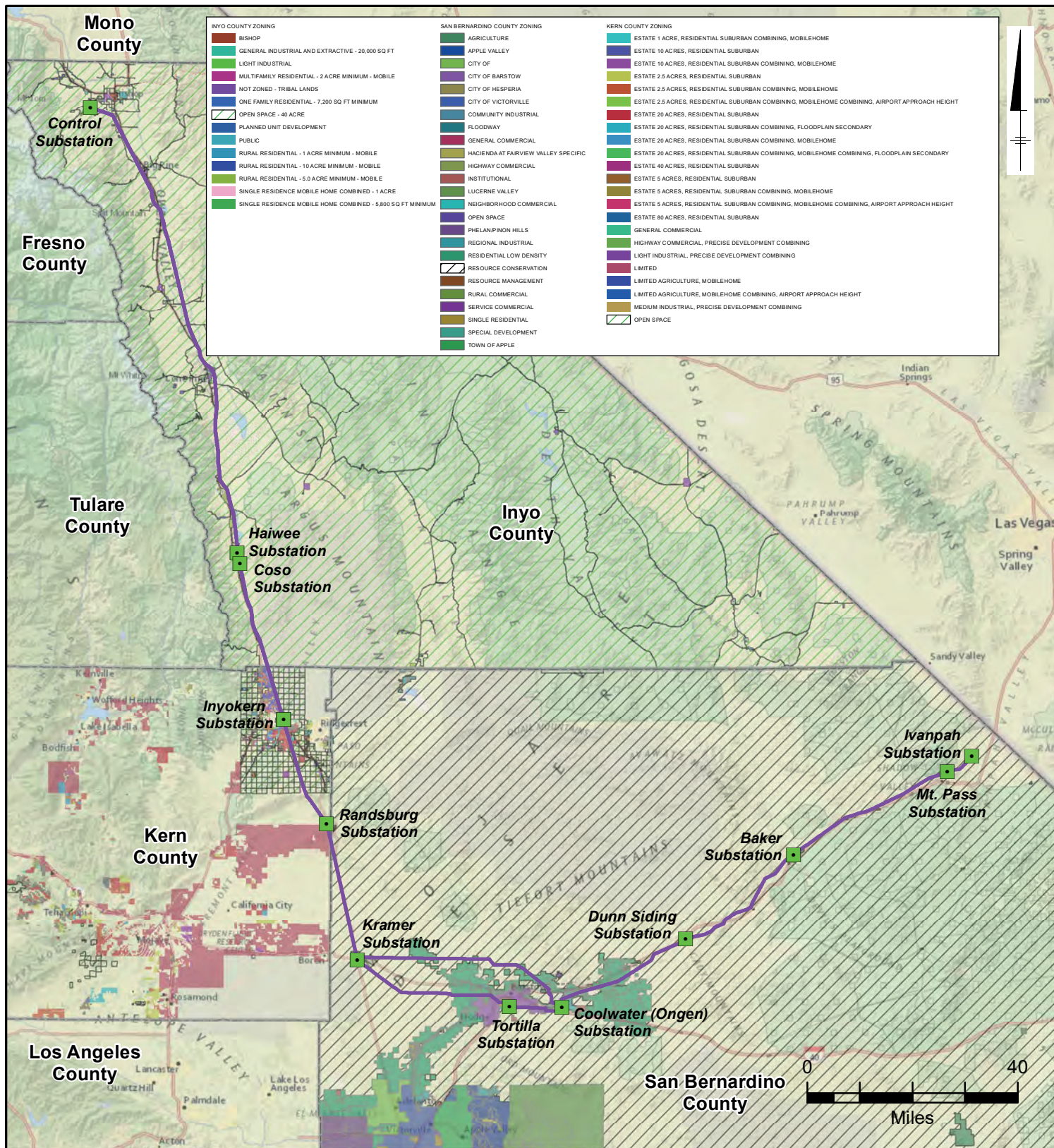
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IVANPAH-CONTROL PROJECT

LAND USE DESIGNATIONS



FIGURESET:
4.11-1



INYO COUNTY ZONING	SAN BERNARDINO COUNTY ZONING	KERN COUNTY ZONING
BISHOP	AGRICULTURE	ESTATE 1 ACRE, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME
GENERAL INDUSTRIAL AND EXTRACTIVE - 20,000 SQ FT	APPLE VALLEY	ESTATE 10 ACRES, RESIDENTIAL SUBURBAN
LIGHT INDUSTRIAL	CITY OF	ESTATE 10 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME
MULTIFAMILY RESIDENTIAL - 2 ACRE MINIMUM - MOBILE	CITY OF BARSTOW	ESTATE 2.5 ACRES, RESIDENTIAL SUBURBAN
NOT ZONED - TRIBAL LANDS	CITY OF HESPERIA	ESTATE 2.5 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME
ONE FAMILY RESIDENTIAL - 7,200 SQ FT MINIMUM	CITY OF VICTORVILLE	ESTATE 2.5 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME COMBINING, AIRPORT APPROACH HEIGHT
OPEN SPACE - 40 ACRE	COMMUNITY INDUSTRIAL	ESTATE 20 ACRES, RESIDENTIAL SUBURBAN
PLANNED UNIT DEVELOPMENT	FLOODWAY	ESTATE 20 ACRES, RESIDENTIAL SUBURBAN COMBINING, FLOODPLAIN SECONDARY
PUBLIC	GENERAL COMMERCIAL	ESTATE 20 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME
RURAL RESIDENTIAL - 1 ACRE MINIMUM - MOBILE	HACIENDA AT FARVIEW VALLEY SPECIFIC	ESTATE 20 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME COMBINING, FLOODPLAIN SECONDARY
RURAL RESIDENTIAL - 10 ACRE MINIMUM - MOBILE	HIGHWAY COMMERCIAL	ESTATE 40 ACRES, RESIDENTIAL SUBURBAN
RURAL RESIDENTIAL - 5.0 ACRE MINIMUM - MOBILE	INSTITUTIONAL	ESTATE 40 ACRES, RESIDENTIAL SUBURBAN
SINGLE RESIDENCE MOBILE HOME COMBINED - 1 ACRE	LUCERNE VALLEY	ESTATE 5 ACRES, RESIDENTIAL SUBURBAN
SINGLE RESIDENCE MOBILE HOME COMBINED - 5,800 SQ FT MINIMUM	NEIGHBORHOOD COMMERCIAL	ESTATE 5 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME
	OPEN SPACE	ESTATE 5 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME COMBINING, AIRPORT APPROACH HEIGHT
	PHELAN/PINON HILLS	ESTATE 80 ACRES, RESIDENTIAL SUBURBAN
	REGIONAL INDUSTRIAL	GENERAL COMMERCIAL
	RESIDENTIAL LOW DENSITY	HIGHWAY COMMERCIAL, PRECISE DEVELOPMENT COMBINING
	RESOURCE CONSERVATION	LIGHT INDUSTRIAL, PRECISE DEVELOPMENT COMBINING
	RESOURCE MANAGEMENT	LIMITED
	RURAL COMMERCIAL	LIMITED AGRICULTURE, MOBILEHOME
	SERVICE COMMERCIAL	LIMITED AGRICULTURE, MOBILEHOME COMBINING, AIRPORT APPROACH HEIGHT
	SINGLE RESIDENTIAL	MEDIUM INDUSTRIAL, PRECISE DEVELOPMENT COMBINING
	SPECIAL DEVELOPMENT	OPEN SPACE
	TOWN OF APPLE	

Legend

- Substation
- County
- IC Project Alignment

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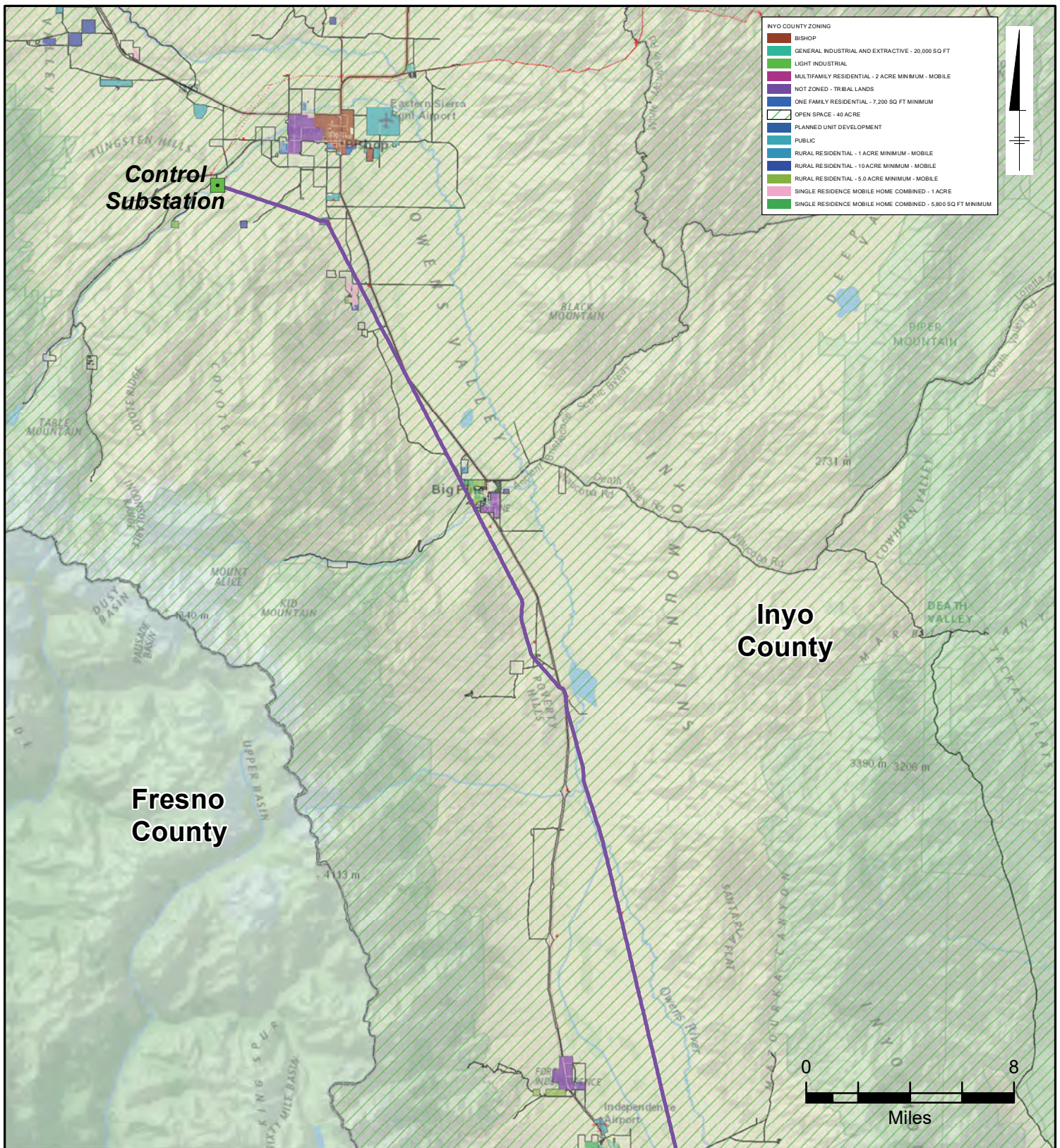
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IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS



FIGURESET:
4.11-2



Legend

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- IC Project Alignment

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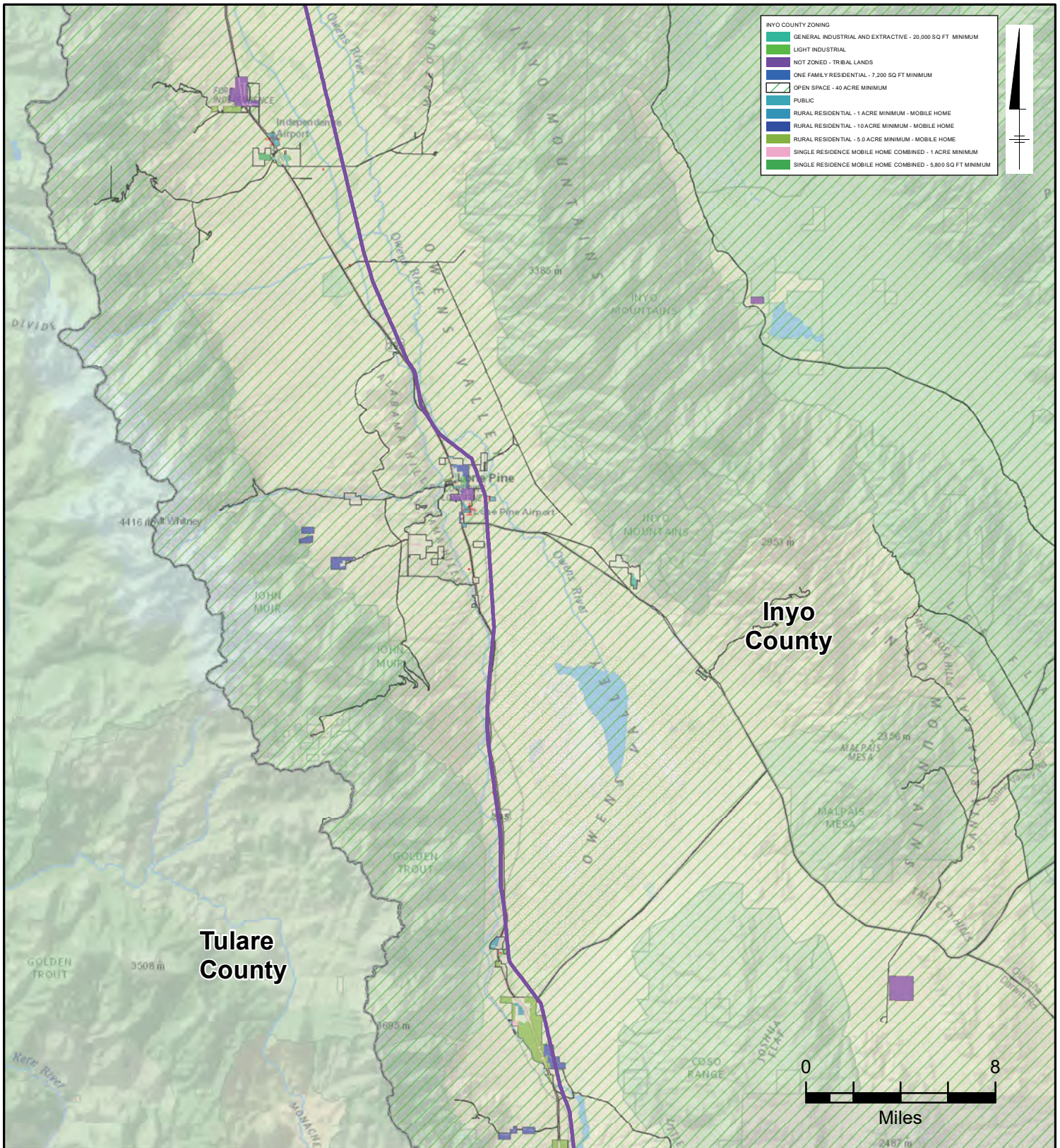
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IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS

**FIGURESET: 4.11-2**



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County

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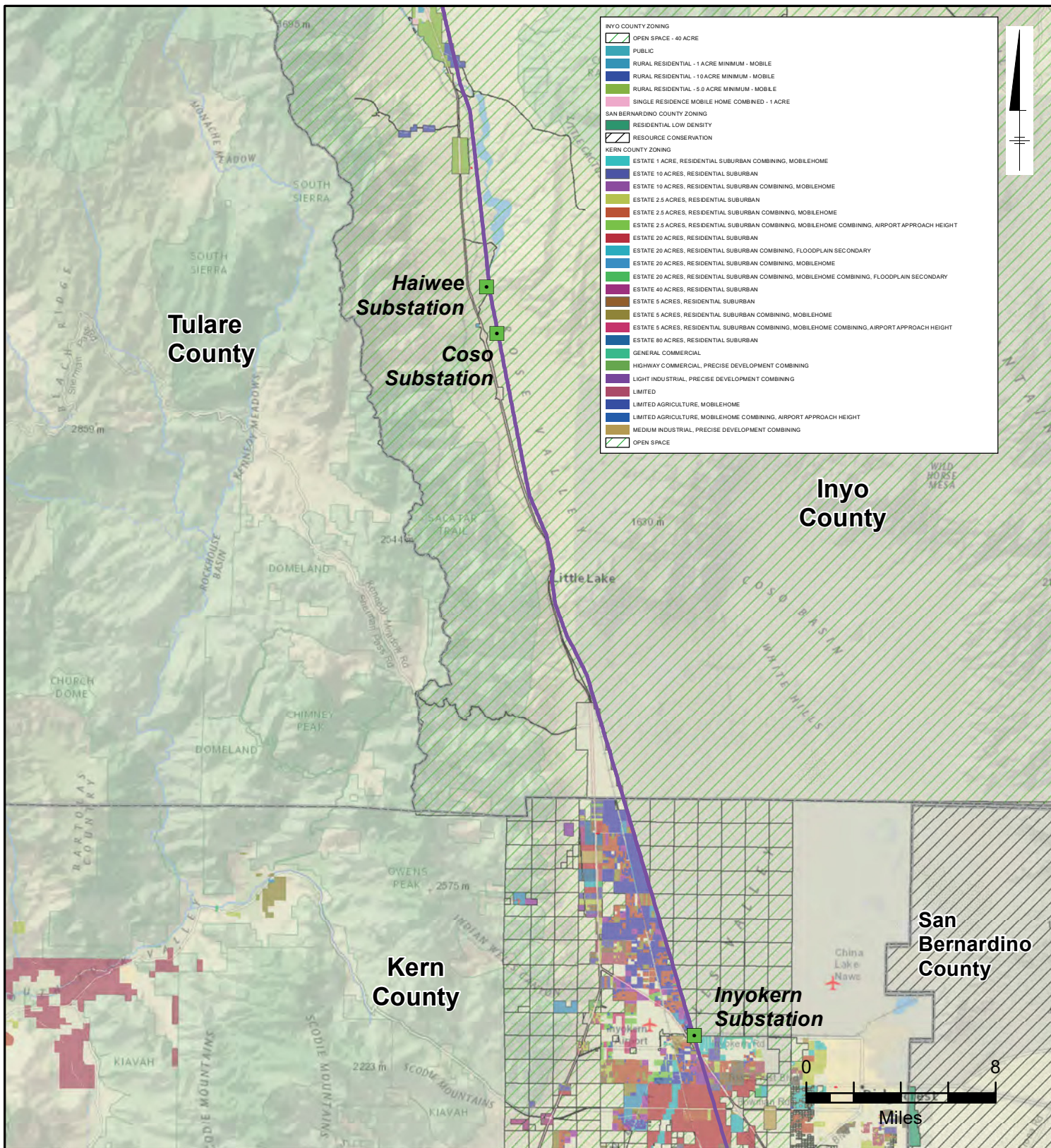
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IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS



FIGURESET:
4.11-2



Legend

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- IC Project Alignment

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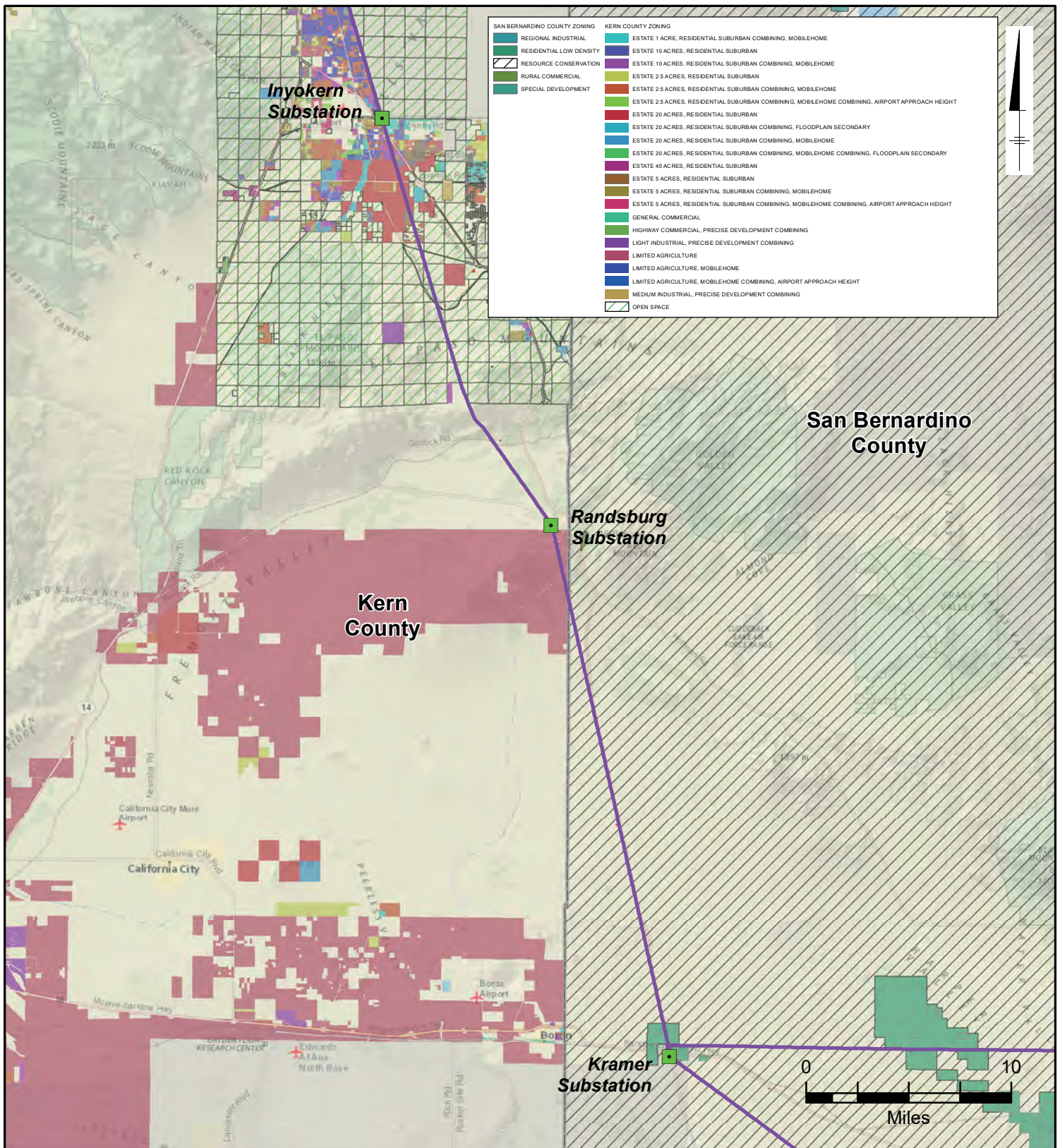
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IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS



FIGURESET:
4.11-2



Legend

- Substation
- ▭ County
- IC Project Alignment

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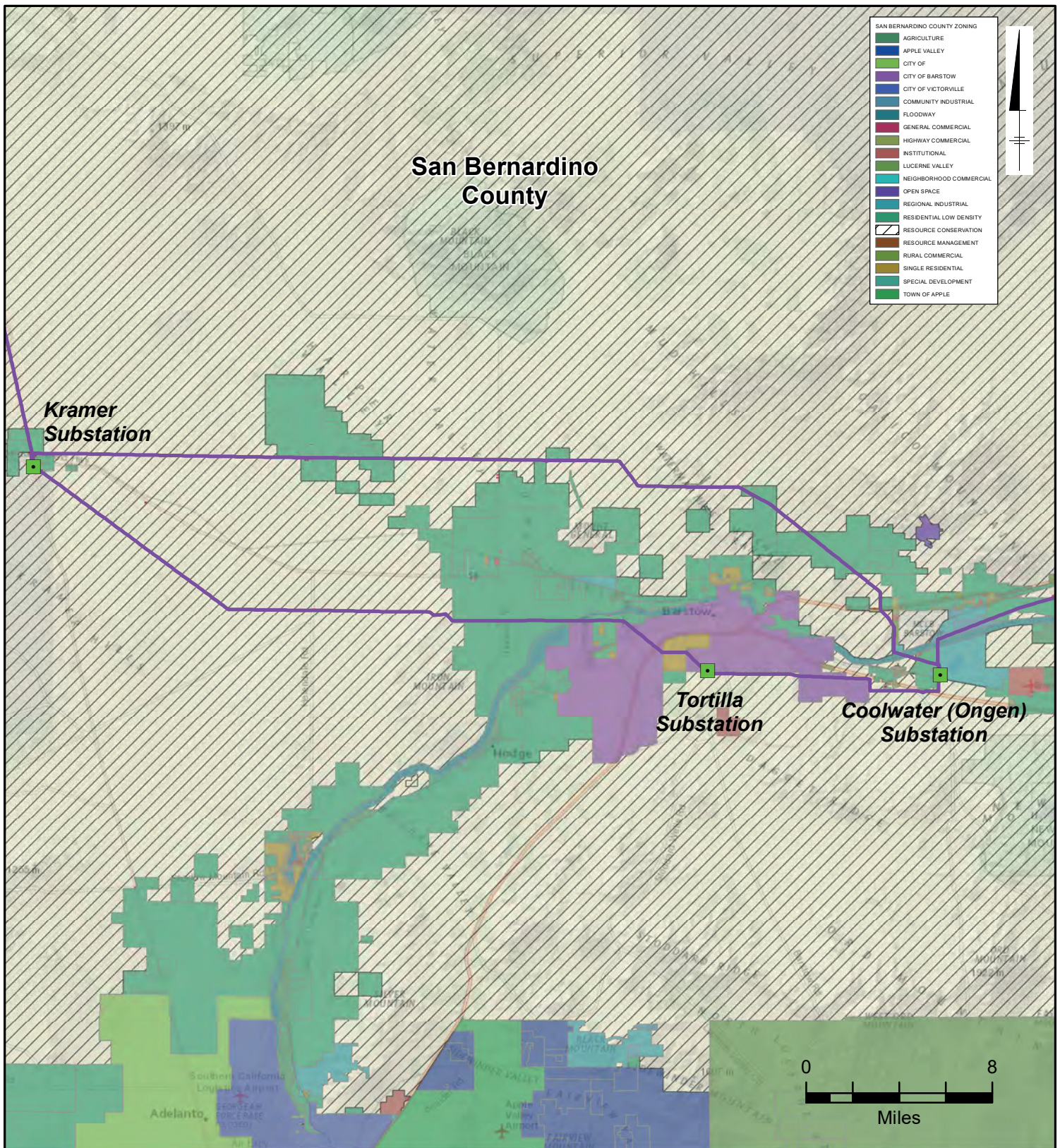
IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS



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Legend

- Substation
- IC Project Alignment

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County

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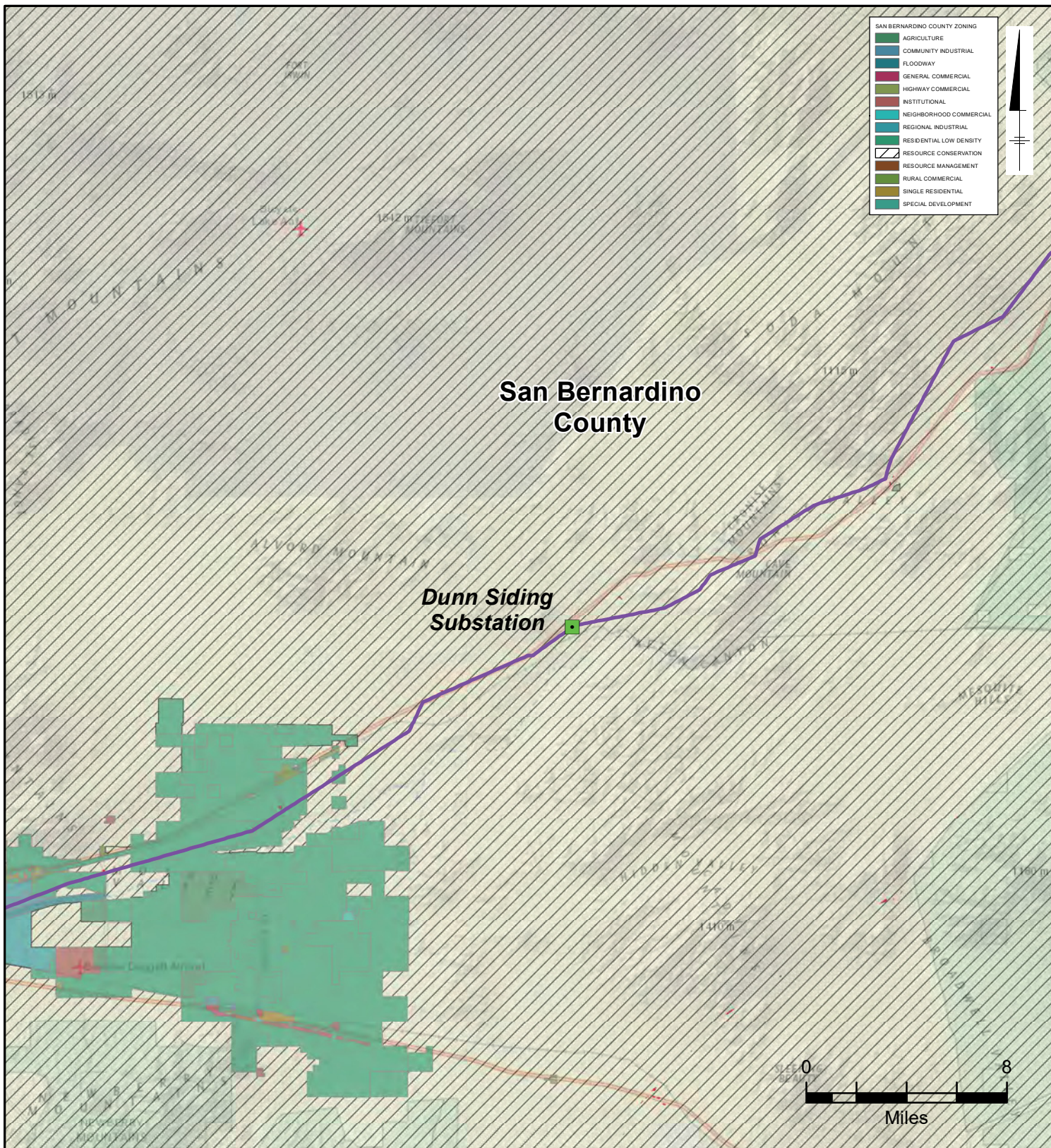
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IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS



FIGURESET:
4.11-2



Legend

- Substation
- IC Project Alignment

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□ County

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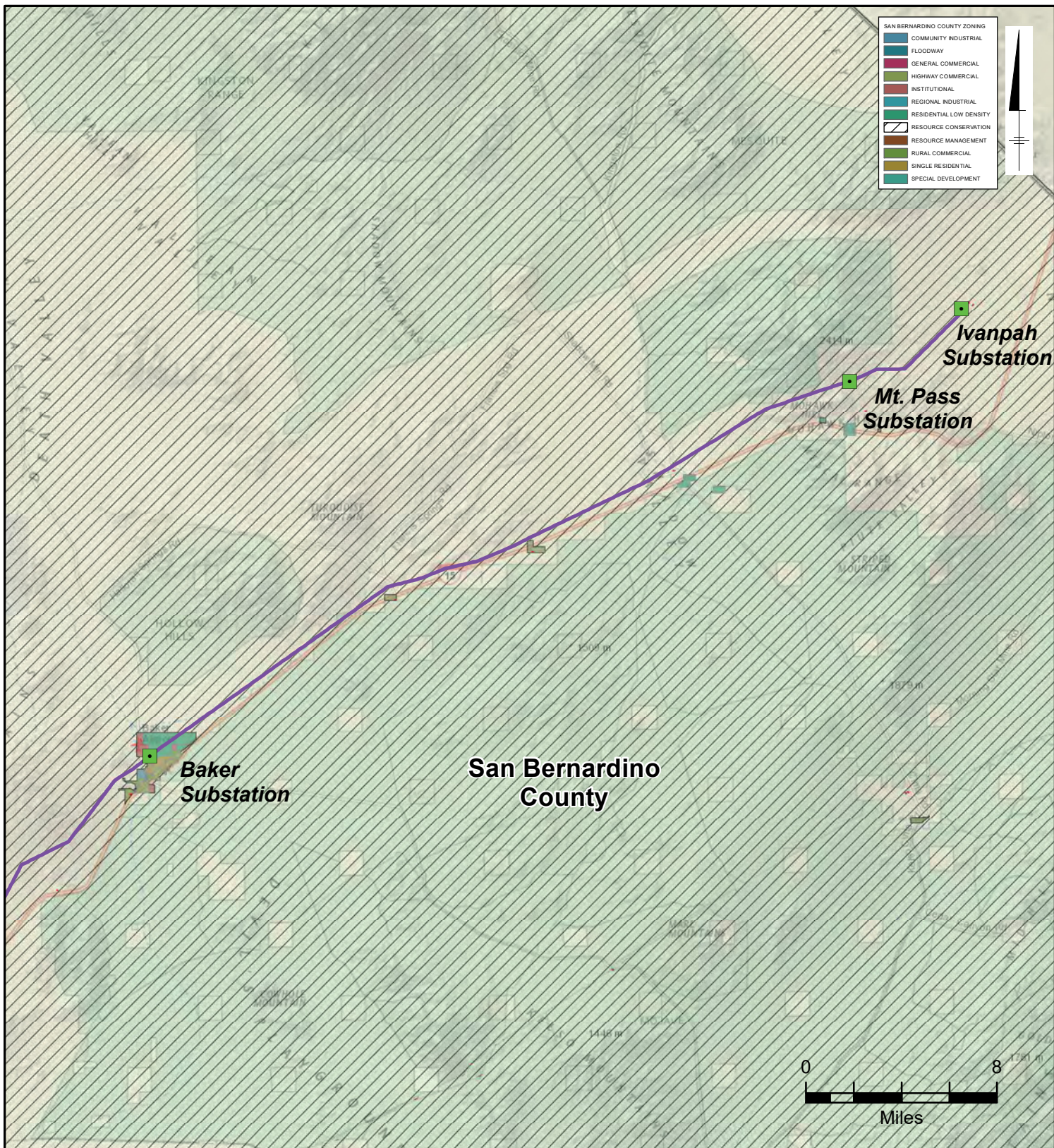
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IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS



FIGURESET:
4.11-2



Legend

- Substation
- IC Project Alignment

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County

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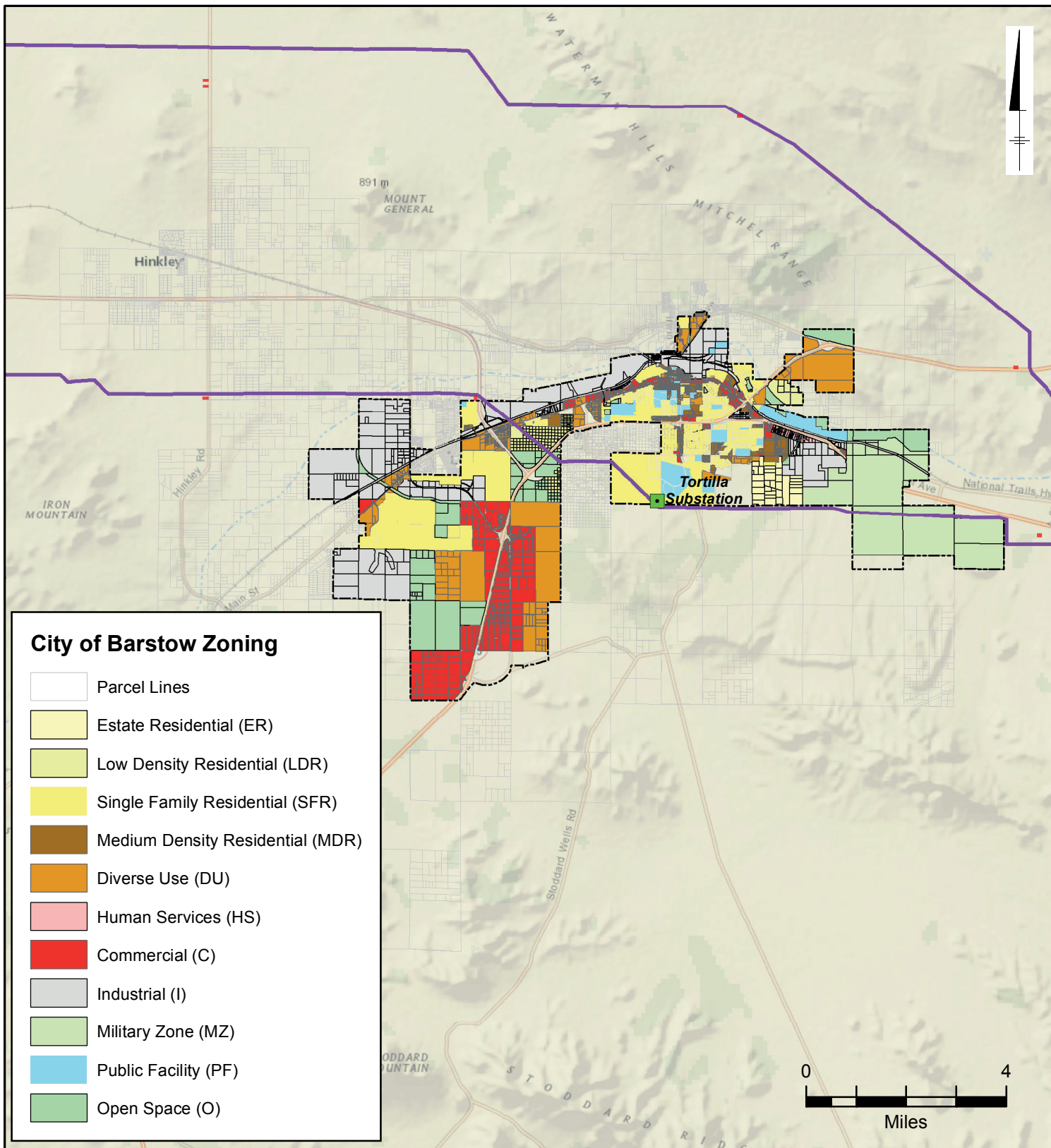
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IVANPAH-CONTROL PROJECT

ZONING DESIGNATIONS



FIGURESET:
4.11-2



City of Barstow Zoning

- Parcel Lines
- Estate Residential (ER)
- Low Density Residential (LDR)
- Single Family Residential (SFR)
- Medium Density Residential (MDR)
- Diverse Use (DU)
- Human Services (HS)
- Commercial (C)
- Industrial (I)
- Military Zone (MZ)
- Public Facility (PF)
- Open Space (O)

Legend

- Substation
- IC Project Alignment
- County
- Cities

NOTES:
 (1) City of Barstow Zoning source:
<http://www.barstowca.org/business/general-plan-map>

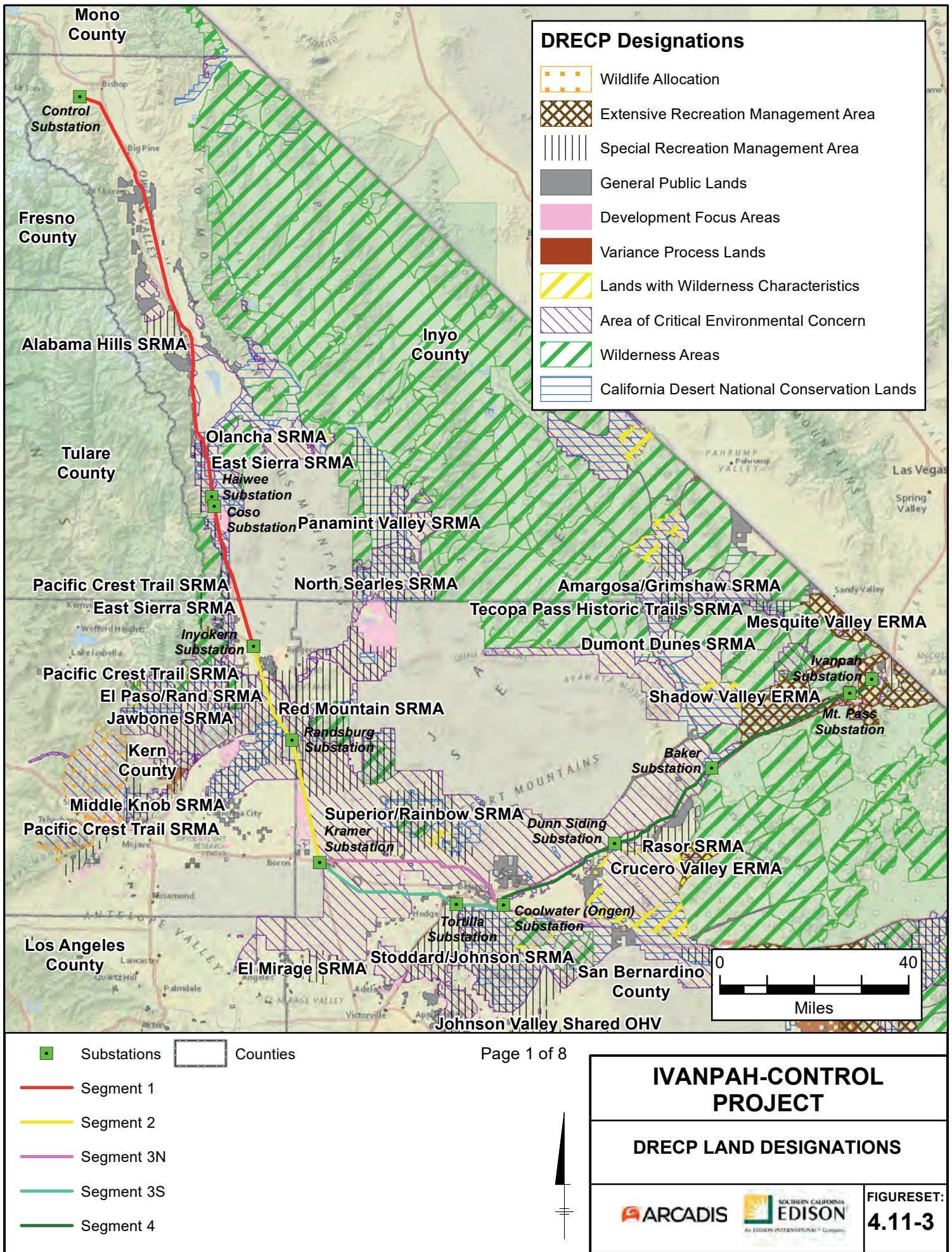
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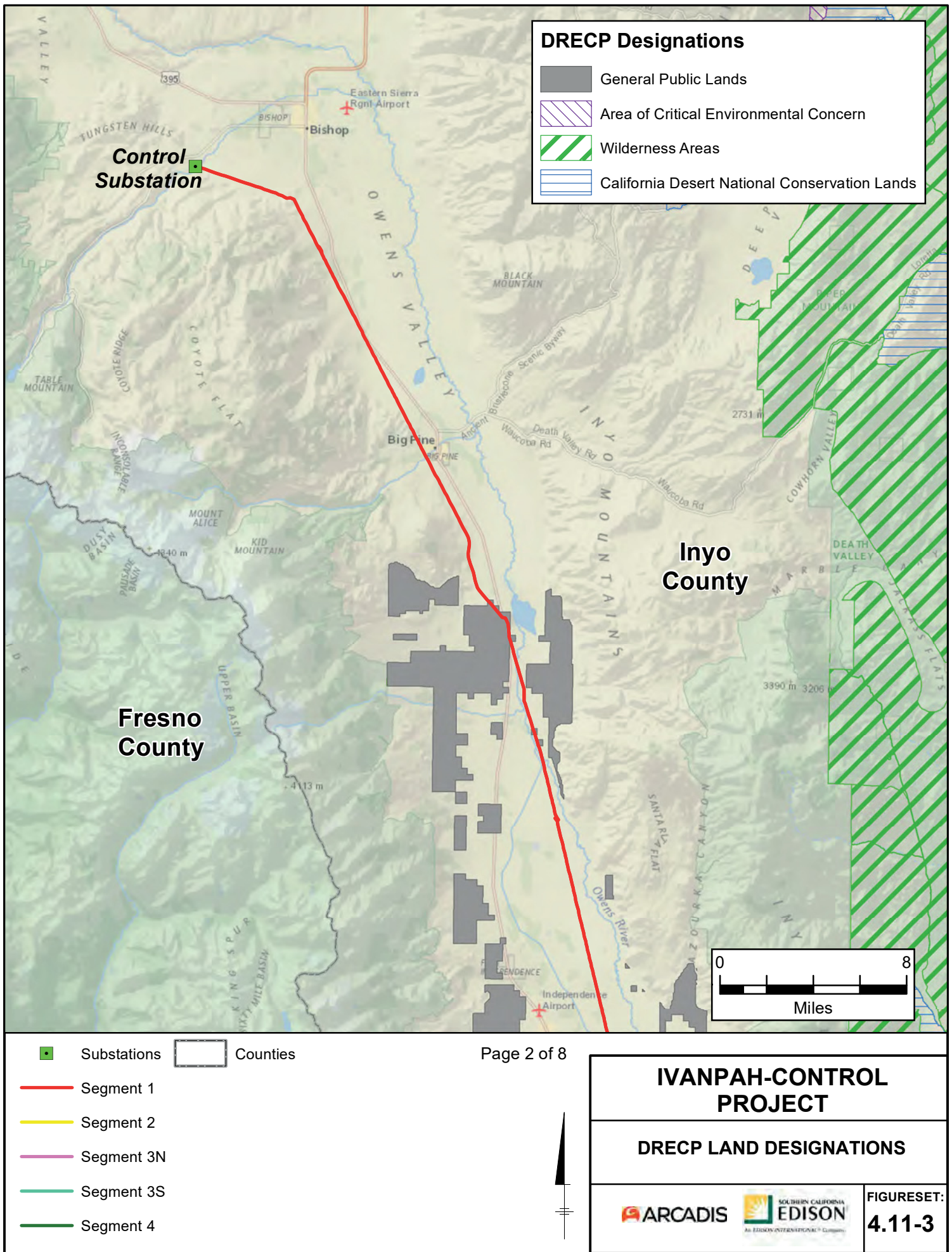
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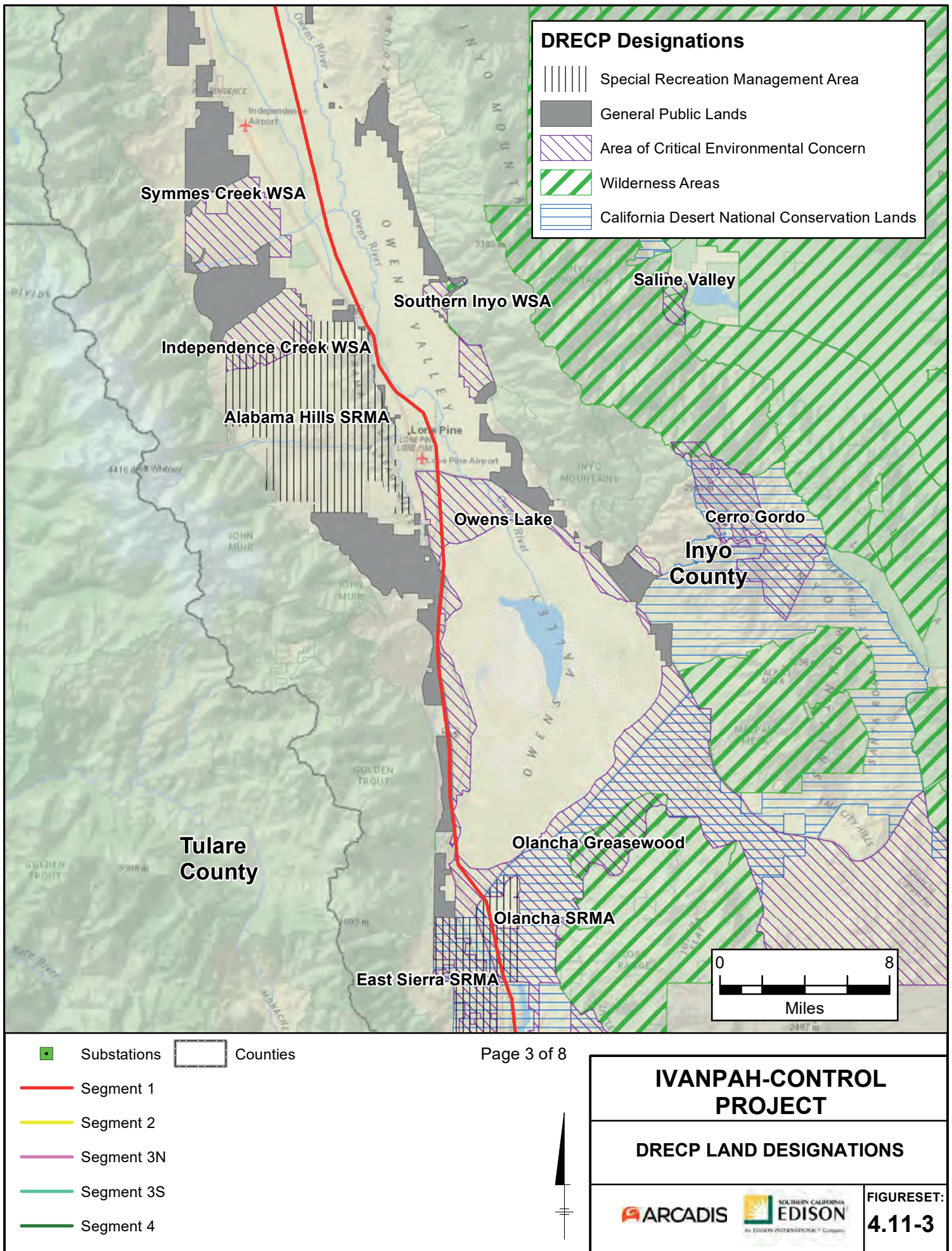


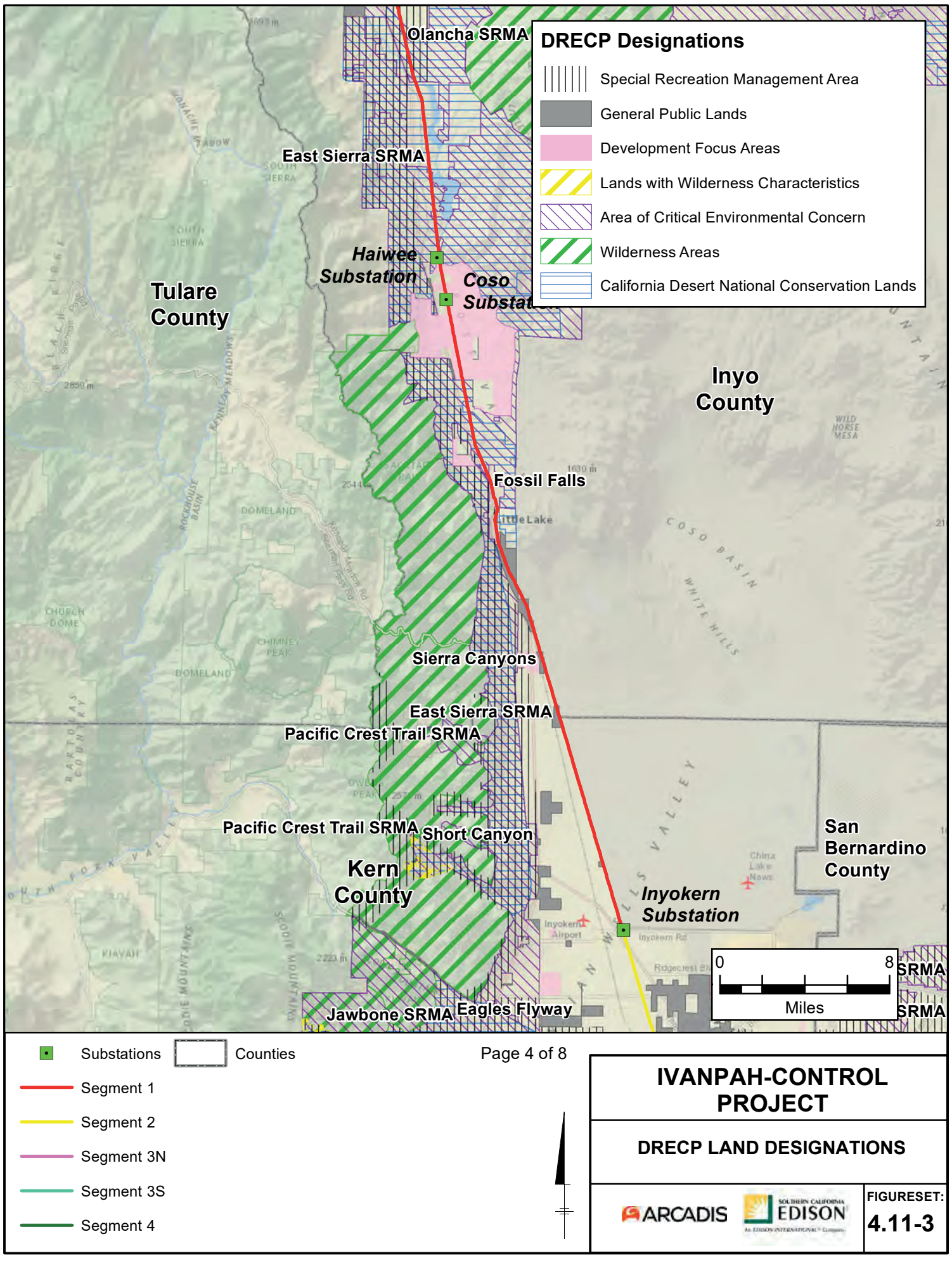
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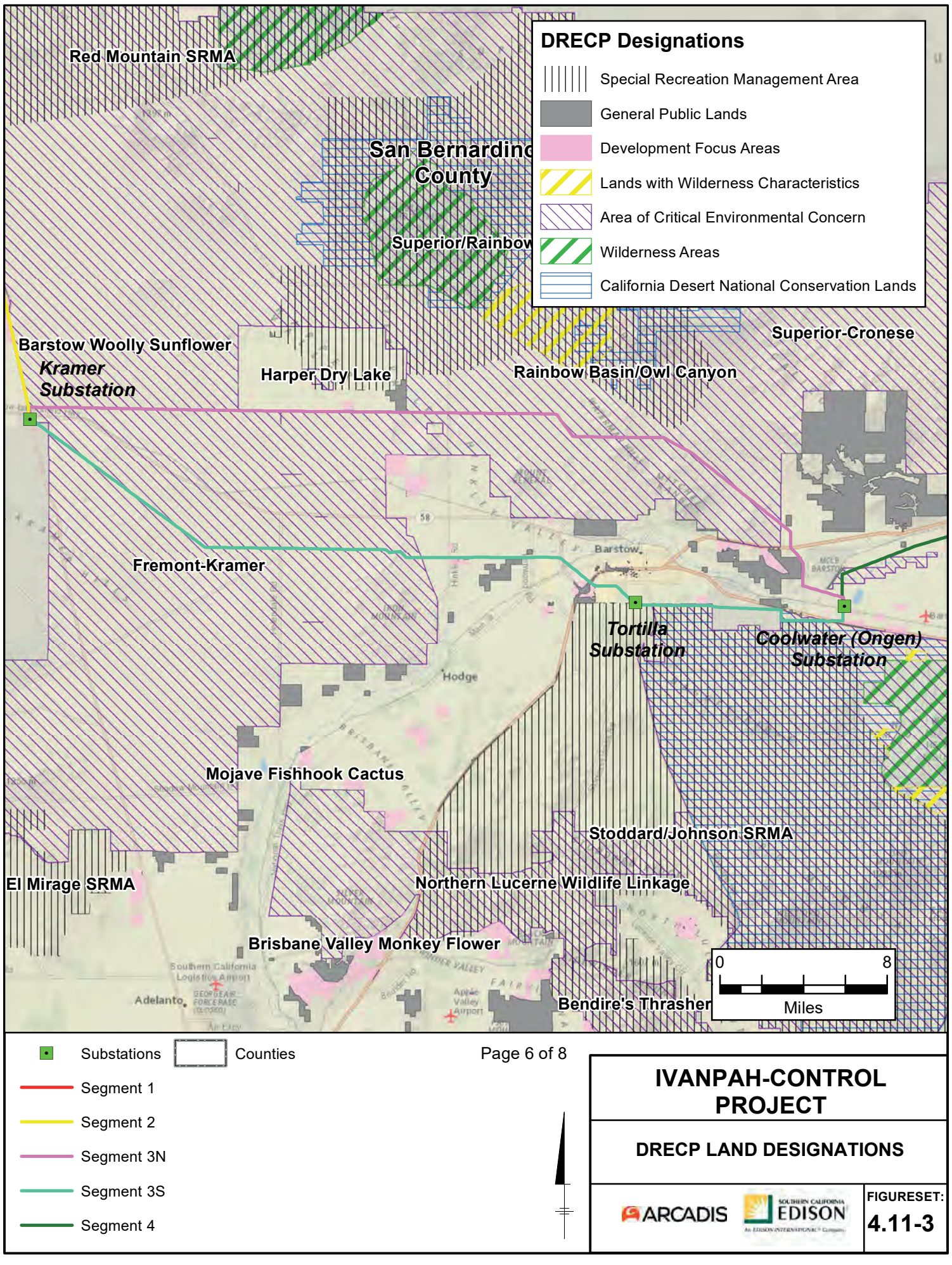
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