

**4.10 LAND USE AND PLANNING****4.10.1 Introduction**

This section describes the existing zoning and land use designations in the project area (refer to Figures 3-1, 3-2, and 3-3) for Segments 2 and 3 of the proposed Antelope Transmission Project. Zoning and land use in the project area were evaluated by reviewing Los Angeles County, Kern County, and local general plans and specific plans, and by obtaining information from city, regional, county, and state agencies. This section also summarizes relevant information from these plans. Zoning information along Segments 2 and 3 is summarized in Tables 4.10-1 and 4.10-3, respectively. Land use information along Segments 2 and 3 is summarized in Tables 4.10-2 and Table 4.10-4, respectively.

**4.10.2 Regulatory Issues**

The CPUC has primary jurisdiction over the Antelope Transmission Project because it authorizes the construction, operation, and maintenance of public utility facilities in the State of California. Although such projects are exempt from local land use and zoning regulations and permitting, General Order (GO) No. 131-D, Section III C requires “the utility to communicate with, and obtain the input of, local authorities regarding land use matters and obtain any non-discretionary local permits.”

The proposed Segment 2, 500 kV T/L route traverses lands within the jurisdiction of the City of Lancaster, the City of Palmdale including the Ritter Ranch Specific Plan (Robert Bein, William Frost & Associates, 1992) and Anaverde Specific Plan (Azeka De Almeida Planning, 1992c) areas, and unincorporated areas of Los Angeles County. The Alternative AV1 route traverses lands within the jurisdiction of the City of Palmdale, Los Angeles County, and the Ritter Ranch Specific Plan area. The Alternative AV2 T/L route traverses the Ritter Ranch Specific Plan area and the Anaverde Specific Plan area. The Antelope Substation is located in western Lancaster and the Vincent Substation is located in unincorporated Los Angeles County. The proposed Segment 3, 500 kV T/L (and Alternatives A and B 500 kV T/L routes) traverses lands within the City of Lancaster, unincorporated areas of Los Angeles County, and unincorporated areas of Kern County. The Segment 3 Proposed 220 kV Substation One to Substation Two route and Alternative C 220 kV T/L route traverse lands within unincorporated areas of Kern County. Proposed Substations One and Two are located in the existing Eastern Wind Resource Area in unincorporated Kern County.

Pursuant to GO 131-D Section XIV B., local agencies were consulted regarding land use matters. SCE met with pertinent local agencies in the project area to review the Antelope Transmission Project. Documentation of these consultations are presented in Appendix C.

**TABLE 4.10-1  
SEGMENT 2 – ANTELOPE TO VINCENT 500 kV ZONING DESIGNATIONS**

Approximate Milepost <sup>1</sup>	Zoning Designation <sup>2</sup>	Notation
<b>Proposed</b>		
0.0-2.3 <sup>3</sup>	RR-2.5	City of Lancaster
2.3-3.5	R-10,000	City of Lancaster
3.5-4.5	R-1-20,000	City of Palmdale
4.5	-	California Aqueduct
4.5-4.8	A-1-1	City of Palmdale
4.8-5.2	QR	City of Palmdale
5.2-6.0	A-1-1	City of Palmdale
6.0-7.6	A-2-2	Los Angeles County
7.6-9.3	SP	Ritter Ranch Specific Plan
9.3-9.5	R-1-1	City of Palmdale
9.5-10.0	SP	City of Palmdale
10.0-10.65	?	City of Palmdale
10.65-13.9	SP	City of Palmdale
13.9-15.0	SP	City of Palmdale
15.0-16.3	A-2-1	Los Angeles County
16.3-16.85		Palmdale 1000 Development
16.85-20.25	A-2-1	Los Angeles County
20.25-21.5 <sup>4</sup>	A-1-1	Los Angeles County
<b>Alternative AV1</b>		
0.0-0.4	A-1-1	City of Palmdale
0.4-1.8	A-2-2	Los Angeles County
1.8-2.1	SP	Ritter Ranch Specific Plan
<b>Alternative AV2</b>		
0.0-1.85	SP	Ritter Ranch Specific Plan
1.85-3.1	SP	Anaverde Specific Plan

<sup>1</sup> Refer to Figure 3-2 for milepost locations.

<sup>2</sup> Legend

City of Lancaster

RR-2.5 = Rural Residential 1 unit/2.5 acres.

R-10,000 = Single Family Residential on 10,000 sq. ft. lots.

City of Palmdale

R-1-20,000 = Single Family Residential.

A-1-1 = Light Agricultural.

QR = Quarry and Reclamation.

SP = Specific Plan.

Los Angeles County

A-1-1 = Light Agriculture (1 acre).

A-2-1 = Heavy Agriculture (1 acre).

A-2-2 = Heavy Agriculture (2 acres).

<sup>3</sup> Milepost 0.0 corresponds to SCE's existing 220 kV Antelope Substation.

<sup>4</sup> Milepost 21.5 corresponds to SCE's existing 500 kV Vincent Substation.

**TABLE 4.10-2  
SEGMENT 2 – ANTELOPE TO VINCENT 500 kV LAND USE DESIGNATIONS**

Approximate Milepost <sup>1</sup>	Land Use Designation <sup>2</sup>	Notation
<b>Proposed</b>		
0.0-2.3 <sup>3</sup>	NU (0.4-2.0 DU/AC)	City of Lancaster
2.3-3.5	UR (2.1-6.5 DU/AC)	City of Lancaster
3.5-4.5	SFR-2	City of Palmdale
4.5	-	California Aqueduct
4.5-4.8	LDR	City of Palmdale
4.8-5.2	MRE	City of Palmdale
5.2-6.0	LDR	City of Palmdale
6.0-7.6	N1	Los Angeles County
7.6-9.3	SP-3	Ritter Ranch Specific Plan
9.3-9.5	LDR	City of Palmdale
9.5-10.0	SP-3	City of Palmdale
10.0-10.65	No Data Available	City of Palmdale
10.65-13.9	SP-3	City of Palmdale
13.9-15.0	SP-2	City of Palmdale
15.0-16.3	-	Los Angeles County
16.3-16.85	-	Palmdale 1000 Development
16.85-21.5 <sup>4</sup>	N1	Los Angeles County
<b>Alternative AV1</b>		
0.0-0.4	LDR	City of Palmdale
0.4-1.8	N1	Los Angeles County
1.8-2.1	SP-3	Ritter Ranch Specific Plan
<b>Alternative AV2</b>		
0.0-1.85	SP-3	Ritter Ranch Specific Plan
1.85-3.1	SP-2	Anaverde Specific Plan

<sup>1</sup> Refer to Figure 3-2 for milepost locations.

<sup>2</sup> Legend

DU/AC = dwelling units/acre.

City of Lancaster

NU = Non Urban Residential (0.4-2.0 DU/AC).

UR = Urban Residential (2.1-6.5 DU/AC).

City of Palmdale

LDR = Low Density Residential.

MRE = Mineral Resource Extraction.

Los Angeles County

N1 = Non Urban 1 (0.5 dwelling units/acre).

Ritter Ranch and Anaverde Specific Plans

LDR = Low Density Residential (1.0 DU/AC).

SFR-2 = Single Family Residential (0-3 DU/AC).

SP-2 = Specific Plan Area 2 Anaverde SP.

SP-3 = Specific Plan Area 3 Ritter Ranch.

<sup>3</sup> Milepost 0.0 corresponds to SCE's existing 220 kV Antelope Substation as well.

<sup>4</sup> Milepost 21.5 corresponds to SCE's existing 500 kV Vincent Substation as well.

**TABLE 4.10-3  
ZONING DESIGNATIONS  
SEGMENT 3 – ANTELOPE TO SUBSTATIONS ONE AND TWO**

Route ID <sup>1</sup>	Approximate Milepost <sup>1</sup>	Zoning Designation <sup>2</sup>	Notation
<b>Proposed Route (500 kV)</b>	0.0	RR-2.5	Antelope Substation
	0.0 – 0.4	RR-2.5	City of Lancaster
	0.4 – 1.0	A-2-2	Los Angeles County
	1.0 – 1.3	RR-2.5	City of Lancaster
	1.3 – 2.6	A-1-1	Los Angeles County
	2.6 – 2.9	R-15,000	City of Lancaster
	2.9 – 3.1	A-1-1	Los Angeles County
	3.1 – 3.4	RR-2.5	City of Lancaster
	3.4 – 4.2	A-1-1	Los Angeles County
	4.2 – 5.6	RR-2.5	City of Lancaster
	5.6 – 6.6	A-1-1	Los Angeles County
	6.6 – 8.6	A-1-2	Los Angeles County
	8.6 – 9.65	A-2-2	Los Angeles County
	9.65	-	Los Angeles/Kern border
	9.65 – 10.15	E (2½) RS FPS	Kern County to T/L end
	10.15 – 12.4	A FPS	
	12.4 – 13.00	E (2½) RS FPS	LADWP Easement
	13.0 – 13.1	-	LADWP Easement
	13.1 – 13.8	A FPS	
	13.8 – 14.4	A FPS GH	
	14.4 – 14.6	A FPS	
	14.6 – 14.8	E (5) RS FPS	
	14.8 – 15.8	E (2½) RS FPS	
	15.8 – 16.8	A FPS	
	16.8 – 18.8	-	
	18.8 – 19.85	A FPS	
	19.85 – 20.1	A	
	20.1	-	Los Angeles Aqueduct
	20.1 – 20.9	A	
	20.9 – 21.1	PL RS	
21.1 – 21.85	A		
21.85 – 23.0	E (20) RS		
23.0 – 25.6	M-3		
24.5	M-3	Union Pacific Railroad	
25.4 – 25.6	M-3	Proposed Substation One	
<b>Alternative A (500 kV)</b>	0.0 <sup>3</sup>	RR-2.5	Antelope Substation
	0.0 – 0.4	RR-2.5	City of Lancaster
	0.4 – 1.0	A-2-2	Los Angeles County
	1.0 – 1.3	RR-2.5	City of Lancaster
	1.3 – 2.6	A-1-1	Los Angeles County
	2.6 – 2.9	R-15,000	City of Lancaster

**TABLE 4.10-3 (CONTINUED)**  
**ZONING DESIGNATIONS**  
**SEGMENT 3 – ANTELOPE TO SUBSTATIONS ONE AND TWO**

Route ID <sup>1</sup>	Approximate Milepost <sup>1</sup>	Zoning Designation <sup>2</sup>	Notation
<b>Alternative A (500 kV)</b> <b>(Continued)</b>	2.9 – 3.1	A-1-1	Los Angeles County
	3.1 – 3.4	RR-2.5	City of Lancaster
	3.4 – 4.2	A-1-1	Los Angeles County
	4.2 – 4.7	RR-2.5	City of Lancaster
	4.7 – 7.2	A-1-1	Los Angeles County
	7.2 – 10.2	A-1-2	Los Angeles County
	10.2		Los Angeles County/Kern County Border
	10.2 – 11.5	E (2½) RS FPS	Kern County to T/L end
	11.5 – 11.6	E (2½) RS MH FPS	
	11.6 – 12.2	E (2½) RS FPS	
	12.2 – 15.25	-	
	15.25 – 16.0	E (2½) RS MH FPS	
	16.0 – 16.25	E (5) RS MH FPS	
	16.25 – 17.25	AFP	
	17.25 – 18.25	-	
	18.25 – 18.5	AFP	
	18.5 – 18.73	PL RS FP	
	18.73 – 19.25	AFP	
	19.25 – 20.25	AFPS	
	20.25 – 20.75	PL RS FP	
	20.75 – 21.27	AFP	
	20.8	-	Los Angeles Aqueduct
	21.27 – 22.0	A	
	22.0 – 22.2	PL RS	
	22.2 – 22.25	A	
	22.25 – 23.7	A-1	
	23.7 – 25.9	M-3	
24.9	-	Union Pacific Railroad	
25.6 – 25.9	M-3	Alternate Substation 1A	
<b>Alternative B (500 kV)</b>	0.0	RR-2.5	Antelope Substation
	0.0 – 0.4	RR-2.5	City of Lancaster
	0.4 – 1.0	A-2-2	Los Angeles County
	1.0 – 1.3	RR-2.5	City of Lancaster
	1.3 – 2.6	A-1-1	Los Angeles County
	2.6 – 6.8	A-2-2	Los Angeles County
	6.8 – 8.8	A-1-2	Los Angeles County
	8.8 – 9.8	A-2-2	Los Angeles County
	9.8	-	Los Angeles County/Kern County Border
	9.8 – 10.26	E (2½) RS FPS	Kern County to T/L end
	10.26 – 10.8	A FPS	
10.8 – 13.7	A FPS		

**TABLE 4.10-3 (CONTINUED)**  
**ZONING DESIGNATIONS**  
**SEGMENT 3 – ANTELOPE TO SUBSTATIONS ONE AND TWO**

Route ID <sup>1</sup>	Approximate Milepost <sup>1</sup>	Zoning Designation <sup>2</sup>	Notation
<b>Alternative B (500 kV)</b> <b>(Continued)</b>	11.6	-	LADWP Easement
	13.7 – 14.00	A FPS GH	
	14.00 – 14.23	A FPS	
	14.23 – 14.46	A FPS GH	
	14.46 – 14.8	A FPS	
	14.8 – 15.8	E (5) RS FPS	
	15.8 – 16.3	AFPS	
	16.3 – 16.33	PL RS FPS	
	16.33 – 16.4	A FPS	
	16.4 – 16.5	PL RS FPS	
	16.5 – 16.8	A FPS	
	16.8 – 18.8	-	
	18.8 – 19.5	PL RS FPS	
	19.5 – 19.2	PL RS FPS	
	19.2	-	Los Angeles Aqueduct
	19.2 – 19.93	A	
	19.93 – 19.6	PL RS	
	19.6 – 22.2	A	
	22.2 – 22.3	E (20) RS	
	22.3 – 23.5	A-1	
	23.5 – 25.1	M-3	
	25.05	-	Union Pacific Railroad
	25.1 – 26.04	A-1	
25.8 – 26.04	A-1	Alternate Substation 1B	
<b>Proposed Route (220 kV) – Substation One to Two</b>	25.6 – 26.6	M-3	
	26.6 – 27.3	A WE	
	27.3 – 29.5	A-1	
	29.5 – 29.95	NR (20)	
	29.95 – 30.1	FPP	
	30.1 – 30.8	A	
	30.8 – 31.1	FPP	
	31.1 – 31.2	A	
	31.2 – 31.6	E (20) RS	
	31.6 – 31.85	A WE GH	
	31.85 – 32.0	E (20) RS	
	32.0 – 32.1	A WE	
	32.1 – 32.6	E (20) RS	
	32.6 – 35.2	A WE	
	35.2	A	Proposed Substation Two
<b>Alternative C (220 kV) - Substation One to Two</b>	0.0 – 1.0	M-3	
	1.0 – 1.8	A WE	

**TABLE 4.10-3 (CONTINUED)**  
**ZONING DESIGNATIONS**  
**SEGMENT 3 – ANTELOPE TO SUBSTATIONS ONE AND TWO**

Route ID <sup>1</sup>	Approximate Milepost <sup>1</sup>	Zoning Designation <sup>2</sup>	Notation
<b>Alternative C (220 kV) - Substation One to Two (Continued)</b>	1.8 – 3.85	A-1	
	3.85 – 4.35	NR (20)	
	4.35 – 4.4	FPP	
	4.4 – 4.85	A	
	4.85 – 5.4	A WE	
	5.4 – 5.8	E (20) RS	
	5.8 – 6.0	E (20) RS GH	
	6.0 – 6.4	E (5) RS MH	
	6.4 – 6.8	E (20) RS	
	6.8 – 7.7	A WE	
	7.7 – 8.0	A	
	8.0 – 9.5	A WE	
	9.5	A	Proposed Substation Two
<b>Alternative C (220 kV) - Substation Two to 2A</b>	9.5 – 9.7	A	
	9.7 – 9.9	A WE	
	9.9	A WE	Alternate Substation 2A
<b>Alternative C (220 kV) - Substation Two to 2B</b>	9.5 – 9.7	A	
	9.7 – 10.7	-	
	10.7	A-1	Alternate Substation 2B

<sup>1</sup> Refer to Figure 3-3 for milepost locations.

<sup>2</sup> Legend Zoning Codes:

**City of Lancaster**

RR-2.5 = Rural Residential (1 unit/2.5 acres).

R-15,000 = Single Family Residential (15,000 sq. ft. lot).

**Los Angeles County**

A-1-1 = Light Agriculture (1 acre).

A-1-2 = Light Agriculture (2 acre).

A-2-2 = Heavy Agriculture (2 acres).

**Kern County**

A-1 = Limited Agriculture.

E (2½) = Estate (2½ acres).

E (5) = Estate (5 acres).

E (20) = Estate (20 acres).

M-3 = Heavy Industrial.

FPP = Floodplain Primary.

RS = Residential Suburban Combining.

MH = Mobile Home Combining.

FPS = Floodplain Secondary Combining.

FP = Floodplain Combining.

A = Exclusive Agriculture.

WE = Wind Energy Combining.

NR (20) = Natural Resources (20 acres).

GH = Geological Hazard Combining.

PL = Platted Lands.

**TABLE 4.10-4**  
**LAND USE DESIGNATIONS**  
**SEGMENT 3 – ANTELOPE TO SUBSTATIONS ONE AND TWO**

Route ID <sup>1</sup>	Approximate Milepost <sup>1</sup>	Land Use Designation <sup>2</sup>	Notation
<b>Proposed Route (500 kV)</b>	0.0	NU	Antelope Substation
	0.0 – 0.4	NU	City of Lancaster
	0.4 – 1.0	N1	Los Angeles County
	1.0 – 1.3	NU	City of Lancaster
	1.3 – 2.6	N1	Los Angeles County
	2.6 – 2.9	UR	City of Lancaster
	2.9 – 3.1	N1	Los Angeles County
	3.1 – 3.4	NU	City of Lancaster
	3.4 – 4.2	N1	Los Angeles County
	4.2 – 5.6	NU	City of Lancaster
	5.6– 9.65	N1	Los Angeles County
	9.65	-	Los Angeles County/Kern County border
	9.65 – 10.15	2.5 gross acres/unit	Kern County to T/L end
	10.15 – 11.65	Intensive Agriculture	
	11.65 – 12.2	2.5 gross acres/unit	
	12.2 – 12.4	10 units/net acre	
	12.4 – 12.8	2.5 gross acres/unit	
	12.8 – 13.0	General Commercial	
	13.0 – 13.1	Other Facilities	LADWP easement
	13.1 – 15.8	10 units/net acre	
	15.8 – 16.8	Intensive Agriculture	
	16.8 – 18.8	Resource Management	
	18.8 – 23.0	Extensive Agriculture	
23.0 – 25.6	Heavy Industrial		
25.6	Heavy Industrial	Proposed Substation One	
<b>Alternative A (500 kV)</b>	0.0	NU	Antelope Substation
	0.0 – 0.4	NU	City of Lancaster
	0.4 – 1.0	N1	Los Angeles County
	1.0 – 1.3	NU	City of Lancaster
	1.3 – 2.6	N1	Los Angeles County
	2.6 – 2.9	UR	City of Lancaster
	2.9 – 3.1	N1	Los Angeles County
	3.1 – 3.4	NU	City of Lancaster
	3.4 – 4.2	N1	Los Angeles County
	4.2 – 4.7	NU	City of Lancaster
	4.7– 10.2	N1	Los Angeles County
	10.2	-	Los Angeles County/Kern County border
	10.2 – 10.35	General Commercial	Kern County to T/L end
	10.35 – 10.45	Light Industrial	
	10.45 – 10.95	Service Industrial	
10.95 – 11.2	Light Industrial		



**TABLE 4.10-4 (CONTINUED)**  
**LAND USE DESIGNATIONS**  
**SEGMENT 3 – ANTELOPE TO SUBSTATIONS ONE AND TWO**

<b>Route ID<sup>1</sup></b>	<b>Approximate Milepost<sup>1</sup></b>	<b>Land Use Designation<sup>2</sup></b>	<b>Notation</b>
<b>Alternative A (500 kV) (Continued)</b>	11.2 – 13.9	2.5 gross acres/unit	
	13.9 – 14.0	Other Facilities	LADWP Easement
	14.0 – 15.7	2.5 gross acres/unit	
	15.7 – 16.2	10 units/net acre	
	16.2 – 18.25	Intensive Agriculture	
	18.25 – 22.25	Extensive Agriculture	
	22.25 – 23.7	Resource Management	
	23.7 – 25.9	Heavy Industrial	Alternative Substation 1A location
<b>Alternative B (500 kV)</b>	0.0	NU	Antelope Substation
	0.0 – 0.4	NU	City of Lancaster
	0.4 – 1.0	N1	Los Angeles County
	1.0 – 1.3	NU	City of Lancaster
	1.3 – 9.8	N1	Los Angeles County
	9.8	-	Los Angeles County/Kern County border
	9.8 – 9.9	General Commercial	Kern County to T/L end
	9.9 – 10.46	2.5 gross acres/unit	
	10.46 – 11.6	Intensive Agriculture	
	11.6 – 11.75	Other Facilities	
	11.75 – 12.3	2.5 gross acres/unit	
	12.3 – 12.66	10 units/net acre	
	12.66 – 12.76	General Commercial	
	12.76 – 14.8	10 units/net acre	
	14.8 – 15.8	5 gross acres/unit	
	15.8 – 18.8	Resource Management	
	18.8 – 22.3	Extensive Agriculture	
22.3 – 23.6	Resource Management		
23.6 – 26.04	Heavy Industrial		
26.04	Resource Management	Alternate Substation 1B location	
<b>Proposed Route (220 kV) – Substation One to Two</b>	25.6	Heavy Industrial	Proposed Substation One
	25.6 – 26.6	Heavy Industrial	
	26.6 – 29.9	Mineral and Petroleum	
	29.9 – 31.4	Resource Reserve	
	31.4 – 31.8	Resource Management	
	31.8 – 35.1	Resource Reserve	
	35.1 – 35.2	Intensive Agriculture	
	35.2	Intensive Agriculture	Proposed Substation Two location

**TABLE 4.10-4 (CONTINUED)  
LAND USE DESIGNATIONS  
SEGMENT 3 – ANTELOPE TO SUBSTATIONS ONE AND TWO**

Route ID <sup>1</sup>	Approximate Milepost <sup>1</sup>	Land Use Designation <sup>2</sup>	Notation
<b>Alternative C (220 kV) Substation One to Two</b>	0.0	Heavy Industrial	Alternative 1A Location
	0.0 – 1.0	Heavy Industrial	
	1.0 – 4.3	Mineral and Petroleum	
	4.3 – 5.4	Resource Reserve	
	5.4 – 6.4	5 gross acres/unit	
	6.4 – 9.45	Resource Reserve	
	9.45 – 9.5	Intensive Agriculture	Proposed Substation Two location
<b>Alternative C – Substation Two to 2A</b>	9.5	Intensive Agriculture	Proposed Substation Two location
	9.5 – 9.7	Intensive Agriculture	
	9.7 – 9.9	Resource Reserve	
	9.9	Resource Reserve	Alternate Substation 2A location
<b>Alternative C – Substation Two to 2B</b>	9.5	Intensive Agriculture	Proposed Substation Two location
	9.5 – 10.2	Intensive Agriculture	
	10.2 – 10.6	Resource Reserve	
	10.6 – 10.65	Other Facilities	
	10.65 – 10.7	Light Industrial	
	10.7	Mineral and Petroleum	Alternate Substation 2B location

<sup>1</sup> Refer to Figures 3-1 and 3-3 for route and milepost locations.

<sup>2</sup> Legend of Land Use Designations

#### City of Lancaster

NU = Non Urban Residential (0.4 – 2.0 dwelling units/acre).

UR = Urban Residential (2.1 – 6.5 dwelling units/acre).

#### County of Los Angeles

N1 = Non Urban 1 (0.5 dwelling units/acre).

#### Kern County

Designations as given.

### **4.10.3 Segment 2**

#### **4.10.3.1 Antelope to Vincent 500 kV T/L**

The proposed 500 kV T/L route for Segment 2 begins at the Antelope Substation site located within the City of Lancaster at MP 0.0 and traverses City land to MP 3.5. From MP 3.5 to 6.0, the route is within the City of Palmdale, and from MP 6.0 to MP 7.6, the route traverses Los Angeles County unincorporated lands. Between MP 7.6 and MP 13.9, the route is within

the Ritter Ranch Specific Plan (Robert Bein, William Frost & Associates, 1992) area, and between MP 13.9 and MP 15.0, the route is within the Anaverde Specific Plan (Azeka De Almeida Planning, 1992c) area. Both of these specific plan areas are contained within the City of Palmdale General Plan, adopted in 1993 (1993a). The route from MP 15.0 to the Vincent Substation at MP 21.5, is within unincorporated Los Angeles County. Other landmark features along the route include the California Aqueduct (MP 4.5), the Antelope Valley Freeway corridor (MP 20.45), and the Union Pacific/Metrolink corridor (MP 20.7).

#### **4.10.3.2 Alternative AV1 500 kV T/L**

This alternative route departs from the proposed route at MP 5.7 located in the City of Palmdale. From alternate route MP 0.0 to MP 0.4, the route is within the City. Between alternate route MPs 0.4 and 1.8, the route traverses County land. Between MPs 1.8 and 2.0, the route is within Ritter Ranch, rejoining the proposed route at proposed route MP 7.65.

#### **4.10.3.3 Alternative AV2 500 kV T/L**

This alternative departs from the proposed route at MP 8.1, located within Ritter Ranch, and traverses lands mostly within the ranch boundary to alternative route MP 1.85. Between alternative route MPs 1.85 and 3.1, the route traverses the Anaverde Specific Plan area, rejoining the proposed route at approximately MP 14.8.

### **4.10.4 Segment 3**

#### **4.10.4.1 Proposed 500 kV T/L (Antelope to Substation One)**

The proposed Antelope to Substation One 500 kV T/L route begins at the Antelope Substation site located within the City of Lancaster at MP 0.0 and traverses City land to the Los Angeles County boundary at MP 0.4. The route transects a series of alternating City and County boundaries between MP 0.4 to 5.6. The route proceeds through Los Angeles County from MP 5.6 to the border with Kern County at MP 9.65 and thereafter remains in Kern County to the Substation One terminus at MP 25.6. Other landmark features along the route include the Los Angeles Aqueduct (MP 20.1) and the Union Pacific railroad (MP 24.5).

The proposed 220 kV T/L route between proposed Substation One at MP 25.6 and proposed Substation Two at MP 35.2 is described in Section 4.10.5.1.

#### **4.10.4.2 Alternative A 500 kV T/L (Antelope to Substation 1A)**

The Alternative A 500 kV T/L route begins at the Antelope Substation site located within the City of Lancaster at MP 0.0 and traverses City land to the Los Angeles County boundary at MP 0.4. The route transects a series of alternating City and County boundaries between MPs

0.4 and 4.7. The route proceeds through Los Angeles County from MP 4.7 to the border with Kern County at MP 10.2 and thereafter remains in Kern County to the alternate Substation 1A terminus at MP 25.9. Other landmark features along the route include the Los Angeles Aqueduct (MP 20.85) and the Union Pacific railroad (MP 24.9).

#### **4.10.4.3 Alternative B 500 kV T/L (Antelope to Substation 1B)**

The Alternative B 500 kV T/L route begins at the Antelope Substation site located within the City of Lancaster at mile 0.0 and traverses City land to the Los Angeles County boundary at MP 0.4. The route transects County land between MPs 0.4 and 1.0, then City land between MP 1.0 and 1.3. The route proceeds through Los Angeles County from MP 1.3 to the border with Kern County at MP 9.8, and thereafter remains in Kern County to the alternate Substation 1B terminus at approximately MP 26. Other landmark features along the route include the Los Angeles Aqueduct (MP 19.2) and the Union Pacific railroad (MP 25).

#### **4.10.5 Segment 3 - Substation One & Substation Two**

##### **4.10.5.1 Proposed 220 kV T/L (Substation One to Substation Two)**

The proposed Substation One to Substation Two 220 kV T/L route begins at proposed Substation One at MP 25.6 of the proposed Antelope to Substation Two route and proceeds westward along Oak Creek Road to MP 27.4. The route then follows the alignment of the Cal Cement-Monolith-Windpark 66 kV T/L alignment to the proposed Substation Two location at MP 35.2.

##### **4.10.5.2 Alternative C 220 kV T/L (Substation One to Substation Two)**

The Alternative C Substation One to Substation Two T/L route begins at the new Substation One at MP 0.0 and proceeds westward along Oak Creek Road to MP 1.75. The route follows the alignment of the Cal-Cement-Monolith-Windpark 66kV T/L to approximately MP 4.35. The route then follows the alignment of the Cal Cement/Goldtown/Monolith/Windlands 66 kV T/L alignment to either the new Substation Two location at MP 9.5, or the alternate Substation 2B location at MP 10.7. An additional alternate alignment that is a potential component of Alternative C is a 0.2-mile-long 220 kV T/L route that extends eastward from MP 9.7 to the alternate Substation 2A site at MP 9.9.

#### **4.10.6 General Plans**

The proposed Segment 2 500 kV T/L route occurs within planning areas subject to the jurisdiction of the cities of Lancaster and Palmdale, and Los Angeles County. The Antelope Substation is within the planning area of the City of Lancaster and the Vincent Substation is within the planning area of Los Angeles County. The proposed Segment 3 500 kV T/L route

(including Alternatives A and B), are within the planning areas of the City of Palmdale, Los Angeles County, and Kern County. Lastly, the proposed Substation One to Substation Two 220 kV T/L route and the Alternative C route are within the planning area of Kern County.

Los Angeles County and Kern County have emphasized the development of relatively detailed land use plans for the majority of unincorporated communities. Similarly, the cities of Lancaster and Palmdale incorporate two levels of planning into their long-term development strategy. These include general plans that provide broad policies and objectives to guide development within the cities and specific plans that provide detailed policies and site development standards for planning areas. The general and specific plan elements that pertain to the Antelope Transmission Project, Segments 2 and 3 (including alternatives), are described in the following sections.

#### **4.10.6.1 City of Lancaster General Plan**

The zoning and land use designations for portions of the Segment 2 and Segment 3 500 kV T/L routes that occur within the City of Lancaster are described below and the information is summarized in Tables 4.10-1 and 4.10-2 for Segment 2, and in Tables 4.10-3 and 4.10-4 for Segment 3.

**4.10.6.1.1 Segment 2 (Antelope to Vincent 500 kV T/L).** The proposed Segment 2 500 kV T/L route extends from the Antelope Substation site located at mile 0.0 within the City of Lancaster to the City of Palmdale border at MP 3.55. The Lancaster General Plan Zoning Map (City of Lancaster, 1998) depicts Rural Residential-2.5 (1 unit/2.5 acres) and R-10,000 Single Family Residential (10,000 square foot lots) zoning designations along the route. The Lancaster General Plan Land Use Map (City of Lancaster, 1997c) depicts Non-Urban Residential [0.4-2.0 DU/AC (dwelling units/acre)] and Urban Residential (2.1-6.5 DU/AC) land use designations along the route.

**4.10.6.1.2 Segment 3 Proposed 500 kV T/L (Antelope to Substation One).** The Segment 3 proposed T/L route transects a series of alternating City and County boundaries between MPs 0.4 to 5.6. The Lancaster General Plan Zoning Map (City of Lancaster, 1998) depicts Rural Residential 2.5 (1 unit/2.5 acres), and R-15,000 Single Family Residential (15,000 square foot lots) zoning designations along the route. The Lancaster General Plan Land Use Map (City of Lancaster, 1997) depicts Non-Urban Residential (0.4-2.0 DU/AC) and Urban Residential (2.1-6.5 DU/AC) land use designations along the route. The T/L route occurs along the western boundary of the proposed Del Sur Ranch Specific Plan area between MPs 2.1 and 3.6. This plan area is discussed in Section 4.10.7.2, below.

**4.10.6.1.3 Segment 3 Alternative A 500 kV T/L (Antelope to Substation 1A).** The route transects a series of alternating City and County boundaries between MPs 0.4 and 4.7. The

Lancaster General Plan Zoning Map (City of Lancaster, 1998) depicts Rural Residential 2.5 (1 unit/2.5 acres), and R-15,000 Single Family Residential (15,000 square foot lots) zoning designations along the route. The Lancaster General Plan Land Use Map (City of Lancaster, 1997) depicts Non-Urban Residential (0.4-2.0 DU/AC) and Urban Residential (2.1-6.5 DU/AC) land use designations along the route. The T/L route occurs along the western boundary of the proposed Del Sur Ranch Specific Plan area between MPs 2.1 and 3.6. This plan area is discussed in Section 4.10.7.3, below.

**4.10.6.1.4 Segment 3 Alternative B 500 kV T/L (Antelope to Substation 1B).** The route occurs on City lands from mile 0.0 to 0.4 and from MP 1.0 to 1.3. The Lancaster General Plan Zoning Map (City of Lancaster, 1998) depicts a Rural Residential 2.5 (1 unit/2.5 acres) zoning designation along the route. The Lancaster General Plan Land Use Map (City of Lancaster, 1997) depicts a Non-Urban Residential (0.4-2.0 DU/AC) land use designation along the route.

#### **4.10.6.2 City of Palmdale General Plan**

The zoning and land use designations for the portions of the proposed Segment 2 500 kV T/L route and the two alternative route segments within the City of Palmdale are described below, and the information is summarized in Tables 4.10-1 and 4.10-2. There are no portions of Segment 3 that occur within the City of Palmdale.

**4.10.6.2.1 Segment 2 (Antelope to Vincent 500 kV T/L).** The proposed Segment 2 500 kV T/L route traverses City of Palmdale lands from MPs 3.55 to 6.0. The route also traverses the Ritter Ranch Specific Plan and Anaverde Specific Plan areas (from MP 7.6 to MP 15.0) which are included in the Palmdale General Plan area (see Section 4.10.7.1, below). The City of Palmdale, General Plan, Zoning Map, adopted December 14, 1994 (City of Palmdale, 1994), depicts Single Family Residential (R-1-20,000), Light Agriculture (A-1-1), Quarry and Reclamation (QR), and Specific Plan (SP) zoning designations along the route. The City of Palmdale, General Plan, Land Use Map, adopted January 25, 1993 (City of Palmdale, 1993d), depicts Low Density Residential, California Aqueduct, Mineral Resource Extraction, and Specific Plan land use designations along the route.

**4.10.6.2.2 Alternative AV1 500 kV T/L.** The alternative route departs from the proposed route at MP 5.7 within City lands, and crosses into Los Angeles County lands at the alternative route MP 0.4. The alternative route reenters City jurisdiction in the Ritter Ranch Specific Plan area at MP 1.8. At MP 2.1, the alternative route rejoins the proposed route at MP 7.7.

**4.10.6.2.3 Alternative AV2 500 kV T/L.** The alternative route departs from the proposed route at MP 8.1 and traverses the Ritter Ranch and Anaverde Specific Plan areas subject to City jurisdiction to a juncture with the proposed route at MP 14.8.

#### **4.10.6.3 Los Angeles County General Plan**

The Los Angeles County General Plan provides general land use policies for unincorporated areas in the County. The General Plan Land Use Element (1979) serves as a key tool for improving inter-jurisdictional coordination and provides a basis for specific land use planning within unincorporated areas. Development plans within Los Angeles County are subject to approval by a discretionary land use permitting process.

The zoning and land use designations for the portions of the proposed Segment 2 500 kV T/L route and the Alternative AV1 route within the County of Los Angeles are described below, and the information is summarized in Tables 4.10-1 and 4.10-2. As described previously, the Alternative AV2 route is wholly within lands subject to City of Palmdale jurisdiction. The zoning and land use designations for the proposed Segment 3 T/L routes that occur within the County of Los Angeles are described below and the information is summarized in Tables 4.10-3 and 4.10-4.

**4.10.6.3.1 Segment 2 (Antelope to Vincent 500 kV T/L).** The T/L route traverses Los Angeles County unincorporated lands between MPs 6.0 and 7.6 with the Agriculture zone code designation (A-2-2) and the land use designation Non-Urban 1 (0.5 DU/AC). The route from MP 15.0 to the Vincent Substation at MP 21.5 includes the Agriculture zoning code designations A-2-1 and A-1-1 and the land use designation Non-Urban 1 (0.5 DU/AC).

**4.10.6.3.2 Alternative AV1 500 kV T/L.** The T/L route traverses County land between alternate route MPs 0.4 and 1.8, as described previously in Section 4.10.3.2.

**4.10.6.3.3 Segment 3 Proposed 500 kV T/L (Antelope to Substation One).** The route transects a series of alternating County and City of Lancaster boundaries between MPs 0.4 to 5.6. Thereafter, the route is within Los Angeles County to the border with Kern County at MP 9.65. The County zoning designations that occur along this route include Agriculture codes A-1-1, A-1-2, and A-2-2. The County land use designation along this route is Non-Urban 1 (0.5 DU/AC).

**4.10.6.3.4 Segment 3 Alternative A 500 kV T/L (Antelope to Substation 1A).** The route transects a series of alternating County and City of Lancaster boundaries between MPs 0.4 to 4.7. The route proceeds through Los Angeles County from MP 4.7 to the border with Kern County at MP 10.2. The County zoning designations that occur along this route include Agriculture codes A-1-1, A-1-2, and A-2-2. The County land use designation along this route is Non-Urban 1 (0.5 DU/AC).

**4.10.6.3.5 Segment 3 Alternative B 500 kV T/L (Antelope to Substation 1B).** The route transects County land between MPs 0.4 and 1.0, then City of Lancaster land between mile 1.0 and 1.3. The route proceeds through Los Angeles County from mile 1.3 to the border with Kern County at MP 9.8. The County zoning designations that occur along this route include Agriculture codes A-1-1 and A-2-2. The County land use designation along this route is Non-Urban 1 (0.5 DU/AC).

#### **4.10.6.4 Kern County General Plan**

The land use and zoning designations for portions of the Segment 3 T/L routes that occur within Kern County are described below and the information is summarized in Tables 4.10-3 and 4.10-4. There are no portions of Segment 2 that occur within Kern County.

**4.10.6.4.1 Segment 3 Proposed 500 kV T/L (Antelope to Substation One).** From the Kern County and Los Angeles County border at MP 9.65, the route crosses several different zoning and land use classifications to the Substation Two terminus at MP 25.6. The most frequently occurring zoning classifications along the route include: Exclusive Agriculture (A), Estate-2 1/2 acres (E 2 1/2), Platted Lands (PL), Residential Suburban Combining (RS), Floodplain Secondary Combining (FPS), and Heavy Industrial (M-3). The most frequently occurring land use classifications include: Low-density Residential (2.5 gross acres/unit), Agriculture (Intensive and Extensive), Resource Management, and Heavy Industrial.

**4.10.6.4.2 Segment 3 Alternative A 500 kV T/L (Antelope to Substation 1A).** From the Kern County and Los Angeles County border at MP 10.2, the Alternate A route crosses several different zoning and land use classifications to the alternate Substation 1A terminus at MP 25.9. The most frequently occurring zoning classifications along the route include: Exclusive Agriculture (A), Limited Agriculture (A-1), Estate-2 1/2 acres (E 2 1/2), Platted Lands (PL), Residential Suburban Combining (RS), Floodplain Combining (FP), Floodplain Secondary Combining (FPS), and Heavy Industrial (M-3). The most frequently occurring land use classifications include: Agriculture (Intensive and Extensive), Low-density Residential (2.5 gross acres/unit), Resource Management, and Industrial (Service and Light).

**4.10.6.4.3 Segment 3 Alternative B 500 kV T/L (Antelope to Substation 1B).** From the Kern County and Los Angeles County border at MP 9.8, the route crosses several different zoning and land use classifications to the alternate Substation 1B terminus at MP 26.04. The most frequently occurring zoning classifications include: Exclusive Agriculture (A), Limited Agriculture (A-1), Platted Lands (PL), Residential Suburban Combining (RS), Floodplain Secondary Combining (FPS), and Heavy Industrial (M-3). The Copa De Oro Estate Specific Plan Area that occurs adjacent to the T/L route is discussed in Section 4.10.7.4, below. The most frequently occurring land use classifications include: Agriculture (Intensive and



Extensive), Low- and Medium-density Residential (2.5, 5, and 10 gross acres/unit), Resource Management, and Heavy Industrial.

**4.10.6.4.4 Proposed 220 kV T/L (Substation One to Substation Two).** This route begins at the new Substation One at MP 25.6 of the Proposed 500 kV T/L (Antelope to Substation One) route and continues with that route's milepost system to the new Substation Two location at MP 35.2. The most frequently occurring zoning classifications along the route include: Heavy Industrial (M-3), Exclusive Agriculture (A), Estate (E20), Residential Suburban Combining (RS), Limited Agriculture (A-1), and Wind Energy Combining (WE). The most frequently occurring land use classifications include: Heavy Industrial, Minerals and Petroleum, Resource Reserve, and Intensive Agriculture.

**4.10.6.4.5 Alternative C 220 kV T/L (Substation One to Substation Two).** This route begins at proposed Substation One at MP 0.0 and ends at the proposed Substation Two location at MP 9.5. The most frequently occurring zoning classifications along this route include: Exclusive Agriculture (A), Limited Agriculture (A-1), Heavy Industrial (M-3), Wind Energy Combining (WE), Estate (E5; E20), Floodplain Primary (FPP), and Residential Suburban Combining (RS). The most frequently occurring land use classifications include: Minerals and Petroleum, Heavy Industrial, Resource (Reserve and Management).

The zoning and land use classifications for the two Alternative C (220 kV) T/L linkage routes from Substation 2 to Substation 2A and 2B are presented in Tables 4.10-3 and 4.10-4, respectively.

#### **4.10.7 Specific Plans**

The currently adopted specific plan areas that the Segment 2 and Segment 3 T/L routes traverse, or occur adjacent to, are discussed in this section by segment. The zoning and land use designations for the Segment 2 T/L route are described below and the information is summarized in Tables 4.10-1 and 4.10-2. The zoning and land use designations for the Segment 3 T/L routes are described below and the information is summarized in Tables 4.10-3 and 4.10-4.

##### **4.10.7.1 Segment 2 (Antelope to Vincent 500 kV T/L)**

The proposed T/L route traverses the Ritter Ranch Specific Plan area between MPs 7.6 and 13.9, and the Anaverde Specific Plan area between MPs 13.9 and 15.0. As stated in Section 4.10.6.2, above, these specific plan areas are included in the Palmdale General Plan area. The Ritter Ranch Community Concept Plan (Azeka De Almeida Planning, 1991), specifies land use designations within planning areas along the proposed T/L route to include Single-family Residential-1 (0.22 DU/AC) and Low Density Residential (1.0 DU/AC). By contrast, the Alternative AV2 route would also traverse a planning area with a Single-family Residential-3

(4 DU/AC) designation. The City Ranch (Anaverde) Specific Plan (Azeka De Almeida Planning, 1992c) identifies the proposed T/L route as Natural Open Space and the Alternative AV2 route within the existing utility corridor easement as Open Space and Natural Open Space. Both specific plan areas have SP zoning designations.

#### **4.10.7.2 Segment 3 Proposed 500 kV T/L (Antelope to Substation One)**

The route occurs along the western boundary of the proposed Del Sur Ranch Specific Plan area between MPs 2.1 and 3.6. The Del Sur Ranch Specific Plan area is included within the City of Lancaster General Plan area. The Zoning Map (City of Lancaster, 1998) indicates R-10,000 Single Family Residential (10,000 square foot lots) and R-7000 Single Family Residential (7,000 square foot lots) zoning designations occurring adjacent to the T/L route. The area is designated on the General Plan Map (City of Lancaster, 1997) as Urban Residential (2.1-6.5 DU/AC).

#### **4.10.7.3 Segment 3 Alternative A 500 kV T/L (Antelope to Substation 1A)**

This alternative T/L route occurs along the western boundary of the proposed Del Sur Ranch Specific Plan area between MPs 2.1 and 3.6. The discussion under Section 4.10.7.2, above, also applies to Alternative A.

#### **4.10.7.4 Segment 3 Alternative B 500 kV T/L (Antelope to Substation 1B)**

This alternative T/L route occurs along the eastern boundary of the Copa De Oro Estate Specific Plan area between approximately MPs 10.3 and 10.8, which is located in Kern County. The development was approved by the Kern County Board of Supervisors on April 27, 2004. The Specific Plan area is designated as Special Planning by the Kern County, Department of Planning and Development Services Zoning Map 232, updated July 12, 2004. The Specific Plan area has General Commercial, Minimum 2.5 Gross Acre/Unit, and Maximum 10 Unit/Net Acre land use designations in the Kern County General Plan.

#### **4.10.8 Regulatory Approvals**

In addition to the need for SCE to obtain a Certificate of Public Convenience and Necessity (CPCN) from the CPUC, it is anticipated that the following land use-related approvals may be required prior to implementation of Segment 2 or Segment 3 of the proposed Antelope Transmission Project:

- Road encroachment permits from Caltrans, Los Angeles and Kern counties, and applicable local jurisdictions
- Grading permits

- Easements including rail line crossings in Los Angeles and Kern counties