

DOCKETED

Docket Number:	13-AFC-01
Project Title:	Alamitos Energy Center
TN #:	201620-16
Document Title:	AEC AFC 5.6 Land Use
Description:	Previously TN# 201495-15
Filer:	Tiffani Winter
Organization:	CH2M Hill
Submitter Role:	Applicant Consultant
Submission Date:	2/3/2014 12:47:11 PM
Docketed Date:	2/3/2014

5.6 Land Use

This section discusses the environmental and regulatory setting and analyzes potential land use impacts associated with the Alamitos Energy Center (AEC). For the purpose of this analysis, the affected environment study area is defined as those areas within 1 mile of the AEC site and construction laydown area, as well as within 0.25 mile of the proposed offsite process/sanitary wastewater pipeline (California Code of Regulations [CCR], Title 20, Appendix B). Section 5.6.1 describes the project setting and Section 5.6.2 describes the environment that could be affected by AEC construction and operation. Section 5.6.3 presents an environmental analysis of the development of AEC. Section 5.6.4 discusses potential cumulative effects. Section 5.6.5 discusses possible mitigation measures. Section 5.6.6 presents applicable land use-related laws, ordinances, regulations, and standards (LORS). Section 5.6.7 lists agencies and agency contacts and Section 5.6.8 provides a discussion of required permits and authorizations. Section 5.6.9 lists the references used in preparing this section.

The California Energy Commission's (CEC) authority to permit power plants preempts all state and local laws, including all local ordinances such as zoning, land use plans, and specific code requirements. The AEC site and proposed offsite process/sanitary wastewater pipeline are located within the City of Long Beach General Plan Land Use Designation (LUD) No. 7 (Mixed Use). In addition, the AEC site, laydown area, and proposed offsite pipeline are within the City of Long Beach South East Area Development and Improvement Plan (SEADIP) Specific Plan area of the General Plan and Local Coastal Program (LCP). The southern portion of the site and laydown area are within the coastal zone. The SEADIP is designated as Planned Development (PD)-1, which is also the zoning district for this area. The AEC site and laydown area is located within Subarea 19 the SEADIP and is designated for industrial use. Power generating facilities are a permitted use within the SEADIP PD-1 Industrial use designation. The AEC will conform to the zoning requirements because the project will be implemented on lands already designated, zoned and currently used for industrial uses.

5.6.1 Setting

AES Southland Development, LLC (AES-SLD) proposes to construct, own, and operate the AEC—a natural-gas-fired, air-cooled, combined-cycle, electrical generating facility in Long Beach, Los Angeles County, California. The proposed AEC will have a net generating capacity of 1,936 megawatts (MW) and gross generating capacity of 1,995 MW.¹ The AEC will replace and be constructed on the site of the existing Alamitos Generating Station.

The AEC will consist of four 3-on-1 combined-cycle gas turbine power blocks with twelve natural-gas-fired combustion turbine generators, twelve heat recovery steam generators, four steam turbine generators, four air-cooled condensers, and related ancillary equipment. The AEC will use air-cooled condensers for cooling, completely eliminating the existing ocean water once-through-cooling system. The AEC will use potable water provided by the City of Long Beach Water Department (LBWD) for construction, operational process, and sanitary uses but at substantially lower volumes than the existing Alamitos Generating Station has historically used. This water will be supplied through existing onsite potable water lines.

The AEC will interconnect to the existing Southern California Edison (SCE) 230-kilovolt switchyard adjacent to the north side of the property. Natural gas will be supplied to the AEC via the existing offsite 30-inch-diameter pipeline owned and operated by Southern California Gas Company that currently serves the Alamitos Generating Station. Existing water treatment facilities, emergency services, and administration and maintenance buildings will be reused for the AEC. The AEC will require relocation of the natural gas metering facilities and construction of a new natural gas compressor building within the existing Alamitos Generating Station site footprint. Stormwater will be discharged to two retention basins and then ultimately to the San Gabriel River via existing stormwater outfalls.

¹ Referenced to site ambient average temperature conditions of 65.3 degrees Fahrenheit (°F) dry bulb and 62.7°F wet bulb temperature without evaporative cooler operation.

The AEC will include a new 1,000-foot process/sanitary wastewater pipeline to the first point of interconnection with the existing LBWD sewer system and will eliminate the current practice of treatment and discharge of process/sanitary wastewater to the San Gabriel River. The project may also require upgrading approximately 4,000 feet of the existing offsite LBWD sewer line downstream of the first point of interconnection, therefore, this possible offsite improvement to the LBWD system is also analyzed in this AFC. The total length of the new pipeline (1,000 feet) and the upgraded pipeline (4,000 feet) is approximately 5,000 feet.

To provide fast-starting and stopping, flexible generating resources, the AEC will be configured and deployed as a multi-stage generating (MSG) facility. The MSG configuration will allow the AEC to generate power across a wide and flexible operating range. The AEC can serve both peak and intermediate loads with the added capabilities of rapid startup, significant turndown capability (ability to turn down to a low load), and fast ramp rates (30 percent per minute when operating above minimum gas turbine turndown capacity). As California's intermittent renewable energy portfolio continues to grow, operating in either load following or partial shutdown mode will become necessary to maintain electrical grid reliability, thus placing an increased importance upon the rapid startup, high turndown, steep ramp rate, and superior heat rate of the MSG configuration employed at the AEC.

By using proven combined-cycle technology, the AEC can also run as a baseload facility, if needed, providing greater reliability to meet resource adequacy needs for the southern California electrical system. As an in-basin generating asset, the AEC will provide local generating capacity, voltage support, and reactive power that are essential for transmission system reliability. The AEC will be able to provide system stability by providing reactive power, voltage support, frequency stability, and rotating mass in the heart of the critical Western Los Angeles local reliability area. By being in the load center, the AEC also helps to avoid potential transmission line overloads and can provide reliable local energy supplies when electricity from more distant generating resources is unavailable.

The AEC's combustion turbines and associated equipment will include the use of best available control technology to limit emissions of criteria pollutants and hazardous air pollutants. By being able to deliver flexible operating characteristics across a wide range of generating capacity, at a relatively consistent and superior heat rate, the AEC will help lower the overall greenhouse gas emissions resulting from electrical generation in southern California and allow for smoother integration of intermittent renewable resources.

Existing Alamitos Generating Station Units 1–6 are currently in operation. All six operating units and retired Unit 7 will be demolished as part of the proposed project. Construction and demolition activities at the project site are anticipated to last 139 months, from first quarter 2016 until third quarter 2027. The project will commence with the demolition of retired Unit 7 and other ancillary structures to make room for the construction of AEC Blocks 1 and 2. The demolition of Unit 7 will commence in the first quarter of 2016. The construction of Block 1 is scheduled to commence in the third quarter of 2016 and construction of Block 2 is scheduled to commence in the fourth quarter of 2016. The demolition of existing Units 5 and 6 will make space for the construction of AEC Block 3. AEC Block 3 construction is scheduled to commence in the first quarter of 2020 and will be completed in the second quarter of 2022. The demolition of existing Units 3 and 4 will make space for the construction of AEC Block 4. AEC Block 4 construction is scheduled to commence in the second quarter of 2023 and will be completed in the fourth quarter of 2025. The demolition of remaining existing units is scheduled to commence in the third quarter of 2025.

Construction of the AEC will require the use of onsite laydown areas (approximately 8 acres dispersed throughout the existing site) and an approximately 10-acre laydown area located adjacent to the existing site. The adjacent 10-acre laydown area will be shared with another project being developed by the Applicant (Huntington Beach Energy Project [HBEP] 12-AFC-02). Due to the timing for commencement of construction for these two projects, the adjacent laydown area will already be in use for equipment storage before AEC construction begins.

5.6.2 Affected Environment

5.6.2.1 Existing Land Uses within the Study Area

As shown in Figure 5.6-1, the AEC study area encompasses the area within a 1-mile radius of the project site and laydown area. The study area includes the southeastern portion of Long Beach, the westernmost portion of Seal Beach, and a small area within Rossmoor (an unincorporated community within the County of Orange). State Route 22 (7th Street) and Westminster Boulevard/East 2nd Street are the main east-west transportation corridors in the study area, and State Highway 1 (Pacific Coast Highway) and North Studebaker Road are the main north-south transportation corridors in the study area. The surrounding areas are largely built-out; therefore, new large-scale development within the study area is unlikely to occur. Existing land uses are described in greater detail in Section 5.6.2.1.4. Figure 5.6-1 shows the four existing land use categories within the study area: Residential, Commercial, Industrial, and Other (Other uses include Institutions/Schools, Open Space/Parks, Harbor/Airport, Right-of-Way, and Not in Long Beach, which is the Los Cerritos Wetlands area).

5.6.2.1.1 City of Long Beach

The AEC site, laydown area and, proposed offsite process/sanitary wastewater pipeline are located entirely within the city of Long Beach. The Southern California Edison switchyard is located north of the site; beyond that are State Highway 22 and city of Long Beach residences. The San Gabriel River and the LA Department of Water and Power (LADWP) Haynes Generating Station are to the east of the site; beyond that is the City of Seal Beach. In addition, the San Gabriel River Bike Trail travels along the eastern bank of the San Gabriel River east of the site. Land uses immediately south of the AEC site include the Plains West Coast Terminals petroleum storage facility and the proposed 10-acre laydown area (currently an undeveloped/vacant property).

To the west, the site is bounded by Studebaker Road, a major north-south thoroughfare in the city of Long Beach; west of and parallel to Studebaker Road is the Los Cerritos Channel. Land uses west of the site consist largely of mixed uses including the Los Cerritos Channel, the Alamitos Generating Station ocean water inlets, city of Long Beach residences, open space/recreation areas, and scattered commercial nodes. The nearest recreational use is the Long Beach Bikeway Route 10, which travels along the western bank of the Los Cerritos Channel within Channel View Park. Schools in the study area include: Rosie the Riveter Charter High School, which is located on the site of the Alamitos Generating Station; Charles F. Kettering Elementary School; Walter B Hill Classical Middle School; and California State University Long Beach. The Los Cerritos Wetlands are located both to the west of the AEC site across North Studebaker Road and south of the site, beyond the Plains West Coast Terminals property across East 2nd Street.

5.6.2.1.2 City of Seal Beach

The city of Seal Beach lies east of the AEC site, across the San Gabriel River and east of the LADWP Haynes Generating Station. Land uses within this portion of the study area are mainly low- and high-density residential (Leisure World), light manufacturing and oil extraction, and recreational and natural open space areas including Edison Park and Gardens, Gum Grove Nature Park, the Los Cerritos Wetlands, and the Los Alamitos Retarding Basin.

A small portion of the Seal Beach Naval Weapons Station falls within the southeastern section of the study area. The Seal Beach Naval Weapons Station occupies approximately 5,256 acres of land within Seal Beach and provides the Navy and Marine Operating forces with ordnance, weapons, and ammunition.

5.6.2.1.3 Community of Rossmoor

The community of Rossmoor is approximately 0.75 mile to the northeast of the AEC site, across the San Gabriel River. Land uses within the study area include suburban residential and one elementary school site (Hopkinson Elementary School).

5.6.2.1.4 Specific Land Uses within the Project Study Area

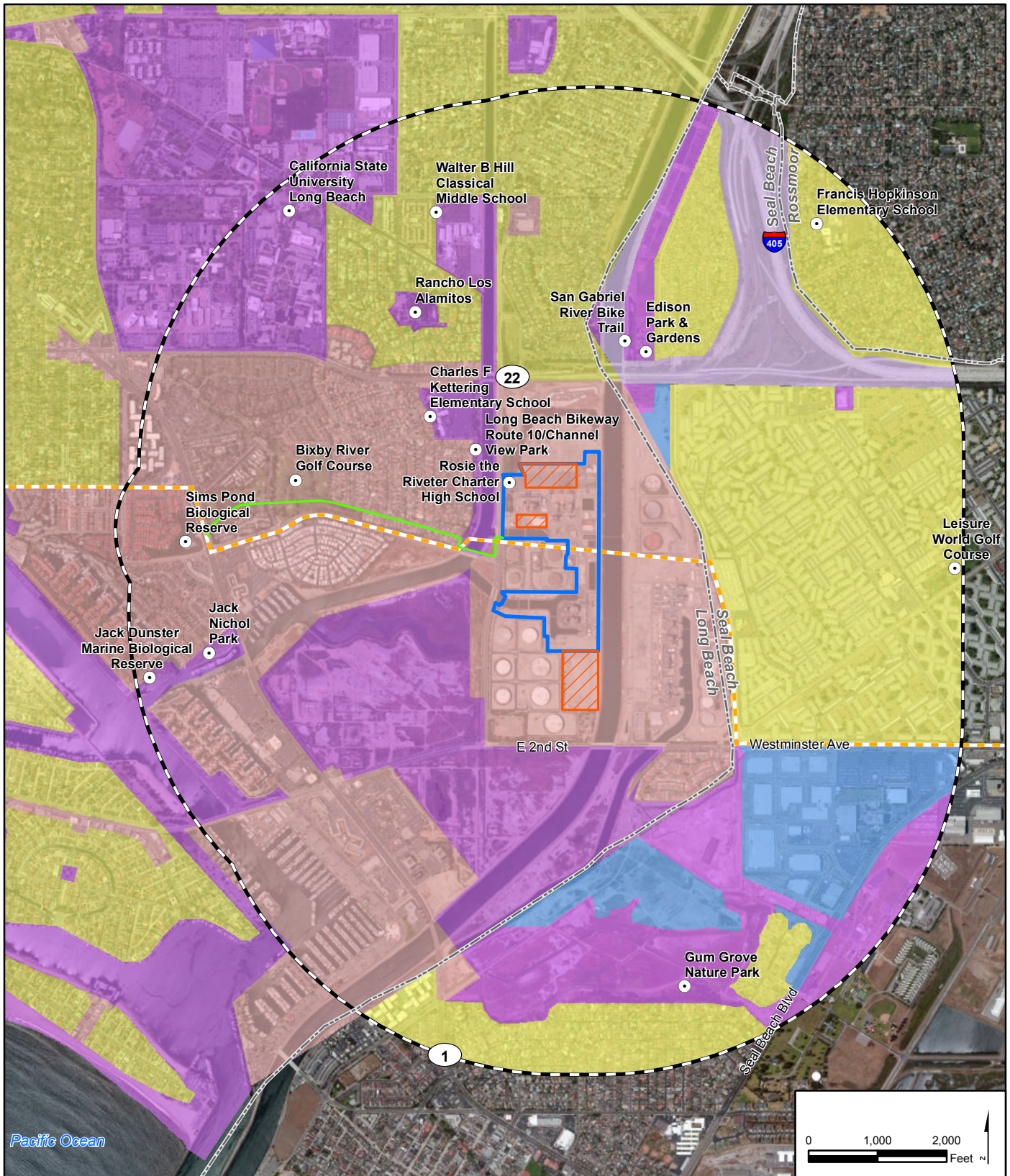
In accordance with CEC siting regulations, this section provides a description of land uses located within the study area, including residential, commercial, industrial, recreational, scenic, agricultural, natural resource protection and extraction, educational, religious, cultural, historic, and unique. Table 5.6-1 lists sensitive receptors, such as schools, recreational, healthcare, and religious facilities, and Figure 5.6-1 shows existing land uses and sensitive receptors.

TABLE 5.6-1
Sensitive Land Uses within AEC Study Area (1-mile radius)

Name of Facility	Approximate Distance from Nearest Project Feature (miles)*	City
Educational/Child Care		
Rosie the Riveter Charter High School	0.01 from project site 0.06 from proposed wastewater pipeline	Long Beach
Charles F Kettering Elementary School	0.15 from project site	Long Beach
California State University Long Beach	0.60 from project site	Long Beach
Walter B Hill Classical Middle School	0.75 from project site	Long Beach
Francis Hopkinson Elementary School	0.85 from project site	Rossmoor
Bonilla Family Child Care	0.88 from project site	Long Beach
Jacobs Family Child Care	0.77 from project site	Long Beach
Wells/Arlin Family Day Care	0.82 from project site	Long Beach
Seaside Child Development Center	1.00 from project site	Long Beach
Religious		
St. Theodore of Canterbury Episcopal Church	0.42 from project site	Seal Beach
Cornerstone Church	0.67 from project site	Long Beach
Redeemer Lutheran Church of Leisure World	0.75 from project site	Seal Beach
Church of Jesus Christ of Latter-day Saints	0.85 from project site	Long Beach
Recreational/Natural Open Space Facilities		
Long Beach Bikeway Route 10/Channel View Park	0.07 from project site 0.10 from proposed wastewater pipeline	Long Beach
San Gabriel River Bike Trail	0.08 from project site	Long Beach
Edison Park & Gardens	0.31 from project site	Seal Beach
College Park	0.35 from project site	Seal Beach
Rancho Los Alamitos	0.50 from project site	Long Beach
Bixby Village Golf Course	0.52 from project site	Long Beach
Jack Nichol Park	0.78 from project site	Long Beach
Sims Pond Biological Reserve	0.85 from project site	Long Beach
Leisure World Golf Course	0.89 from project site	Seal Beach
Jack Dunster Marine Biological Reserve	0.97 from project site	Long Beach
Gum Grove Nature Park	1.00 from project site	Seal Beach
Healthcare		
Leisure World Health Care Center	0.85 from project site	Seal Beach
Veterans Administration Long Beach Healthcare Center	1.00 from project site	Long Beach
Retirement Housing Foundation	1.00 from project site	Long Beach

*The distance is not listed if the facility is over 0.25 mile from the proposed offsite process/sanitary wastewater pipeline.

Source: Google Earth; EDR, 2013



Source: City Of Long Beach, 2011, City of Seal Beach, 2004, Caltrans, 2011, Orange County, 2005, Google, 2013.

- Sensitive Receptor
- Project Boundary
- ▨ Parking/Laydown Construction Area
- ⊠ 1 Mile Project Buffer/0.25 Mile Sewer Line Buffer
- Process/Sanitary Wastewater Pipeline
- Coastal Zone Boundary
- ⊞ City Limit
- Commercial Districts
- Industrial Uses
- Residential Uses
- Other Uses

FIGURE 5.6-1
Existing Land Use
 Alamos Energy Center
 Long Beach, California

Residential

As shown in Figure 5.6-1, residential areas (including residences within mixed-use areas) constitute the majority of land uses within the study area. The residences closest to the AEC site are located approximately 500 feet to the west across the Los Cerritos Channel within the city of Long Beach. The closest residence to the noise-producing equipment (combustion turbine) is located approximately 1,150 feet to the west of the closest combustion turbine on East Eliot Street (see Section 5.7, Noise).

Commercial

Sporadic commercial facilities occur within the study area, including marina/coastal recreation-serving commercial businesses around the Alamitos Bay southwest of the site, two small shopping center-nodes located approximately 0.70 mile to the north and approximately 0.80 mile to the west, as well as a large strip mall and business complex located approximately 0.70 mile to the southwest.

Industrial

The existing Alamitos Generating Station, the SCE switchyard and electrical transmission lines, the LADWP Haynes Generating Station, and the Plains West Coast Terminals petroleum storage facility are the main industrial facilities in the study area. Boeing Integrated Defense Systems light manufacturing uses are southeast of the site in Seal Beach beyond the LADWP facility. In addition, there are a number of active oil wells in the study area, the majority of which are within the Los Cerritos Wetlands and Hellman Ranch areas located west, south, and southeast of the site. No other large-scale industrial development exists within the study area.

Recreation

Eleven recreational facilities (both public and private) occur in the study area including local parks, bike trails, Edison Park and Gardens, two golf courses, biological preserves and Gum Grove Nature Park. The two closest recreational facilities are bike trails: (1) Long Beach Bikeway Route 10/Channel View Park, located approximately 0.07 mile west of the site along the western bank of the Los Cerritos Channel within Channel View Park, and (2) the San Gabriel River Bike Trail, located approximately 0.08 mile east of the site along the eastern bank of the San Gabriel River. The location of these facilities is provided in Figure 5.6-1 and their distance from the AEC site is listed in Table 5.6-1.

Scenic Areas

There are no designated scenic areas or land uses within the study area. The area surrounding the AEC site is largely a mix of industrial, residential, recreational, and open space areas, with sporadic commercial facilities. The area immediately surrounding the site is dominated by industrial use. The existing Alamitos Generating Station, the SCE switchyard and electrical transmission lines, the LADWP Haynes Generating Station, and the Plains West Coast Terminals petroleum storage facility visually dominate the area, especially for viewers in the residential neighborhoods to the north, west, and east of the site and viewers using the Long Beach Bikeway and San Gabriel River Bike Trail. The AEC site is visible from the Pacific Coast Highway (located approximately 0.7 mile west of the site at its closest point), which is not eligible for State Scenic Highway status (Caltrans, 2013). No roadways in the project vicinity have a scenic highway designation.

Agricultural Use

Due to extensive development, there are no agricultural zones within the city of Long Beach. The California Department of Conservation (DOC), Farmland Mapping and Monitoring Program (FMMP) developed categorical definitions of important farmlands for land inventory purposes. Important farmlands provide the best opportunity for agricultural production. Land designated as Prime Farmland or Farmland of Statewide Importance has a good combination of physical and chemical features for the production of agricultural crops.

According to Patrick Hennessy at the DOC, and the Los Angeles County Williamson Act Map 2012/2013 (DOC, 2010), Long Beach is not currently mapped by the FMMP due to the highly urbanized character of the area. Therefore, the AEC site does not have a FMMP designation and does not have a Williamson Act contract.

Small section of land designated as Unique Farmland occurs within the study area approximately 0.6 mile northeast of the AEC site within Seal Beach (DOC, 2010). This Unique Farmland is a community garden managed by the City's Community Services Department within the Edison Park and Gardens with plots available to residents of Seal Beach. All other land within the study area is not in agricultural use, not designated as agricultural or farmland, and does not have Williamson Act contracts (DOC, 2013).

Natural Resource Protection and Natural Resource Extraction Areas

The AEC site lies within the Seal Beach oil field, with major oil field developments located outside the limits of the site within the Los Cerritos Wetlands and Hellman Ranch areas to the west, south, and southeast. There are no active oil, gas, or geothermal wells within the AEC site boundary or along the proposed wastewater pipeline alignment. According to online maps of the California Division of Oil, Gas and Geothermal Resources (CDOGGR, 2012), many oil wells within the Seal Beach oil field, particularly those to the west of the project site, have been plugged and are no longer active; however, a number of active oil wells occur in the study area (see Figure 5.4-3 in Section 5.4, Geologic Hazards and Resources). There are no active wells to the north or east of the site.

The project site is an urbanized environment characterized by infill industrial development. The project site is not within the area of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Education

Five educational facilities occur in the study area, the two closest are a charter high school (Rosie the Riveter Charter High School) located on the Alamitos Generating Station property, and an elementary school (Charles F Kettering Elementary School) located approximately 0.15 mile northwest of the AEC site boundary. The locations of the five educational facilities within the study area are depicted in Figure 5.6-1 and distances from the AEC site are listed in Table 5.6-1.

Religious

Four churches or religious facilities occur within the study area. The proximity of these facilities to the AEC is listed in Table 5.6-1.

Cultural and Historic

Section 5.3, Cultural Resources, provides a discussion of cultural and historic resources in the study area, including implementation of standard mitigation measures to address incidental discovery of resources during construction and demolition activities.

Unique Land Uses

No unique land uses have been identified within the study area.

5.6.2.2 Land Use at the AEC Site and Construction Laydown Area

The existing Alamitos Generating Station was built from 1955 to 1967, has been operational since the late 1950s, and occupies approximately 63 acres. It was previously owned and operated by SCE and subsequently acquired by the AES Corporation in 1998. The Alamitos Generating Station is a 1,950 megawatt, natural-gas-fueled power plant. Seven generating units were originally operating at the facility. Unit 7 has since been retired in place, and Units 1–6) are currently operational. SCE owns and operates electrical switchyards located north of the site.

The AEC site encompasses the entire 63-acre Alamitos Generating Station site. All seven Alamitos Generating Station units will be decommissioned and demolished as part of the project. In addition, the existing plant has various ancillary facilities that will be used to support AEC, such as the administration, maintenance and certain warehouse buildings, existing Southern California Gas Company natural gas pipeline, City of Long Beach potable water connections, the existing SCE switchyard, and other infrastructure. Other existing infrastructure at Alamitos Generating Station, such as the fire water distribution, including two emergency electric-driven fire water pumps, and process water distribution and storage systems will be re-used to the greatest extent possible.

As discussed previously, construction of the AEC will require the use of onsite laydown areas (approximately 8 acres dispersed throughout the existing site) and an approximately 10-acre laydown area located on the southern boundary of the AEC site.

5.6.2.3 General Plan Land Use Designations

5.6.2.3.1 General Plan Land Use Designations within the Study Area

Land use provisions included in every California city and county general plan (California State Planning Law, Government Code Section 65302 et seq.) reflect the goals and policies that guide the physical development of land in each jurisdiction. This section describes the land use designations within a 1-mile radius of the AEC site and laydown area, and within 0.25 mile of the proposed offsite process/sanitary wastewater pipeline. Figure 5.6-2 shows the general plan land use designations within the study area and Table 5.6-2 describes these designations.

TABLE 5.6-2
General Plan Land Use Designations within AEC Study Area (1-mile radius)*

General Plan Land Use Designation	Allowable Uses Description
City of Long Beach	
7 - Mixed Uses (700) - Project site and offsite process/sanitary wastewater pipeline	Intended for large, multi-purpose activity centers, and may include employment centers, such as retail, offices, medical facilities; moderate-to-high density residences; visitor-serving facilities; personal and professional service; or recreational facilities. Not intended for uses that may have a detrimental effect on ambiance, environment, or social well-being of the area; however, the designation does not preclude areas which have as their base industrial, manufacturing, or warehousing uses.
1- Single Family Residential (100)	Single-family residential units (Maximum one DU per lot; 7 DU/acre on "standard" lot sizes; densities higher than 7 DU/acre may be permitted in areas where smaller lot sizes are permitted by zoning.)
3A - Townhomes (301)	Single-family duplexes, townhomes, condominiums, and apartments (Maximum 25 units per acre.
3B - Moderate Density Residential (302)	Condominiums and apartment units (Overall maximum of 30 DU/acre, but varies based on parcel size.
8N - Shopping Nodes (805)	Small, neighborhood-serving centers with retail and service uses exclusively; primarily in small clusters.
10 - Institutional /Schools (1000)	City civic centers, county and state regional office buildings, academic research institutes and headquarters, colleges, universities, major hospitals, cemeteries, public schools, and other public uses.
11 - Open Space/Parks (1100)	Parks; plazas; promenades and boardwalks; vacant lots; cemeteries; community gardens; golf courses; flood control channels and basins; rivers and river levees; utilities rights-of-way (e.g. transmission tower areas); oil drilling sites; median strips and back up lots; offshore islands; marinas and inland bodies of water; beaches and the ocean; estuaries and lagoons; and other areas that are essentially unimproved and largely devoted to an undeveloped or unconstructed type of use.

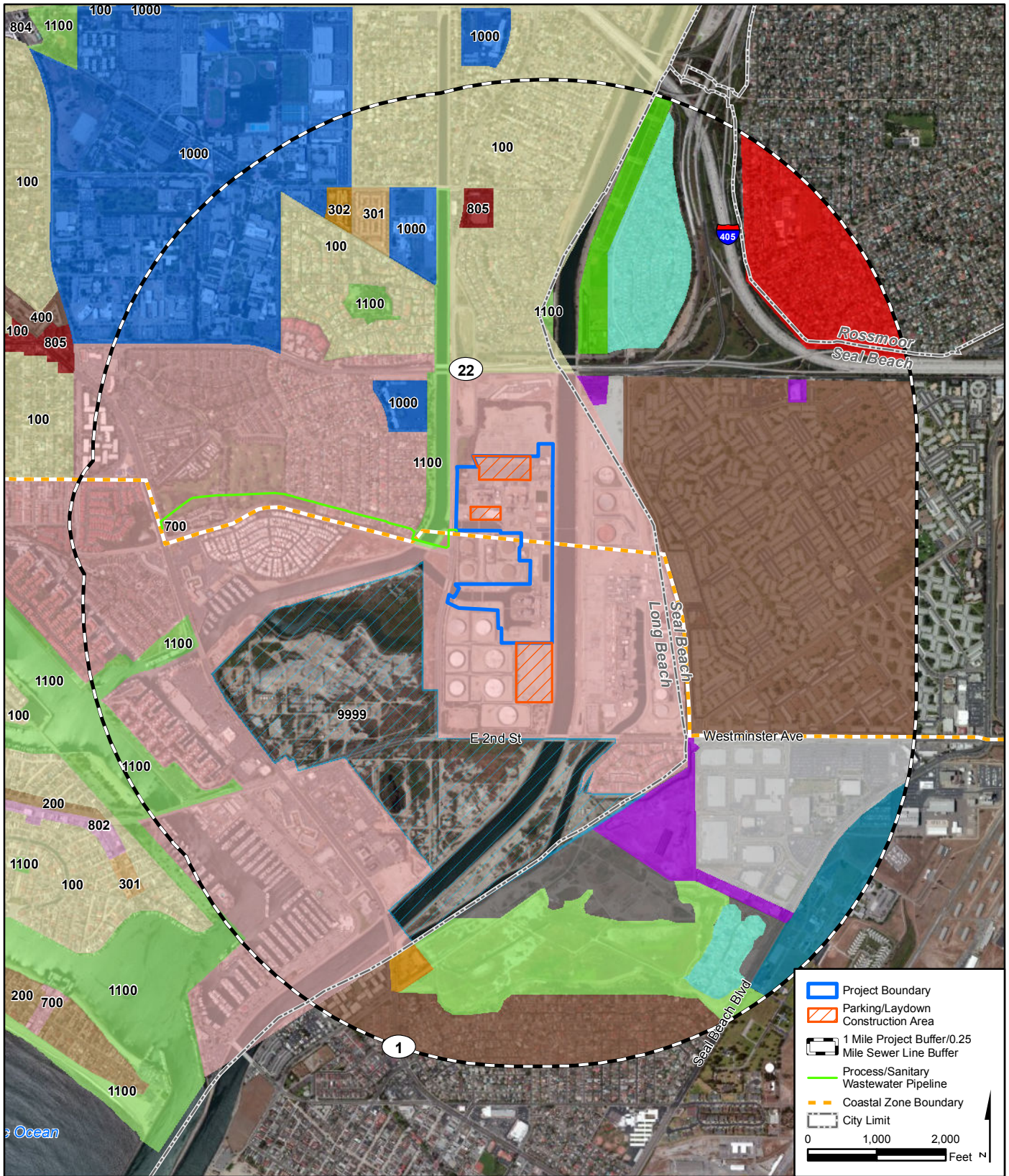
TABLE 5.6-2
General Plan Land Use Designations within AEC Study Area (1-mile radius)*

General Plan Land Use Designation	Allowable Uses Description
Not in Long Beach (9999)	Designation associated with the Los Cerritos Wetland Area, which comprises of approximately 500 acres along the San Gabriel River and the border of Los Angeles and Orange counties. The Los Cerritos Wetland Authority provides for the acquisition, protection, conservation, restoration, maintenance, and operation, and environmental enhancement of the area consistent with goals of flood protection, habitat protection and restoration, improved water supply, water quality, groundwater recharge, and water conservation.
City of Seal Beach	
Residential Low Density	Maximum of 9 single-family DU/acre. 5,000 square feet minimum lot size.
Residential High Density	Multi-unit residential developments. Lot size, density, and building intensity limits based on Planning Area. Building intensity ranges from a maximum of 20 DU/acre to a maximum of 45.3 DU/acre; minimum lot area ranges from 960 to 2,178 square feet.
Service Commercial	Commercial establishments selling a broad range of convenience and consumer goods or providing a variety of personal services. Minimum lot area of 7,000 square feet, maximum floor area ratio ranging from 0.50 to 0.75.
Community Facility	Places, buildings, activities, and services rendered by public agencies on behalf of the general public. Public uses may include administrative, educational, cultural, recreational, and protective activities.
Light Industrial	Site specific light industrial land uses within designated industrial park areas. Minimum lot area of 10,000 square feet, maximum of 0.70 floor area ratio.
Oil Extraction	Site specific oil extraction land uses (i.e. Hellman Ranch oil production area).
Open Space	Designated public or private land that provides a valuable open space resource for the community.
Park	Designated public or private land that provides a valuable recreational resource for the community.
Military	The function of the Seal Beach Naval Weapons Station is to provide the Navy and Marine Operating forces with ordinance weapons and ammunition.
Orange County – Rossmoor	
Suburban Residential (1B)	Provides for a wide range of housing types including estates, townhomes, condominiums, and clustered arrangements within a density range of between 0.5 and 18.0 DU/acre.

*Includes designations within the cities of Long Beach, Seal Beach, and Orange County - Rossmoor

DU = Dwelling Unit

Source: City of Long Beach, 1989; Los Cerritos Wetland Authority, 2013; City of Seal Beach, 2003; County of Orange, 2005a



Source: City Of Long Beach, 2011, City of Seal Beach, 2004, Caltrans, 2011, Orange County, 2005, Google, 2013.

Legend		City of Seal Beach Land Use (2004)	
City Of Long Beach Land Use (2011)	Commercial Districts	Los Cerritos Wetlands Area (9999)	Park
Residential Districts	Mixed Uses (700)	Commercial Service	Residential High Density
Single Family (100)	Pedestrian-Oriented Retail Strip (802)	Community Facility	Residential Low Density
Mixed Style Homes (200)	Shopping Nodes (805)	Industrial Light	Military
Townhomes (301)	Other Uses	Industrial Oil Extraction	Orange County (2005)
Moderate Density Residential (302)	Institution/Schools (1000)	Open Space	Suburban Residential
High Density Residential (400)	Open Space/Parks (1100)		

FIGURE 5.6-2
General Plan
Land Use Designations
 Alamos Energy Center
 Long Beach, California **CH2MHILL**

5.6.2.3.2 General Plan Land Use Designations, Project Site

The AEC site and laydown area have a General Plan LUD of No. 7 (Mixed Use) and is located within the SEADIP Specific Plan area of the General Plan and City of Long Beach LCP. The LCP is an element of the City's General Plan. Because the southern portion of the site and 10-acre adjacent laydown area are within the coastal zone (see Figure 5.6-1), they are subject to the City of Long Beach LCP (see Section 5.6.2.4, Zoning Land Use Designations, for further discussion of coastal zone requirements for the project).

According to the City's General Plan, the combination of land uses intended by the No. 7 (Mixed Use) LUD are:

"...for example, employment centers, such as retail, offices, medical facilities; higher density residences; visitor-serving facilities; personal and professional services; or recreational facilities. Not intended for inclusion with the above listed uses are those which may have a detrimental effect on the ambiance, environment, or social well-being of the area included in the district. Examples of these uses are industrial and manufacturing uses, warehousing activities, and outside storage. However, this is not to preclude the assignment of this district designation to areas which have as their base industrial/manufacturing/warehousing uses. In these cases, the appropriate accompanying land uses include offices, visitor-serving uses, retail and restaurants, and services, all for the purpose of supporting the working population within the district complex."

Land uses in the No. 7 (Mixed Use) LUD are regulated by an area-wide planned development plan and ordinance, and land use controls and design and development standards for these areas are contained in the planned development plan/ordinance for each area (City of Long Beach, 1989). The AEC site and laydown area are located within the SEADIP Specific Plan area, and are located on land identified for Industrial use within this plan. The SEADIP is intended to implement the policies present in the General Plan and LCP.

The Long Beach General Plan Land Use element includes goals and policies related to development of the project site. These goals and policies are outlined in Table 5.6-3. The SEADIP sets forth specific goals, policies, and regulations regarding land use, development review processes, and design standards. Relevant policies from the Specific Plan are also outlined in Table 5.6-3. The SEADIP is described in more detail in Section 5.6.2.5.1.

TABLE 5.6-3
AEC Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
City of Long Beach General Plan	
Land Use Element	
Economic Development: Long Beach will pursue economic development which focuses upon international trade, while maintaining and expanding its historic economic strengths in aerospace, bio-medicine and tourism.	Yes. Project development (demolition, construction, and operations) will create job opportunities. Refer to Section 5.10, Socioeconomics, for additional information on the economic benefits of implementing the AEC.
The primary reasons for fostering economic development are to create employment opportunities and tax revenue.	
Facilities maintenance: Long Beach will maintain its physical facilities and public rights-of-way at a high level of functional and aesthetic quality, manifesting the pride of the citizens in their City and ensuring that future generations need not bear the burden of deferred maintenance.	Yes. The project includes construction of a new wastewater pipeline and possible upgrade to an existing LBWD sanitary pipeline. Construction and upgrade of sanitary facilities will ensure there is adequate infrastructure to support the project as well as increased reliability on these facilities.

TABLE 5.6-3
AEC Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
<p>Adequate Water Supply: Long Beach will continue to take the actions that are necessary to preserve an adequate supply of water for domestic, commercial and industrial purposes.</p>	<p>Yes. The AEC will continue the use of potable water for construction/demolition, operational process, and sanitary uses, but at substantially lower volumes than the existing Alamitos Generating Station has historically used. See Section 2.0, Project Description, and Section 5.15, Water Resources.</p>
<p>Functional Transportation: Long Beach will maintain or improve the current ability to move people and goods to and from development centers while preserving and protecting residential neighborhoods.</p> <p>One way that the Land Use Element can contribute to this goal is to locate sufficient employment in the City in proximity to residential areas.</p>	<p>Yes. Project development (demolition, construction, and operations) will create job opportunities and the AEC site is located across the Los Cerritos Channel from city residences. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process. After approval, the design plans will be implemented. See Section 5.13, Visual Resources. The project will reuse an existing utility property, and, therefore, be considered a "recycled land use" and, therefore, it would not create more traffic and friction for the area. Refer to Section 5.12, Traffic and Transportation, for additional information on the trips associated with implementation of the AEC.</p>
<p>Policy Direction: Long Beach should strive to attain an attractive arterial system. Positive design steps that should be taken to improve appearances along our streets include large setbacks along the frontages, more plant materials, fewer curb cuts, and better building design and signage. Additionally recycled land uses should not be of the types that generate more traffic and friction.</p>	<p>Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.</p>
<p>Activity Centers: All future large scale developments, such as at the site of drive-in theatres and in SEADIP, must be subjected to specific urban design plan as well as to use controls.</p>	<p>Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.</p>
SEADIP	
<p>Provision A1 – Prior to issuance of a building permit, all infrastructure, including street improvements, fire hydrants, water lines, storm drains, and sanitary sewers shall be constructed on a block basis in accordance with the approved plans. Such improvements, including engineering plans, shall be financed by subdivider(s) or by an assessment district or both.</p>	<p>Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.</p>
<p>Provision A2 – A minimum of thirty percent of the site shall be developed and maintained as usable open space (building footprint, streets, parking areas and sidewalks adjacent to streets shall not be considered usable open space. Bicycle and pedestrian trails not included within the public right-of-way may be considered usable open space). All buildings shall be set back a minimum of twenty feet from all public streets and a wider setback may be required by individual subarea. Within this minimum twenty-foot setback area, a strip having a minimum width of ten feet and abutting the street shall be attractively landscaped.</p>	<p>Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process (including setbacks and landscaping).</p>
<p>Provision A5 – The maximum height of buildings shall be 30 feet for residential and 35 feet for non-residential uses, unless otherwise provided herein.</p>	<p>Yes. Stack height at the existing Alamitos Generating Station are over 200 feet. AEC design will result in significantly shorter stacks (120-foot stack height).</p>
<p>Provision A6 – Minimum parking for commercial and industrial uses shall be provided in accordance with parking standards as specified in the zoning regulations.</p>	<p>Yes. Project has been designed to provide adequate space for onsite parking and supporting functions. See Section 5.12, Traffic and Transportation.</p>

TABLE 5.6-3
AEC Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
Provision A9 – All development shall be designed and constructed to be in harmony with the character and quality of surrounding development so as to create community unity within the entire area.	Yes. Project has been designed to provide adequate protection to surrounding uses from the impacts of noise, light, visibility of activity, vehicular traffic, and other potential nuisance impacts, as discussed in Sections 5.7, Noise; 5.12, Traffic and Transportation; and 5.13, Visual Resources.
Provision A10 – Developers shall construct public open space, trails, pathways and bicycle trails for each development in such a manner that they will be generally accessible to the public and that they will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting major points of destination.	Yes. Existing bicycle trails exist just outside of the AEC site to both the east and west (see Section 5.6.2.1.4 and Table 5.6-1). The project will be developed within the existing Alamitos Generating Station and therefore will not preclude use of the existing connecting trail system as discussed in Section 5.13, Visual Resources.
Provision A12 – Public views to water areas and public open spaces shall be maintained and enhanced to the maximum extent possible, consistent with the wetlands restoration plan.	Yes. AEC design will result in a lower overall structure height than currently exists at the Alamitos Generating Station facility. Project has been designed to provide adequate protection to surrounding uses from visual impacts as discussed in Section 5.13, Visual Resources.
Provision A13 – Adequate landscaping and required irrigation shall be provided to create a park-like setting for the entire area. A landscaped parkway area shall be provided along all developments fronting on Pacific Coast Highway, Westminster Avenue, Studebaker Road, Seventh Street and Loynes Drive.	Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process. After approval, the design plans will be implemented. See Section 5.13, Visual Resources.
Provision A14 – No additional curb cuts shall be permitted on Pacific Coast Highway, Westminster Avenue, Studebaker Road, or Seventh Street, unless it can be shown that inadequate access exists from local streets or unless specifically permitted by Subarea regulations provided herein. This restriction shall not preclude the provision of emergency access from these streets as may be required by the City.	Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.
Provision A15 – All utility lines shall be placed underground and utility easements shall be provided as required unless waived by the Commission on the advice of the Director of Public Works.	Yes. The proposed offsite wastewater pipeline will be placed underground as it travels from the site south to the intersection with Loynes Drive, then will be affixed to the bridge as it extends westward and crosses over the Los Cerritos Channel. The pipeline will then be undergrounded again as it heads north on East Vista Street to connect to the existing LBWD sanitary system.
Provision A16 – Developers shall construct, in accordance with plans approved by the Director of Public Works, all necessary sanitary sewers to connect with existing public sewers, and shall provide easements to permit continued maintenance of these sewers by the City where the City accepts responsibility for such maintenance.	Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.
Local Coastal Program	
The LCP adopted the SEADIP Specific Plan by reference. Specific development and use standards are provided within the SEADIP Specific Plan.	Yes. Project is consistent with the provisions and specific development and use standards within the SEADIP.

TABLE 5.6-3
AEC Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
City of Long Beach Zoning Regulations	
<p>21.37.050 Development standards: Development plans approved by the City Council shall serve as the applicable zoning regulations for a PD zone. Whenever a PD zone does not contain any standards for a particular aspect of development such as landscaping, then the development standards for that aspect of a zoning district which is closest to the overall intent of the particular planned development district shall apply.</p>	<p>Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction which will ensure design review consistent with the City's process.</p>
<p>21.37.060 Site plan review: Site plan review is required for all development proposals within PD districts pursuant to Division V of Chapter 21.25 (Specific Procedures) of this Title. The Site Plan Review Committee shall refer to the Planning Commission all planned development project applications which vary from the general or specific use and development standards but which are consistent with the intent of the particular planned development district.</p>	<p>Yes. Project will submit design plans to the CEC for review and approval prior to the commencement of construction which will ensure design review consistent with the City's process.</p>
<p>21.22.010 A. The industrial districts are established to preserve and enhance areas for a broad range of industrial and manufacturing uses, recognizing that such uses provide employment, contribute to the City's tax base, and create products needed by consumers and the business community at large.</p>	<p>Yes. The AEC site is zoned as PD-1 and will be developed in accordance with the provisions of the IG zone (consistent with the SEADIP development and use standards). The industrial use proposed for the site will create job opportunities, contribute to the City's tax base, and create products (electricity) needed by the community and the western Los Angeles basin. The AEC will replace and be constructed within the industrial site boundaries of an existing power generating facility, result in a lower overall structure height than currently exists at the site, and has been designed to provide adequate protection to surrounding uses from visual impacts (as discussed in Section 5.13, Visual Resources). While power generating facilities are not specifically listed as an allowable use in the IG zone, the AEC will replace and be constructed within the industrial site boundaries of an existing power generating facility, has an existing base of industrial uses, and is immediately surrounded by other industrial facilities. Therefore, the AEC is consistent with the intent of the PD-1 Industrial IG zone.</p>
<p>21.22.010 B. These regulations are intended to accommodate a broad range of current and future industrial and manufacturing uses, and associated technologies, at appropriate locations in the City, provided that safeguards are in place to address environmental and aesthetic concerns; to protect public health and safety; and to ensure that businesses operate within the clearly defined limits of what is allowed.</p>	
<p>21.22.010 C. In recognition of the fact that industrial and manufacturing technologies change over time, the City has structured these regulations to address the operating characteristics and processes of industrial uses, rather than specific businesses. Thus, the determination of whether a use is permitted by right or requires discretionary review will necessarily require interpretation based upon the criteria contained in Sections 21.33.020 through 21.33.080. Pursuant to the provisions of Subsection 21.33.060.D of this Chapter 21.33, the Zoning Administrator is authorized to make such interpretation.</p>	

Sources: City of Long Beach, 1977, 1980, 1989, 2013b

5.6.2.4 Zoning Land Use Designations

5.6.2.4.1 Project Area Zoning Designations

The purpose of the City of Long Beach Zoning Regulations (Title 21 of the Municipal Code) is to regulate land use development within the City of Long Beach in conformance with the General Plan and to promote and preserve the public health, safety, comfort, convenience, prosperity and general welfare of the people of Long Beach. The Zoning Regulations also function to implement the LCP, which implements the City's SEADIP, as well as public access and recreation policies of the California Coastal Act. Specifically, the intent of the City's Zoning Regulations is to achieve a number of objectives that include but are not limited to: protect residential, commercial, industrial, public and institutional areas from the intrusion of incompatible land uses; assure preservation of adequate space for commercial, industrial and other activities necessary

for a healthy economy; promote the growth and productivity of the City’s economy; and provide opportunities for establishments to be located for efficient operation in a mutually beneficial relationship to each other and to shared services. This section describes zoning designations within a 1-mile radius of the AEC site and laydown area as well as within 0.25 mile of the offsite process/sanitary wastewater pipeline. Figure 5.6-3 shows the zoning districts within the study area and Table 5.6-4 defines the allowable uses.

TABLE 5.6-4
Zoning Designations in the Study Area—Cities of Long Beach, Seal Beach, and Orange County – Rossmoor

Zoning Designation	Description
City of Long Beach	
Planned Development 1 – SEADIP (PD-1) – Project site and offsite process/sanitary wastewater pipeline	The SEADIP provides for a total community of residential, business and light industrial uses integrated by an extensive system of parks, open space, and trails. Subarea 19 (Project Site) of the SEADIP is fully developed with industrial land uses. Subarea 9 (Wastewater pipeline) is fully developed with residential uses. Subarea 22(b) (Wastewater pipeline) includes a golf course open to the general public Subarea 24 “South” (Wastewater pipeline) includes an overlook area and interpretive center for the bordering marsh.
Commercial Neighborhood Automobile-Oriented (CNA)	The Neighborhood Commercial Zoning Districts provide small scale, neighborhood compatible uses. Scale is determined by the size of adjoining residential uses, commercial lot size, and commercial street width. This CNA district is auto-oriented with buildings set back from the front property line and parking located between the building and the street.
Institutional (I)	Established to create, preserve, and enhance areas for public and institutional land uses and to provide restrictions to minimize the effect of such uses on surrounding uses.
Park (P)	Established to set aside and preserve publicly owned natural and open areas for active and passive public use for recreational, cultural and community service activities. Such areas are characterized by landscaped open space, beaches or inland bodies of water.
Planned Development 4 - Long Beach Marina (PD-4)	Intended to provide a set of land use regulations for the unique Long Beach Marina and its subareas. Principal uses include commercial retail, professional services, entertainment services, recreational uses, parking, and other marine-related uses.
Public Right-of-Way (PR)	Established to create, enhance, and preserve open areas of public rights-of-way and to protect such areas from encroachment by other uses.
R-1-N	A single-family residential district with standard lots that recognizes the outdoor lifestyle characteristic of Southern California and is established to protect such areas from overcrowding and conversion to higher densities.
R-4-N	A high density, multi-family residential district intended to meet the demand of a broad segment of the population which provides a diversity of houses choices.
City of Seal Beach	
General Commercial, Specific Plan Regulation (GC -SPR)	Allows for sub-regional and regional centers of commercial activity and may include both pedestrian- and auto-oriented development. Other typical uses are auto service stations, auto repair, and sales.
Light Manufacturing (LM); LM - SPR (BOEING)	Business park environmental for moderate- to low-intensity commercial services and light manufacturing uses.
Military (MIL)	No description provided in City of Seal Beach zoning regulations. The function of the Seal Beach Naval Weapons Station is to provide the Navy and Marine Operating forces with ordinance weapons and ammunition.
Oil Extraction (OE - SPR) (HELLMAN RANCH)	Oil extraction and related production storage and processing, maintenance facilities, and related operational and maintenance facilities.

TABLE 5.6-4

Zoning Designations in the Study Area—Cities of Long Beach, Seal Beach, and Orange County – Rossmoor

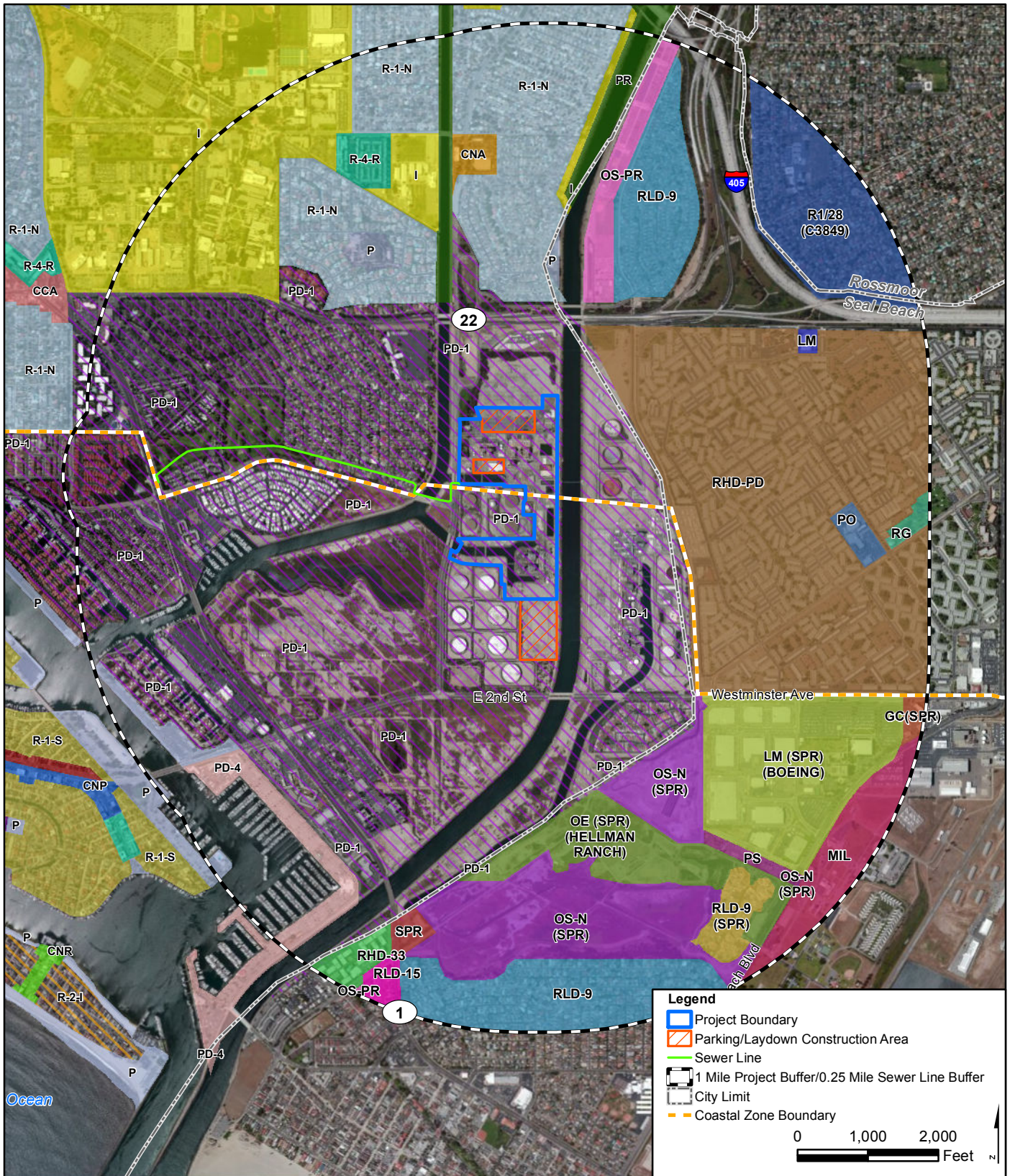
Zoning Designation	Description
Open Space, Natural (OS-N) (SPR)	Preserve publicly owned parklands, environmentally sensitive lands and habitats in their natural state. Uses permitted shall be limited to those that maintain the property in its natural state.
Open Space, Parks and Recreation (OS-PR)	Appropriately located areas devoted to public recreation and recreational uses, including parks, playgrounds, swimming centers, tennis and basketball courts, golf courses, community centers within the facilities, and accessory concession sales.
Professional Office (PO)	Allows for office, medical and related uses that may also serve as a buffer area between residential areas and more intensive commercial areas.
Public and Semi-Public (PS)	Allows for appropriate public uses, including private utilities (electrical, gas, water, and telecommunications), schools (both private and public), and other city, county, state, or federal facilities.
Recreational Golf (RG)	Allows for golf courses and associated club houses, maintenance facilities, accessory concession sales, and related plant nurseries.
Residential High Density (RHD) -33	Allows for multi-unit high density residential developments with a maximum of 33 DU/acre. Additional density may be achieved through density bonuses.
RHD-PD	Allows for multi-unit high density residential land uses in a planned development with a maximum of 33 DU/acre.
Residential Low Density (RLD) -9; RLD-9 (SPR)	Allows for single-unit and small, zero-lot line neighborhoods with a maximum density of 9 DU/acre.
Specific Plan Regulation (SPR)	All property in the Specific Plan Regulation (SPR) Zone shall be used only for the purposes permitted by the General Plan and the Specific Plan adopted for such property.
Orange County – Rossmoor	
R1/28 (C3849)	Established to provide for the development and maintenance of medium density single-family detached residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood. Maximum building height is 28 feet.

Source: City of Long Beach, 2013b; City of Seal Beach, 2013; Orange County, 2013.

5.6.2.4.2 Project Site Zoning Designations

The AEC site, laydown area, and proposed wastewater pipeline alignment are zoned Planned Development (PD). The PD district is established to allow flexible development plans to be prepared for certain areas of the city that may benefit from unique or special land use and design controls not otherwise possible under conventional zoning regulations. Purposes of the PD district include permitting a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities.

More specifically, the AEC site and the southernmost laydown area are within the SEADIP (PD-1) Specific Plan area. Zoning and use designations for the site, laydown area, and proposed offsite process/sanitary wastewater pipeline within the SEADIP are defined in Table 5.6-4 and Section 5.6.2.5.1, and development standards applicable to the AEC site and laydown area are described in Table 5.6-3. The project does not propose changes to the zoning designation for the site.



Source: City Of Long Beach, 2011. Orange County, 2005, City of Seal Beach, 2010, Caltrans, 2011.

Legend

City of Long Beach (2011)

- CCA
- CNA
- CNP
- CNR
- PD-1
- PD-4
- PR

- I
- P
- PD-1
- PD-4
- PR

- R-1-N
- R-1-S
- R-2-I
- R-2-S
- R-4-N
- R-4-R

City of Seal Beach (2010)

- GC (SPR)
- LM (SPR) (BOEING)
- MIL
- OE (SPR) (HELLMAN RANCH)

- OS-N (SPR)
- OS-PR
- PO
- PS
- RG
- RHD-33

- RHD-PD
- RLD-9
- RLD-15
- RLD-9 (SPR)
- SPR
- R1/28 (C3849)

Legend

- Project Boundary
- Parking/Laydown Construction Area
- Sewer Line
- 1 Mile Project Buffer/0.25 Mile Sewer Line Buffer
- City Limit
- Coastal Zone Boundary

0 1,000 2,000 Feet

FIGURE 5.6-3
Zoning in
Project Vicinity
 Alamitos Energy Center
 Long Beach, California

The southern portion of the AEC site and the southernmost laydown area are within the coastal zone and located in the Southeast Area Communities/SEADIP area of the City's LCP. But for the CEC process, which preempts the local permitting process, the AEC would require a site plan review and approval of a Coastal Development Permit (CDP) from the City of Long Beach for demolition and construction activities within a SEADIP PD-1 zone district and the coastal zone. However, certification of the AEC will act in lieu of a CDP. The CEC process will address compliance with applicable General Plan, LCP, Zoning Code and Development Standards requirements.

5.6.2.5 Other Applicable Planning Documents

As stated previously, in addition to the General Plan and Zoning, development at the project site is governed by site-specific goals, policies and regulations found in the SEADIP and LCP.

5.6.2.5.1 South East Area Development and Improvement Plan (SEADIP)

A specific plan, in its most basic practical function and form, is a plan (document) that encompasses a smaller and more specific geographic focus and contains a greater level of detail relative to the location and range of permitted land uses, allowable building densities, development standards, architectural design guidelines, necessary transportation and circulation systems, and infrastructure systems than are generally provided, or are legally required, within a jurisdiction's General Plan. Under California Government Code (Planning, Zoning, and Development Laws) Section 65451, the goals, objectives, and policies contained within a specific plan must be found to be consistent with the goals, objectives, and policies of the adopted general plan of the city or county in which the specific plan planning area falls.

The SEADIP plan covers approximately 1,470 acres of land and largely represents the southeastern quadrant of the city of Long Beach. The SEADIP area is roughly bounded by Colorado and Seventh streets (to the north), Marina Stadium (to the west), and the Orange County border (to the east and south). The Specific Plan contains provisions that pertain to the entire planning area, as well as specific development and use standards for 33 subareas.

The AEC site and laydown area are located in Subarea 19 of the SEADIP and is designated for industrial uses. Specific development and use standards provided in the SEADIP for Subarea 19 include:

Use: Industrial

This area is fully developed in accordance with the provisions of the MG zone. [General Manufacturing (MG) is equivalent to General Industrial (IG) in the City's zoning regulations (Griffiths, 2013; Brown, 2013)]

Commercial storage/self-storage (21.15.570) shall be allowed by Conditional Use Permit (21.52.219.5).

The industrial districts are established to preserve and enhance areas for a broad range of industrial and manufacturing uses, recognizing that such uses provide employment, contribute to the City's tax base, and create products needed by consumers and the business community at large. The City's Zoning Regulations defines the General Industrial (IG) district as:

"...the City's "industrial sanctuary" district where a wide range of industries that may not be desirable in other districts may locate. The emphasis is on traditionally heavy industrial and manufacturing uses. The IG district is intended to promote an "industrial sanctuary" where land is preserved for industry and manufacturing, and where existing industries are protected from non-industrial users that may object to the operating characteristics of industry. Performance standards still must be met, but the development standards are the minimum necessary to assure safe, functional, and environmentally-sound activities.

The IG district includes uses such as large construction yards with heavy equipment, chemical manufacturing plants, rail yards, and food processing plants. The buildings that house these operations may be older industrial buildings retrofitted to accommodate the

use, or new state-of-the-art manufacturing plants. As is the case with all the industrial districts, the focus of the IG district is on the operating characteristics of the use, rather than the particular product created.

The proposed wastewater pipeline crosses Subarea 24 and extends into Subarea 9 of the SEADIP. The existing sewer line extends through Subareas 9 and 22(b) of the SEADIP. Specific development and use standards provided in the SEADIP for these subareas include:

- Subarea 9: is fully developed with residential uses.
- Subarea 22(b): golf course open to the general public.
- Subarea 24 “South”: overlook area and interpretive center for the bordering marsh.

Figure 5.6-4 shows the SEADIP subarea designations within the study area. Discussion of the project’s conformance with the Specific Plan can be found in Section 5.6.3.2.2 and Table 5.6-3.

5.6.2.5.2 Long Beach Local Coastal Program

As defined in Coastal Act Section 30108.6, an LCP consists of a local government’s land use plans, zoning ordinances and maps, and other implementing actions, which taken together, meet the requirements of and implement the provisions and policies of the Coastal Act at the local level.

An LCP consists of two parts:

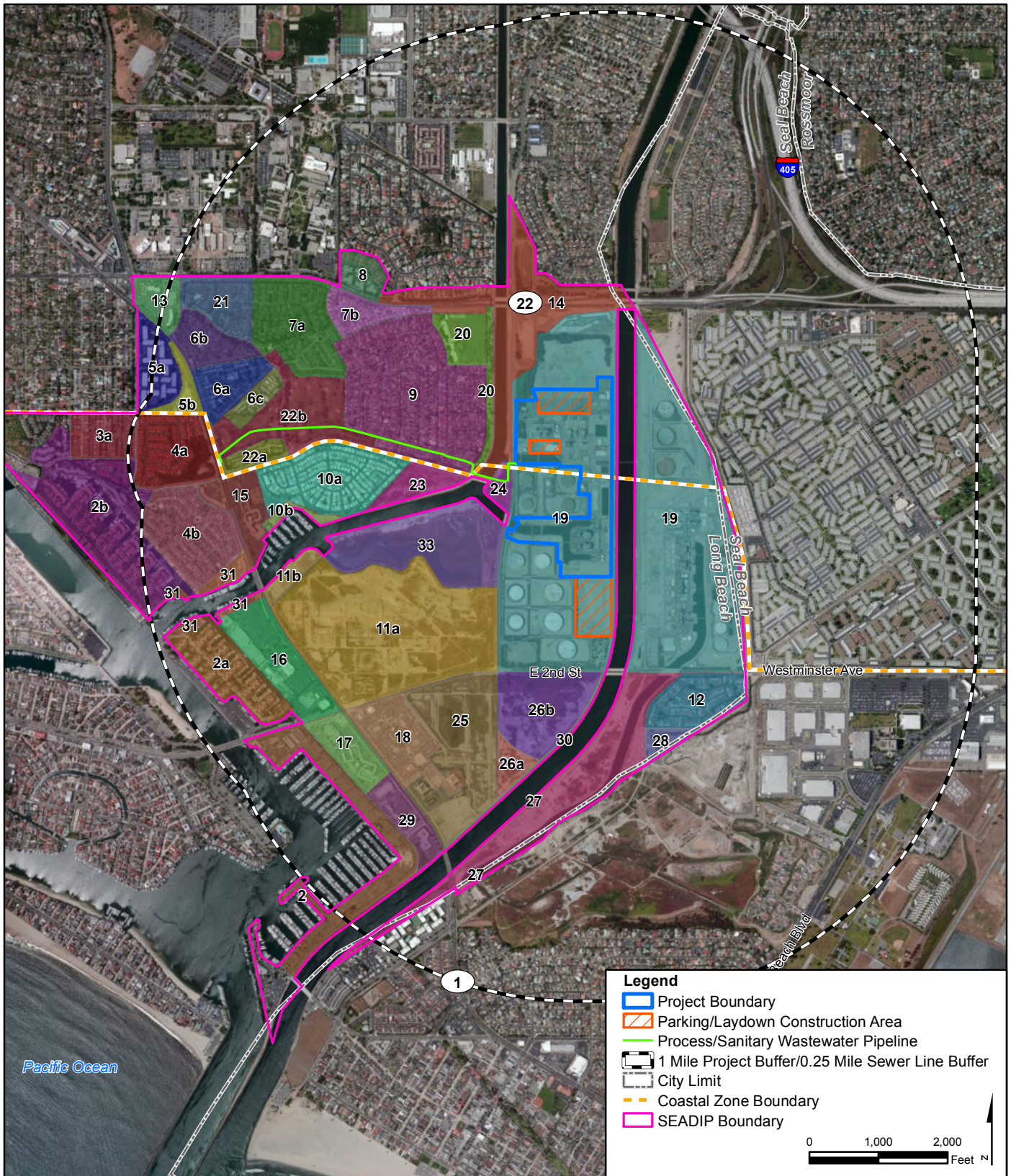
1. A coastal element including policies and a land use plan (LUP), and
2. An implementation program with zoning ordinances, maps, and other implementing actions.

The City of Long Beach Coastal Zone encompasses approximately 3,100 acres of land (or 4.84 square miles) in south Long Beach, bounded by Loynes Drive, Colorado Street, 6th Street, Broadway, and Ocean Boulevard to the north, the City of Long Beach municipal boundary to the east, the Los Angeles County Flood Control Channel to the west, and the Pacific Ocean to the south.

The LCP was adopted by the Long Beach City Council on February 12, 1980, and certified by the California Coastal Commission (CCC) on July 22, 1980. The CCC subsequently certified conditions and amendments to the LCP through January 1994 (CCC, 2012). The LCP area is split into seven subareas: Downtown Shoreline, Areas A through E, and SEADIP. The project site is within the SEADIP subarea of the LCP. One of the steps for preparation of the City’s LCP was incorporation of the SEADIP Specific Plan, which is adopted by reference as an integral part of the Long Beach LCP. SEADIP is identified as the Southeast Area Communities subarea within the LCP and is described as (note that this plan was certified in 1980, therefore some of the description is outdated; outdated information is italicized):

“This sub-area encompasses the entire southeast corner of Long Beach. It is the “newest” area of the City in the sense that nearly all of the development is of very recent origin. Although principally a residential community, it also contains considerable commercial development and two very large electric generating plants. There is much land in SEADIP being used for oil production. When this resource is depleted, the land will be available for urban development. Some of the SEADIP area is still under the jurisdiction of Los Angeles County.”

Consistent with the City’s General Plan and the SEADIP, the project site, laydown area, and proposed wastewater pipeline are identified for mixed uses (No. 7) within the LCP. Specific development and use standards that apply to the site are provided within the SEADIP Specific Plan.



Source: City Of Long Beach, 2011. Caltrans, 2011.

SUBAREAS 1, 2 (a), 2 (b), 3 (a), 3 (b), 4 (a), 4 (b), 5 (a), 5 (b), 6 (a), 6 (b), 6 (c), 7 (a), 8, 9, 10 (a), 10 (b), 11 (a), 11 (b), 12, 21, 22 (a), and 22 (b)
Residential

SUBAREA 4 (a)
Residential and Park (Sims Pond)

SUBAREA 5 (b)
Landscaped open space, Residential, or Church

SUBAREAS 13, 15, 16, 17, 18, 29
Commercial

SUBAREA 14
Landscaped open space or Residential

SUBAREA 19
Industrial

SUBAREA 20
Channel View Park, a public park.

SUBAREA 23, and 33
Wetland.

SUBAREA 24

24 South - overlook area and interpretive center

24 North - park and playground.

SUBAREAS 25 and 26
Office Commercial and light Industrial

SUBAREA 27

Wetlands restoration program.

SUBAREA 28

County retention basin.

SUBAREA 30
(Deleted)

SUBAREA 31

Jack Dunster Marine

Biological Reserve and

Costa del Sol, public parks.

SUBAREA 32

Park.

FIGURE 5.6-4
SEADIP
Subarea Designations
Alamitos Energy Center
Long Beach, California

5.6.2.6 Recent or Proposed Zone Changes and General Plan Amendments

5.6.2.6.1 City of Long Beach

The City is in the process of updating its General Plan (General Plan 2030). Other than the draft mobility element section, drafts of the proposed updates are not available. Planning strategies for the General Plan 2030 update identify the AEC site as within the Southeast/SEADIP Neighborhood with a proposed future land use designation of Economic Engine – Industrial (I) (City of Long Beach, 2013a).

The City plans to initiate a long-range planning study later this year (2013) to update the SEADIP (PD-1) zoning district and LCP. This is expected to be a 3-year planning effort with extensive public outreach and interagency involvement. Major issues are the protection, restoration, and enhancement of the Los Cerritos Wetland area, the continuation of oil drilling in the area, intensification of development, traffic, and protection of priority uses, particularly at the Seaport Marina Hotel site.

5.6.2.6.2 City of Seal Beach

There are no recent or proposed General Plan amendments and rezones that could affect the project site (Olivera, 2013).

5.6.2.6.3 County of Orange - Rossmoor

There are no recent or proposed General Plan amendments or rezones within the Community of Rossmoor that could affect the project site (Vuong, 2013).

5.6.2.6.4 Recent Discretionary Review by Public Agencies

No discretionary reviews related to General Plan or zone changes are currently being processed in the City of Long Beach or the City of Seal Beach that could affect the AEC.

5.6.2.7 Population and Growth Trends

Land use and growth trends identified for the AEC study area are based on population estimates, projections, and current land use plans. Long Beach's 2010 population estimate is 462,257. In 2000, it was estimated to be 461,522 (DOF, 2013). Long Beach has a median household income of \$52,945 and 41.6 percent of the homes are owner-occupied (U.S. Census Bureau, 2013). The city has an unemployment rate of 11.2 percent; significantly higher than the state unemployment rate of 8.5 percent (EDD, 2013).

5.6.3 Environmental Analysis

5.6.3.1 Significance Criteria

Appendix G of the California Environmental Quality Act is a screening tool, not a method for setting thresholds of significance. Appendix G is typically used in the Initial Study phase of the CEQA process, asking a series of questions. The purpose of these questions is to make a determination as to whether a project requires an Environmental Impact Report, a Mitigated Negative Declaration or a Negative Declaration. As the Governor's Office of Planning and Research stated, "Appendix G of the Guidelines lists a variety of potentially significant effects, but does not provide a means of judging whether they are indeed significant in a given set of circumstances." The answers to the Appendix G questions are not determinative of whether an impact is significant or less than significant. Nevertheless, the questions presented in CEQA Appendix G are instructive.

In terms of potential effects on land use, Appendix G, asks, in part, whether the project would:

- Will the project physically divide an established community?
- Will the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?
- Will the project convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to nonagricultural use?
- Will the project involve other changes in the existing environment which, given their location and nature, could result in conversion of farmland to nonagricultural use?

5.6.3.2 Potential Effects on Land Use during Project Construction and Operation

5.6.3.2.1 Divide an Established Community

The existing generating facilities do not physically divide an established community because the existing facility is immediately surrounded by industrial uses. The land is designated for industrial uses under the SEADIP. The proposed project—construction of a new power plant on the site of an existing power plant and temporary use of vacant land as a 10-acre laydown area during construction—is not a change in use. Therefore, the proposed project will not divide an established community, affect access to the city or the project area, or introduce incompatible land uses to the area. In addition, the proposed project will not displace existing non-industrial development or result in new development that would physically divide an existing neighborhood, therefore potential impacts would not occur.

5.6.3.2.2 Consistency with an Applicable Land Use Plan, Policy, or Regulation

The AEC site, laydown area, and offsite process/sanitary wastewater pipeline have a General Plan and LCP use designation of No. 7 (Mixed Use). Land use controls and design and development standards for the project area in the No. 7 (Mixed Use) district are directed by the SEADIP (of the City of Long Beach General Plan and LCP). In addition, the AEC site, laydown area, and proposed wastewater pipeline alignment are zoned as PD; SEADIP (PD-1). Therefore, SEADIP provides both the land use and zoning designation for the site.

The AEC site and laydown area are located in Subarea 19 of the SEADIP and designated for industrial use consistent with the City's IG zone. The proposed wastewater pipeline crosses Subareas 24, 9, and 22(b) of the SEADIP. Subarea 9 is fully developed with residential uses; Subarea 22(b): golf course open to the general public; and Subarea 24 "South": overlook area and interpretive center for the bordering marsh.

Power generating facilities are not specifically listed as an allowable use within the IG zone. However, the purpose of the IG district was established to support development of heavy industrial uses. Development standards provided in Chapter 21.37, *Planned Development Districts*, of the City's Zoning Regulations state:

"Development plans approved by the City Council shall serve as the applicable zoning regulations for a PD zone. Whenever a PD zone does not contain any standards for a particular aspect of development such as landscaping, then the development standards for that aspect of a zoning district which is closest to the overall intent of the particular planned development district shall apply."

Further, Chapter 21.33, *Industrial Districts*, states:

“In recognition of the fact that industrial and manufacturing technologies change over time, the City has structured these regulations to address the operating characteristics and processes of industrial uses, rather than specific businesses.”

The AEC site is identified for industrial use, will replace and be constructed within the industrial site boundaries of the existing power plant, has an existing base of industrial uses and is immediately surrounded by other industrial facilities. Use of the 10-acre adjacent land for laydown during construction will be temporary and is an allowable use under the City’s IG zone. Therefore, the AEC and laydown area are consistent with the intent of the PD-1 Industrial IG zone.

The proposed offsite process/sanitary wastewater pipeline crosses through an area designated as an overlook area and connects to an existing LBWD sanitary line within an area designated for residential use. As the proposed pipeline will be subsurface (with the exception of a portion that crosses over the Los Cerritos Channel), no changes to the land use or zoning in these areas is proposed and no conflict with the land use or zoning for this area would occur. While the existing sanitary line extends through areas designated for residential and golf course uses, it is an existing line and no changes to the use in these areas is proposed.

Therefore, the AEC is consistent with applicable City plans, policies and regulations.

The project site, including all project components is located in the City of Long Beach. Therefore, only the City of Long Beach’s land use policies apply to the AEC site. A full listing of AEC’s consistency with applicable City of Long Beach land use plans, policies, and regulations can be found in Table 5.6-3. Implementation of AEC does not conflict with any applicable land use plan, policy or regulation; therefore, environmental impacts related to land use are less than significant.

5.6.3.2.3 Conflict with an Applicable Habitat Conservation Plan

The AEC site is not located within the limits of any adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (CDFW, 2013), thus there will be no impact.

5.6.3.2.4 Convert Farmland to Nonagricultural Uses

The project does not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance, and due to extensive development, Long Beach is not currently mapped by the FMMP. Therefore, the AEC site and proposed wastewater pipeline do not have a FMMP designation (Hennessy, 2013). No impacts to agricultural resources would occur as a result of implementation of the project.

5.6.3.2.5 Cause Changes that Would Result in the Conversion of Farmland

The project site is not in agricultural use nor is it located on designated farmland. Therefore the project will not cause changes to the existing environment that could result in conversion of farmland to nonagricultural use.

5.6.4 Cumulative Effects

A cumulative impact refers to a proposed project’s incremental effect together with other closely related past, present, and reasonably foreseeable future projects whose impacts may compound or increase the incremental effect of the proposed project (Public Resources Code [PRC] Section 21083; 14 CCR Sections 15064(h), 15065(c), 15130, and 15355).

CEQA Guidelines further note that:

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably

foreseeable probable future projects. Cumulative effects can result from individually minor, but collectively significant, projects taking place over a period of time.

Cumulative land use impacts could occur if the development of a proposed project and other related past, present, and reasonably foreseeable probable future projects would be inconsistent with applicable plans and policies, or have other cumulative land use related impacts.

The City of Long Beach development services department has identified two projects for consideration in the cumulative impacts analysis (Chalfant, 2013).

1. PCH & 2nd Project, 6400 E. Pacific Coast Highway: commercial development to replace existing Seaport Marina Hotel, 10.93-acre site located at the southwest corner of Pacific Coast Highway and 2nd Street. Project proposal is for 150,000 square feet of first floor retail space, 73,000 square feet of second floor retail and 29,000 square feet of second floor restaurant space, with a three-story enclosed parking structure. The applicant has completed Conceptual Site Plan Review and has applied for full Site Plan Review and an Environmental Impact Report (currently in the early data collection stage).
2. Lyon Communities Project, 6701 E. Pacific Coast Highway: Vacant 7.01-acre site located at southeast corner of Pacific Coast Highway and Studebaker Road (site is commonly known as the Pumpkin Patch). Project proposal is for two one-story restaurant buildings fronting PCH, each at 10,000 square feet, with a 4,327 square foot bank building and three-level, 67-room hotel located on the eastern portion of this site, along with 293 surface parking spaces. The project is currently in the Conceptual Site Plan Review stage.

The project is an allowable use within the SEADIP and will not result in any change in land use. The project is consistent with applicable General Plan land use and zoning designations, will replace and be constructed within the industrial site boundaries of the existing power plant site, and is similar to adjacent industrial uses. Therefore, the project will not contribute to cumulative impacts on land use.

The AEC would not involve conversion of agricultural land, so there will be no cumulative impacts on agricultural resources resulting from the project. The project is consistent with land use plans and policies, and compatible with adjacent uses. Therefore, the project will not contribute to cumulative impacts associated with land use compatibility. Moreover, there are no proposed projects that would result in adjacent incompatible land uses.

5.6.5 Mitigation Measures

The AEC will result in no change in land uses and will have no adverse land use impacts; therefore, no mitigation measures are necessary.

5.6.6 Laws, Ordinances, Regulations and Standards

This section lists and discusses the land use LORS that apply to the AEC. Consistent with AFC requirements, all plans and policies applicable to the 1-mile area surrounding the AEC site and laydown area, as well as the 0.25 mile surrounding the proposed offsite process/sanitary wastewater pipeline are summarized below. General Plan and Zoning land use designations for the City of Seal Beach and the Community of Rossmoor within the study area have been included in Tables 5.6-2 and 5.6-4. The project site, including all project components (plant site, natural gas, and water lines, switchyard, and the transmission line), and the laydown area are located in the City of Long Beach. The AEC includes a new 1,000-foot wastewater pipeline (and possibly the upgrade of 4,000 feet of existing LBWD sanitary pipeline), which will connect the site to the LBWD sewer system; all other elements of the AEC will be constructed entirely within the existing approximately 63-acre site. Only the City of Long Beach's land use policies apply to the AEC site, laydown area, and proposed wastewater pipeline. The City of Long Beach's local LORS are listed in this section and discussed in Table 5.6-3.

5.6.6.1 Federal LORS

Title 14 of the Code of Federal Regulations Section 77.13 (FAR Section 77.13), requires an applicant to submit a Notice of Proposed Construction or Alteration (FAA Form No. 7460-1) to the Federal Aviation Administration (FAA) for construction within 20,000 feet of the nearest runway of an airport with at least one runway longer than 3,200 feet. There are two airports within approximately 20,000 feet of the AEC Site: Long Beach Airport (Daugherty Field), longest runway is 10,003 feet (located approximately 20,064 feet or 3.8 miles to the northwest); and the Los Alamitos Army Airfield, longest runway is 8,000 feet (located approximately 14,256 feet or 2.7 miles to the northeast; Airnav.com, 2013). Therefore, a FAA Notice Criteria Tool has been used to determine whether the AEC meets FAR Section 77.13 requirements regarding the need to notify FAA of AEC construction. The notice criteria tool results are provided in Appendix 3B.

5.6.6.2 State LORS

5.6.6.2.1 Warren-Alquist Act

The CEC's certification process is a certified regulatory program pursuant to CEQA, and is codified in the California PRC Sections 21000 through 21178.1. As noted previously, the CEC's permitting process under the Warren Alquist Act also preempts the issuance of a CDP by the City of Long Beach. This AFC conforms to the requirements of the Warren-Alquist Act and CEQA.

PRC Section 25500 of the Warren-Alquist Act provides that the CEC, "Shall have the exclusive power to certify all sites and related facilities in the state." Thus, the CEC has exclusive jurisdiction over the permitting of AEC. The authority of the CEC is "in lieu of any permit, certificate, or similar document required by any state, local or regional agency... and shall supersede any applicable statute, ordinance, or regulation of any state, local, or regional agency..."

The CEC's authority to permit power plants, thus, supersedes all local ordinances including zoning or land use plans. The CEC normally, however, defers to and allows the local land use jurisdiction to make changes to plans, zones, and allowed uses. Where such a local jurisdiction does not or will not make changes, the CEC is allowed to permit the facility where special findings are made. Specifically, PRC Section 25525 allows the CEC to permit facilities not in compliance with local ordinances where it "determines that the facility is required for public convenience and necessity and that there are not more prudent and feasible means of achieving public convenience and necessity."

5.6.6.2.2 California Coastal Commission, Coastal Act

The CCC was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976 (Coastal Act). Coastal Act, PRC 30000 et seq., establishes a comprehensive scheme to govern land use planning along the entire California coast. The coastal zone varies in width from several hundred feet in highly urbanized areas up to five miles in certain rural areas, and offshore the coastal zone includes a 3-mile-wide band of ocean. The CCC, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. But for the CEC process, that supersedes CCC permitting requirements, development activities generally require a CDP from either the CCC or the local government.

The Coastal Act includes specific policies that address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The policies of the Coastal Act constitute the statutory standards applied to planning and regulatory decisions made by the CCC and by local governments, pursuant to the Coastal Act.

The Coastal Act sets forth general policies which govern the CCC's review of permit applications and local plans. Specific to energy facilities, the Coastal Act requires that the CCC designate specific locations within the coastal zone where the establishment of a thermal power plant subject to the Warren-Alquist Act could

prevent the achievement of the objectives of the Coastal Act. Pursuant to PRC Section 30500, each local government lying within the coastal zone is required to prepare a LCP for management of that portion of the coastal zone within its jurisdiction. Once the CCC certifies a LCP, the authority to issue CDPs for development within the coastal zone is delegated to the local jurisdiction.

When the CEC undertakes the processing of an AFC for any power plant or transmission line proposed to be located, in whole or in part, within the coastal zone, the CCC may participate in the CEC process. The CCC's participation in the CEC process replaces the Coastal Act permitting process and CDP for a project in the coastal zone. As part of the CEC process, the CEC must notify the CCC prior to completion of the CEC staff's preliminary report and the CCC can provide a written report on the suitability of the proposed site and related facilities specified in that notification. In 1995 the Vice Chair of the CEC and the Chair of the CCC signed a Memorandum of Agreement (MOA) that among other things, calls for the CCC to submit a report pursuant to PRC Section 30413(d) prior to the Final Staff Assessment (FSA) prepared by the CEC staff. Although the MOA does not have the authority of a regulation or a statute, it does describe the practice and policy regarding the CCC role in and the CEC process.

Pursuant to PRC Section 30413(d), the CCC's report may address the following:

- Compatibility of the proposed site and related facilities with the goal of protecting coastal resources.
- Degree to which the proposed site and related facilities would conflict with other existing or planned coastal-dependent land uses at or near the site.
- Potential adverse effects that the proposed site and related facilities would have on aesthetic values.
- Potential adverse environmental effects on fish and wildlife and their habitats.
- Conformance of proposed site and related facilities with certified local coastal programs in those jurisdictions which would be affected by any such development.
- Degree to which proposed site and related facilities could reasonably be modified so as to mitigate potential adverse effects on coastal resources, minimize conflict with existing or planned coastal-dependent uses at or near the site, and promote the policies of this division.
- Such other matters as the commission deems appropriate and necessary to carry out this division.

The Coastal Act also provides that “[c]oastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted as reasonable long-term growth where consistent with [the Coastal Act]” (PRC Section 30260.) Section 30264 of the Coastal Act states that “new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the [CEC] to have greater relative merit...than available alternative sites and related facilities for an applicant’s service area” (PRC Section 30264.).

The existing Alamitos Generating Station property is designated for industrial use (within the SEADIP) and has been previously developed in its entirety for industrial uses. Construction of the AEC on the site of an existing power plant has greater relative merit to development than an alternative site. In addition, there are no available alternative sites within the City of Long Beach or vicinity, which are zoned for industrial use and which are located outside of the coastal zone which include the same required infrastructure (existing electrical, natural gas, and water) as the proposed site.

The proposed adjacent 10-acre laydown area is currently vacant and also designated for industrial use (within the SEADIP). The laydown area would be used to support construction activities at the adjacent AEC site, and therefore, its use would be temporary.

The proposed offsite process/sanitary wastewater pipeline is located largely outside of the coastal zone. The segment of the pipeline that extends into the coastal zone starts at the commencement of the line at the west side of the AEC site, travels south to the intersection with Loynes Drive, then turns west and crosses

over the Los Cerritos Channel (affixed to the bridge). After crossing the Channel, the pipeline heads north on East Vista Street exiting the coastal zone to connect to the LBWD's existing sanitary system in the residential subdivision (see Figure 5.6-1).

5.6.6.2.3 California Land Conservation Act (Williamson Act)

The California Land Conservation Act of 1965, commonly known as the Williamson Act, was enacted to encourage preservation of agricultural lands and encourage open space preservation and efficient urban growth. The Williamson Act provides incentives to landowners through reduced property taxes to create an agricultural preserve and agree to keep their land in agricultural production (or another compatible use) for at least 10 years. Maps, statistics, and reports on Williamson Act lands are available online. Neither the project site nor wastewater pipeline route is subject to a Williamson Act contract.

5.6.6.3 Local LORS

Land use provisions that are included in every California city and county General Plan (California State Planning Law, Government Code Section 65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. City zoning ordinances are enforced by their respective planning and building departments. Table 5.6-5 lists the applicable LORS, administering agencies, and the AFC section that discusses project conformance. The project site, including all project components (plant site, natural gas, and water lines, switchyard, wastewater pipeline, and the transmission line), are located in the City of Long Beach. Therefore, only the City of Long Beach's land use policies apply to the AEC site and laydown area. Therefore, only the City of Long Beach's local LORS are listed in this section and discussed in Table 5.6-5.

TABLE 5.6-5
Laws, Ordinances, Regulations, and Standards for Land Use

LORS	Requirement/Applicability	Administering Agency	AFC Section Explaining Conformance
State			
CEQA PRC, Sections 21000-21178.1, including Guidelines for implementation of CEQA are codified in the 14 CCR Sections 15000-15387	Establishes policies and procedures for review of proposed power plants in California.	CEC	Section 5.6.6.2.1
Warren-Alquist Act (PRC Section 25000 et seq.)	Establishes policies and procedures for review of proposed power plants greater than 50 MW in California.	CEC	Section 5.6.6.2.1
California Coastal Act (PRC, Division 20, Sections 30000, et seq.)	Establishes policies to guide orderly development within California's coastal zone.	CCC, Energy Unit	Section 5.6.6.2.2
California Lands Conservation Act (Williamson Act)	Preserves agricultural land and to encourages open space preservation and efficient urban growth.	Department of Conservation (NRCS)	Section 5.6.6.2.3

TABLE 5.6-5
Laws, Ordinances, Regulations, and Standards for Land Use

LORS	Requirement/Applicability	Administering Agency	AFC Section Explaining Conformance
Local			
City of Long Beach General Plan	Comprehensive long-range plan to serve as the guide for the physical development of the City.	City of Long Development Services	Sections 5.6.2.3 and 5.6.3.2.2, Tables 5.6-2 and 5.6-3
City of Long Beach Zoning Regulations (Title 21 of the Municipal Code)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	City of Long Development Services	Sections 5.6.2.4 and 5.6.3.2.2, Tables 5.6-3 and 5.6-4
City of Long Beach SEADIP	Specific plan to guide development within the designated SEADIP area	City of Long Development Services	Sections 5.6.2.5.1 and 5.6.3.2.2, Table 5.6-3
City of Long Beach LCP	Coastal land use plan and implementing ordinance establish policies to guide development within the Coastal Zone	City of Long Development Services	Sections 5.6.2.5.2 and 5.6.3.2.2, Table 5.6-3

5.6.7 Agencies and Agency Contacts

Agencies and contacts are provided in Table 5.6-6.

TABLE 5.6-6
Agency Contacts for Land Use

Department	Agency	Persons Contacted
Development Services	City of Long Beach	Jill Griffiths, Planning Officer 333 W. Ocean Blvd., 3rd Floor Long Beach, CA 90802 (562) 570.6191 jill.griffiths@longbeach.gov
Development Services	City of Long Beach	Ira Brown, Planner 333 W. Ocean Blvd., 3rd Floor Long Beach, CA 90802 (562) 570-5972 ira.brown@longbeach.gov
Development Services	City of Long Beach	Craig Chalfant, Planner 333 W. Ocean Blvd., 3rd Floor Long Beach, CA 90802 (562) 570-6368 craig.chalfant@longbeach.gov
Planning & Development	City of Seal Beach	Jerry Olivera, Senior Planner 211 Eighth Street Seal Beach, CA 90740 (562) 431-2527 ext. 1316 jolivera@sealbeachca.gov
Community Development	County of Orange	Richard Vuong, Planner 300 N. Flower Street Santa Ana, CA, 92703 (714) 667-8888

5.6.8 Permits and Permit Schedule

Except as identified in other sections of this AFC that apply to air quality, water quality, and roadways, because of the exclusive jurisdiction of the CEC, no other discretionary land use-related permits are required for the AEC.

5.6.9 References

AirNav.com. 2013. Long Beach Airport (Daugherty Field) and Alamitos Army Airfield. Accessed online at <http://www.airnav.com/airport/KLGB> and <http://www.airnav.com/airport/KSLI>

Brown, Ira / City of Long Beach Development Services Department, Planner. 2013. Personal communication with Amy Fuller/CH2M HILL. July 11; July 24.

California Coastal Commission (CCC). 2012. Local Coastal Plan Status Updates. Accessed online at: <http://www.coastal.ca.gov/la/lcpstatus.html>. June 30, 2012

California Department of Conservation (DOC). 2010. Farmland Mapping and Monitoring Program: Los Angeles County Important Farmland 2010 and Orange County Important Farmland 2010. Accessed online at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/>

California Department of Conservation (DOC). 2012/2013. Agricultural Preserves: Williamson Act Parcels, Los Angeles County and Orange County, California. Accessed online at: <ftp://ftp.consrv.ca.gov/pub/dlrp/WA/>

California Department of Finance (DOF). 2013. Demographic Reports and Research Papers: E-4 Population Estimates for Cities, Counties, and the State, 2001-2010, with 2000 & 2010 Census Counts. <http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2001-10/view.php>

California Department of Fish and Wildlife (CDFW). 2013. Summary of Natural Community Conservation Plans. <http://www.dfg.ca.gov/habcon/nccp/status/index.html>.

California Department of Transportation (Caltrans). 2013. California Scenic Highway Mapping System. Accessed online at: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm.

California Division of Oil, Gas and Geothermal Resources (CDOGGR). 2012. Online Mapping System. <http://maps.conservation.ca.gov/doms/index.html>

California Employment Development Department (EDD). 2013. Labor Market Information Overview. Accessed online at: <http://www.labormarketinfo.edd.ca.gov/>. July 2013.

Chalfant, Craig / City of Long Beach Development Services Department, Planner. 2013. Personal communication with Amy Fuller/CH2M HILL, July 9.

City of Long Beach. 1977 (Amended 2006). SEADIP. Accessed online at: http://www.lbds.info/planning/advance_planning/seadip.asp.

City of Long Beach. 1980. Local Coastal Program. Accessed online at: http://www.lbds.info/planning/advance_planning/general_plan.asp

City of Long Beach. 1989. General Plan Land Use Element. Accessed online at: http://www.lbds.info/planning/advance_planning/general_plan.asp

City of Long Beach. 2013a. General Plan Update 2030 website accessed at: http://www.lbds.info/planning/advance_planning/lb_2030/default.asp

City of Long Beach. 2013b. Zoning Regulations of the City of Long Beach. Accessed online at: http://www.lbds.info/planning/current_planning/zoning_ordinances.asp

City of Seal Beach. 2003. City of Seal Beach General Plan Land Use Element. Accessed online at: <http://www.sealbeachca.gov/departments/development/planning/plan/>

City of Seal Beach. 2004 (Revised 2013). City of Seal Beach Municipal Code. Accessed online at: <http://www.sealbeachca.gov/government/code/>

County of Orange. 2005a. County of Orange General Plan Chapter III Land Use Element and Map. Accessed online at: <http://ocplanning.net/planning/generalplan2005>

County of Orange. 2005b. Zoning Code. Accessed online at: <https://media.ocgov.com/gov/pw/cd/code.asp>

Environmental Data Resources (EDR). 2013. *Alamitos Energy Center Project Offsite Receptor Report*. July 18.

Griffiths, Jill/City of Long Beach Development Services Department, Planning Officer. 2013. Personal Communication with Amy fuller/CH2M HILL. July 9.

Hennessy, Patrick / California Department of Conservation. 2013. Personal Communication with Amy Fuller/CH2M HILL. July 11.

Los Cerritos Wetlands Authority. 2013. Conceptual Restoration Plan (CRP) for the Los Cerritos Wetlands. Accessed online at: <http://www.intoloscerritoswetlands.org/lcwa.php>

Office of Management and Budget. 1987. Standard Industrial Classification (SIC) Manual. Accessed online at: <https://www.osha.gov/pls/imis/sicsearch.html>

Olivera, Jerry / City of Seal Beach Community Development. 2013. Personal Communication with Amy Fuller/CH2M HILL. July 22.

U.S. Census Bureau. 2013. Census data for Long Beach, CA. Accessed online at: <http://factfinder.census.gov/>. July 2013.

Vuong, Richard /County of Orange Community Development Department, Planner. 2013. Personal Communication with Amy Fuller/CH2M HILL. July 18.