

## 1.11 LAND USE AND PLANNING

The following discussion evaluates the potential changes in impacts associated with land use and planning and the conclusions from the Proponent's Environmental Assessment (PEA) with the incorporation of the Proposed Project's design modifications as described in the redlined version of Chapter 3 – Project Description.<sup>1</sup> The table below summarizes the impact determinations from the PEA and the impact determinations with the incorporation of the design modifications.

Would the project:	PEA Impact Determination	Impact Determination with Design Modifications
a) Physically divide an established community?	No Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less-than-Significant Impact	Less-than-Significant Impact

### Would the project physically divide an established community?

#### *Construction, Operations and Maintenance*

#### LSPGC and PG&E Proposed Project Components

**No Impact.** The design modifications would be located in close proximity to the original component locations or within existing rights-of-way (ROWs). As a result, the design modifications would not divide an established community, and consistent with the PEA, no impacts would occur.

General plan land use and zoning designations crossed by the proposed PG&E 500 kV Transposition Structures are summarized in Table 1.11-1: General Plan Land Use Designations Covered by the Proposed PG&E 500 kV Transposition Structures and Table 1.11-2: Zoning Designations Covered by the Proposed PG&E 500 kV Transposition Structures.

### Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

#### *Construction, Operations and Maintenance*

#### LSPGC and PG&E Proposed Project Components

**Less-than-Significant Impact.** The design modifications would not introduce a conflict with any land use plan, policy, or regulation that was not previously identified in the PEA. The proposed LS Power Grid California, LLC (LSPGC) Collinsville Substation, LSPGC 230 Kilovolt (kV) Overhead Segment, and Pacific Gas and Electric Company (PG&E) 500 kV

<sup>1</sup> Chapter 3 – Project Description discusses Pacific Gas and Electric Company's (PG&E's) proposed work at PG&E's existing Tesla Substation located in Alameda County. The work at PG&E's existing Tesla Substation would occur within the substation fence line and would not require ground disturbance. As a result, land use plans and policies for Alameda County were not assessed.

Interconnection would continue to be within 0.5 mile of the edge of the Suisun Marsh, and the proposed LSPGC 230 kV Submarine Segment would continue to cross the Primary Management Area of the Suisun Marsh Protection Plan.

**Table 1.11-1: General Plan Land Use Designations Covered by the Proposed PG&E 500 kV Transposition Structures**

County	Land Use Designation	Proposed Project Component	Approximate Area Covered by the Proposed Project Component (acres)
Solano County	Agriculture	PG&E 500 kV Transposition Structure A	<0.1
	Agriculture	PG&E 500 kV Transposition Structure B	<0.1
	Agriculture	PG&E 500 kV Transposition Structure C	<0.1
Contra Costa County	Agriculture	PG&E 500 kV Transposition Structure D	<0.1

Sources: Contra Costa County 2024a, Solano County 2008.

**Table 1.11-2: Zoning Designations Covered by the Proposed PG&E 500 kV Transposition Structures**

County	Zoning Designation	Proposed Project Component	Approximate Area Covered by the Proposed Project Component (acres)
Solano County	Agriculture A-80	PG&E 500 kV Transposition Structure A	<0.1
	Agriculture A-160	PG&E 500 kV Transposition Structure B	<0.1
	Agriculture A-160	PG&E 500 kV Transposition Structure C	<0.1
Contra Costa County	Agricultural A-2 -BS -SG	PG&E 500 kV Transposition Structure D	<0.1

Sources: Contra Costa County 2025, Solano County 2025.

However, the total crossing length (i.e., the combined length of all submarine cables) within the Suisun Marsh would be reduced by 33 percent with the incorporation of the design modifications to the proposed LSPGC 230 kV Submarine Segment. Additionally, the total cable installation period would be reduced from approximately 7 months to approximately 3 months, limiting the time that construction activities would occur in the Suisun Marsh. The proposed PG&E 500 kV Transposition Structures would be located more than 3 miles from the Suisun Marsh.

The design modifications to the proposed LSPGC Collinsville Substation, LSPGC 230 kV Overhead Segment, LSPGC 230 kV Submarine Segment, LSPGC 230 kV Underground Segment, and the proposed PG&E 500 kV Interconnection would not change the components' consistency, or lack thereof, with the land use plans and policies described in PEA Attachment 5.11-B: Land Use Plans and Policies Consistency Analysis. The design modifications would occur within the same general alignment/locations assessed in the PEA and would not substantially alter the type of utility infrastructure constructed. The proposed PG&E 500 kV Transposition Structures would be installed within Solano County and Contra Costa County. The consistency of the proposed PG&E 500 kV Transposition Structures with the Solano County and Contra Costa County policies described in PEA Attachment 5.11-B: Land Use Plans and Policies Consistency Analysis, as well as additional applicable policies, are summarized in Table 1.11-3: Land Use Plans and Policies Consistency Analysis.

The design modifications would not change the operation and maintenance (O&M) of Proposed Project components described in the PEA, and the proposed PG&E 500 kV Transposition Structures would be incorporated into PG&E's existing O&M practices.

As a result, and consistent with the PEA, impacts would continue to be less than significant.

**Table 1.11-3: Land Use Plans and Policies Consistency Analysis**

<b>Plan or Policy</b>	<b>Consistent? (Yes/No)</b>	<b>Explanation</b>
<b>Solano County General Plan – Public Facilities and Services Element</b>		
<b>PF.P-49: Utilities.</b> Use parallel or existing rights-of-way for gas, electric, and telephone utility alignments in a manner that avoids heavily developed areas.	Yes	The proposed PG&E 500 kV Transposition Structures A, B, and C would be constructed within existing PG&E ROWs.
<b>PF.P-50: Utilities.</b> Locate, design, and construct transmission lines in a manner that minimizes disruption of natural vegetation, agricultural activities, scenic areas, and avoids unnecessary scarring of hill areas.	Yes	The proposed PG&E 500 kV Transposition Structures A, B, and C would be constructed within existing PG&E ROWs, which are previously disturbed.
<b>PF.P-51: Utilities.</b> Encourage undergrounding of local utility distribution lines where feasible.	Yes	The proposed PG&E 500 kV Transposition Structures A, B, and C would not include the installation of distribution lines.
<b>Solano County Zoning Code</b>		
Article II of the Solano County Zoning Code details the allowable uses on the lands crossed by the proposed PG&E 500 kV Transposition Structures, including the following: <ul style="list-style-type: none"> <li>• <b>28.21.20: Exclusive Agricultural District Land Uses and Permit Requirements.</b> A utility facility or infrastructure outside of a R.O.W. requires a use permit.</li> </ul>	Yes	The proposed PG&E 500 kV Transposition Structures A, B, and C would be constructed within existing PG&E ROWs.
<b>Contra Costa County General Plan – Public Facilities and Services Element</b>		
<b>PFS-P1.4</b> Encourage, and whenever possible require, co-location and undergrounding of new utility infrastructure, such as transmission and distribution lines, fiber-optic cables, and pipelines, in existing rights-of-way to minimize visual, operational, and environmental impacts on the community.	Yes	In Contra Costa County, the proposed LSPGC Submarine Segment would be installed beneath the sediment of the Sacramento River. The proposed LSPGC 230 kV Underground Segment and LSPGC Telecommunications Extension would be installed underground. The proposed PG&E 500 kV Transposition Structure D would be constructed in the existing ROW of the PG&E's existing Vaca Dixon-Tesla 500 kV Transmission Line.

Plan or Policy	Consistent? (Yes/No)	Explanation
<b>Contra Costa County Ordinance Code</b>		
<b>Chapter 84-64: Unrestricted District (U).</b> All land within a U unrestricted district may be used for any lawful use, but the board of supervisors may hereafter amend this division to place land now placed in an unrestricted district into another district, or by proper amendment of this division may provide regulations for the use of land now in any unrestricted district.	Yes	The proposed PG&E 500 kV Transposition Structure D would not be located within a U district.
<b>Chapter 84-40: Heavy Agricultural District (A-3)</b> Uses permitted in the A-3 district shall be all the uses designated for the A-2 district in Section 84-38.402 of this code. The following uses may be allowed in an A-3 district on the issuance of a land use permit: (1) All allowed uses listed in Section 84-38.404, except livestock auction and sales yards. (2) Processing of milk not produced on the premises. (3) Commercial cannabis activities that meet the requirements of Chapter 88-28.	Yes	The proposed PG&E 500 kV Transposition Structure D would be located within Zone A-3. The referenced sections of the code do not include utility infrastructure as a permitted use; however, the code does not specifically prohibit utility infrastructure within Zone A-3.

Sources: Contra Costa County 2024a, 2024b; Solano County 2008, 2024.

Note: The Contra Costa County 2045 General Plan was published in November 2024 and thus was not assessed in the PEA. All Proposed Project components in Contra Costa County have been evaluated for consistency with the relevant Public Facilities and Services Element policy identified in the table. Land use policies pertaining to the construction of utility infrastructure were not identified during the review of the Land Use Element.

## References

- Contra Costa County. 2024b. Contra Costa County Ordinance Code. Online.  
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