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5.6 Land Use

This section discusses the environmental and regulatory setting and includes the analysis of potential land use impacts associated with the Stanton Energy Reliability Center (SERC). For the purpose of this section, the affected environment study area is defined as those areas within 1 mile of the SERC and 0.25 mile of related linear facilities (Title 20, California Code of Regulations [CCR], Appendix B).

Section 5.6.1 describes the environment that could be affected by the proposed project. Section 5.6.2 presents an environmental analysis of project development. Section 5.6.3 discusses potential cumulative effects. Section 5.6.4 discusses possible mitigation measures. Section 5.6.5 presents the laws, ordinances, regulations, and standards (LORS) applicable to land use. Section 5.6.6 provides the agencies and agency contacts for land use issues. Section 5.6.7 provides a discussion of permits; and Section 5.6.8 lists the references used in preparing this section.

5.6.1 Affected Environment

The following text discusses the affected environment for the study area.

5.6.1.1 Existing Land Uses within the study area

The SERC project site is located entirely within the eastern portion of the City of Stanton; however, natural gas will be delivered to the SERC via one of two offsite pipeline linear route alternatives that extend into the western portion of Anaheim, southeastern Buena Park, Garden Grove, and a pocket of unincorporated Orange County. State Route (SR) 22 (Garden Grove Freeway), SR 39 (Beach Boulevard), Highway 5 (Santa Ana Freeway), and SR 91 (Riverside Freeway) are the main transportation corridors in the study area. Land uses surrounding the site include the City of Stanton's industrial area to the north and south, public/quasi-public utility areas to the east consisting of the Southern California Edison (SCE) Barre Peaker power plant, Barre Substation, and electrical transmission lines and single- and multi-family residential uses to the southeast and northwest.

Specific land uses are described in greater detail below. Figure 5.6-1 is a map showing existing land uses in the project and surrounding area (study area).

5.6.1.1.1 City of Stanton

The SERC site is located within the City of Stanton in an area that is zoned Industrial General (City of Stanton IG zoning district). The site consists of two parcels: Parcel 1 (eastern side of the drainage canal) is 1.764 acres in size, and Parcel 2 (western side of the canal) is 2.214 acres in size, for a total project site acreage of 3.978 acres. A stormwater drainage canal separates the two parcels and is designated as open space. Parcel 1 is currently vacant land, while Parcel 2 is partly paved and used for outdoor vehicle and pallet storage. Parcel 1 is owned by SERC, and SERC has control over Parcel 2 via a long-term lease. The parcels will therefore not be merged. The parcels are physically divided by the existing stormwater drainage canal owned by Orange County Flood Control Agency. The only SERC facilities crossing the boundary between the parcels will be a utility bridge and a vehicle bridge over the canal.

Adjacent land uses to the SERC site include light industrial, storage, residential, Union Pacific Railroad (UPRR) right-of-way, and SCE's Barre Peaker power plant, Barre Substation, and overhead electrical transmission lines.

Linear appurtenances include a new, approximately 0.35-mile-long, 66-kilovolt generator tie-line that would run east from the project site, crossing Dale Avenue paralleling the UPRR railway along the boundary of the property on which the Barre Peaker power plant is located, turning northeast to connect with the Barre Substation. The line is underground, except for a transition pole located at the boundary of the SERC property immediately west of Dale Avenue. Existing land uses along the proposed underground transmission line route include the Dale Avenue roadway corridor, vacant land, and land

within an existing transmission line corridor north of the UPRR right-of-way. Further discussion of the generator tie-line crossing at the Dale Street right-of-way is discussed in Section 5.12, Traffic and Transportation.

Natural gas will be delivered to the SERC via one of two proposed offsite pipeline linear route alternatives: (1) a 2.75-mile-long pipeline extending north along Dale Avenue to La Palma Avenue, or (2) a 1.78-mile-long pipeline running south along Dale Avenue to Lampson Avenue. Existing land uses adjacent to the Dale Avenue roadway corridor and along the natural gas pipeline linear route alternatives within the City of Stanton are generally residential and industrial.

5.6.1.1.2 Cities of Anaheim and Buena Park

The northern natural gas pipeline alternative route extends to the north within the existing Dale Avenue roadway corridor through portions of Anaheim and Buena Park, terminating at the Southern California Gas Company (SoCalGas) main line at La Palma Avenue. Land uses of the areas along this northern linear route adjacent to the Dale Avenue roadway corridor are predominately residential.

5.6.1.1.3 City of Garden Grove and Unincorporated Orange County

The southern natural gas pipeline alternative route extends to the south within the existing Dale Avenue roadway corridor through portions of Garden Grove and unincorporated Orange County, terminating at the SoCalGas main line at Lampson Avenue. Land uses along this southern linear route adjacent to the Dale Avenue roadway corridor are generally residential and industrial, but also include two educational facilities (Rancho Alamitos High School and Alamitos Intermediate School).

Temporary construction worker parking is proposed within an existing 2.89-acre parking lot at the Bethel Romanian Pentecostal Church, 350 feet south of the SERC site along Dale Avenue. During construction of the facilities on Parcel 1, Parcel 2 will be utilized as the construction laydown yard. Construction of facilities on Parcel 2 will be sequenced to occur after any laydown needs are met for Parcel 1 items.

5.6.1.2 Specific Land Uses within the SERC Study Area

This section provides a description of land uses located near the SERC site. Table 5.6-1 lists sensitive nonresidential receptors such as schools, care facilities, places of worship, and recreational facilities.

Table 5.6-1. Sensitive Nonresidential Land Uses within 1 Mile of the SERC Site

Name of Facility	Approximate Distance from the SERC Site (miles)	City
Educational/Child Care/Nursing Home		
Robert M. Pyles Elementary School	0.23	Stanton
Rancho Alamitos High School	0.52	Garden Grove
Walter Elementary School	0.68	Anaheim
Bryant Elementary School	0.72	Garden Grove
Skylark Elementary School	0.73	Garden Grove
Mabel Carver Elementary School	0.77	Stanton
Dale Jr. High School	0.89	Anaheim
Salk Elementary School	0.98	Anaheim
Magnolia High School	0.98	Anaheim
Stepping Stones Learning Center (Day care)	0.56	Anaheim
Educare Daycare Center (Day care)	0.58	Stanton
Montessori House of Children (Day care)	0.79	Anaheim
A&E Home Care (Assisted Living Facility/Nursing Home)	0.94	Stanton

Table 5.6-1. Sensitive Nonresidential Land Uses within 1 Mile of the SERC Site

Name of Facility	Approximate Distance from the SERC Site (miles)	City
Religious		
Bethel Romanian Pentecostal Church	0.07	Stanton
True Jesus Church in Garden Grove	0.53	Garden Grove
Duoc Su Temple	0.66	Garden Grove
Anaheim Community Church	0.68	Anaheim
Korea Buddhist Temple Jung Hye Sa	0.75	Anaheim
Orangewood Avenue Baptist Church	0.75	Garden Grove
Lighthouse Community Church	0.98	Stanton
Sacred Heart Mission	0.98	Anaheim
Recreational Facilities		
Harry M Dotson Park	0.37	Stanton
Hollenbeck Park	0.46	Anaheim
Zuniga Park	0.76	Stanton
Stanton Park	0.73	Stanton
Stanton Central Park	0.84	Stanton
Magnolia Park	0.91	Garden Grove

Source: Google Earth

5.6.1.2.1 Industrial

As shown on Figure 5.6-1, the SERC site is largely within an industrial area. Parcel 1 of the SERC site is currently vacant, and Parcel 2 is industrial and used for outdoor storage of vehicles and pallets. The SCE Barre Peaker power plant, Barre Substation, and overhead electrical transmission lines to the east, the City of Stanton's industrial area to the north and south, and the UPRR right-of-way are the main industrial uses and facilities in the study area. Other existing industrial facilities within the study area include metals processing, glass and pipe manufacturing, and automobile repair and storage.

5.6.1.2.2 Commercial/General Office

Commercial facilities occur intermittently within the study area, primarily along Beach Boulevard within the North Gateway Mixed Use District located approximately 0.33 mile to the northwest and Town Center Mixed Use District located approximately 0.20 mile to the west and southwest.

5.6.1.2.3 Residential

As shown on Figure 5.6-1, residential areas (including residences within mixed-use districts) constitute the majority of land use within the study area. The residences closest to the SERC site are located within the City of Stanton, and are situated approximately 100 feet to the southeast of Parcel 1 across Dale Avenue as well as approximately 65 feet to the northwest of Parcel 2. The closest residence to the noise-producing equipment (combustion turbine) is located approximately 380 feet to the southwest of the closest combustion turbine on the southeastern corner of the UPRR right-of-way and Dale Avenue (see Section 5.7, Noise).

5.6.1.2.4 Agricultural Use

The California Department of Conservation (CDOC), 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. According to the Orange County Important Farmland Map 2014 (CDOC, 2014), the study area is mapped by the FMMP and is

designated largely as Urban and Built-up Land; however, an L-shaped section of land within the SCE right-of-way adjacent to the east of the SCE Barre Substation is designated as Unique Farmland. As defined by the CDOC, *“Unique farmland consists of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards.”* This area is within a major transmission corridor and is currently used as a nursery to grow landscape plants or as open space/city park.

In addition, Parcel 1, including land immediately surrounding the SCE Barre Substation and Barre Peaker power plant, is designated as Grazing Land, which is defined by the CDOC as *“Land on which the existing vegetation is suited to the grazing of livestock.”* Neither of these areas are currently used for, nor do they contain vegetation suitable for, livestock grazing. No areas within the study area, including the SERC site, are enrolled in a Williamson Act contract (CDOC, 2004). No other land within the study area is designated as agricultural or farmland (CDOC, 2014).

5.6.1.2.5 Recreation

Six recreational facilities occur within 1 mile of the SERC. The two closest recreational facilities are Harry M. Dotson Park and Hollenbeck Park. Both parks are operated by the City of Stanton. Harry M. Dotson Park is approximately 1.3 acres in size and has a playground, water play area, covered picnic area, basketball court, and open green space walking/exercise path. Hollenbeck Park is approximately 10.75 acres in size and has a playground, exercise training course, and an open green space/walking path. The location of recreational facilities within the study area is provided on Figure 5.6-1, and their distance from the SERC site is listed in Table 5.6-1.

5.6.1.2.6 Open Space

Under Section 65560 of the State Government Code, open space is defined as any parcel or area of land or water that is essentially unimproved and devoted to an open-space use, and that is designated on a local, regional, or state open space plan as any of the following: open space for the preservation of natural resources, open space used for the managed production of resources, open space for outdoor recreation, or open space for public health and safety.

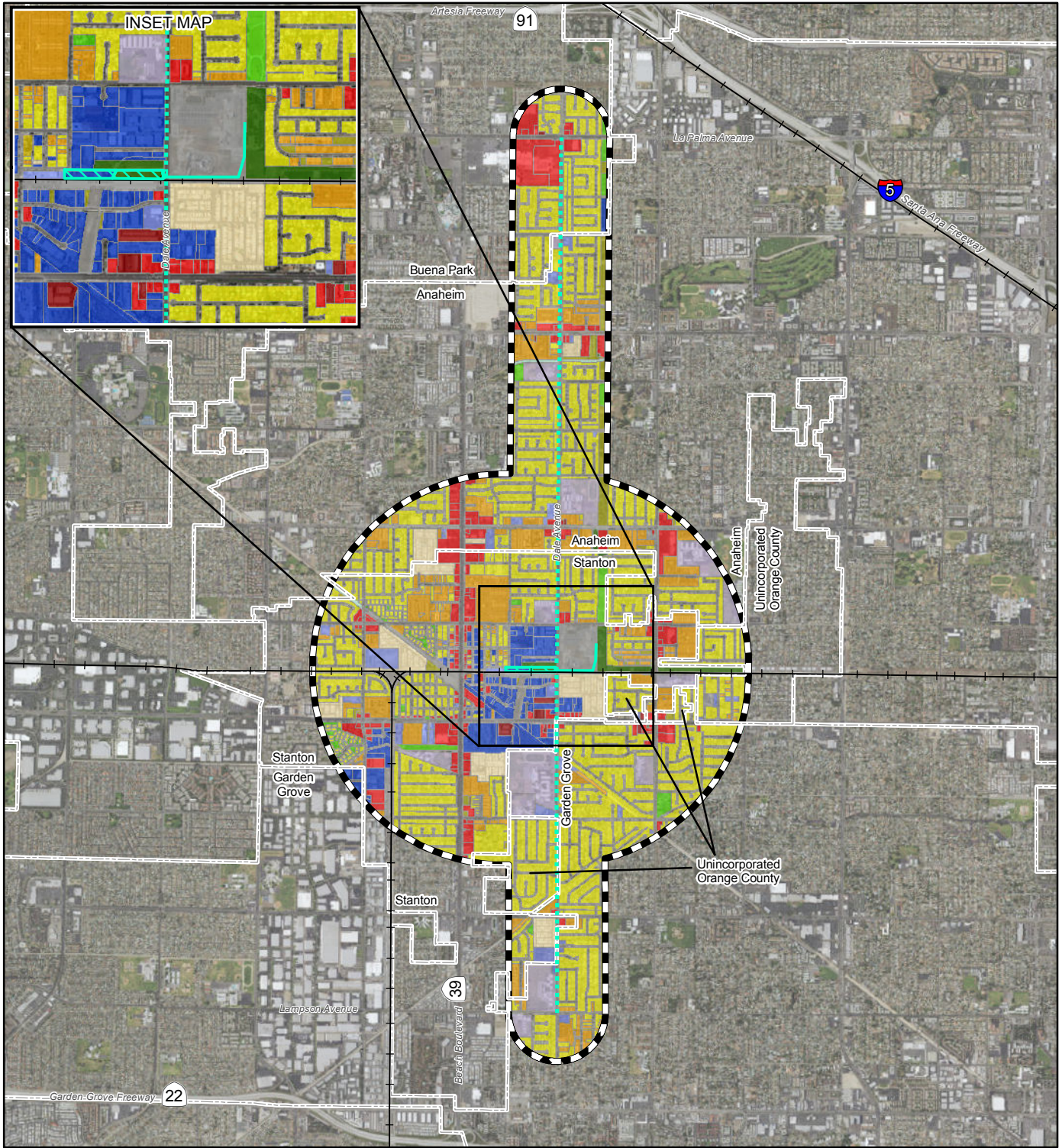
Open space use within the study area is synonymous with recreation, agriculture, or vacant land. A stormwater drainage canal separates Parcels 1 and 2, and is designated as open space. Aside from the land identified as recreation/park or agricultural (as discussed above), vacant land parcels are found scattered throughout the study area, and they are largely unused/undeveloped parcels or are used for materials storage for adjacent land uses.

5.6.1.2.7 Scenic Areas

There are no designated scenic areas or land uses within the study area. The character of the area surrounding the SERC site is determined largely by it being a diverse mix of industrial, residential, public/institutional, and commercial land uses, with occasional agriculture/vacant/open space uses. The area immediately surrounding the site is dominated by industrial and utility uses (including the existing SCE Barre Peaker power plant, Barre Substation, transmission lines, and adjoining industrial warehouses). There are no state designated or candidate scenic highways within the study area. The nearest scenic highway is approximately 9 miles east of the SERC; SR 91 is an officially designated State Scenic Highway from SR 55 to east of the Anaheim city limit (California Department of Transportation, 2015).

5.6.1.2.8 Natural Resource Protection

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



Source: Esri World Imagery, Southern California Association of Governors (2012), Orange County (2011)

LEGEND

- Project Site
- Generator Tie-Line
- Proposed Natural Gas Pipeline Route Alternatives
- 1 Mile Project Buffer/
0.25 Mile Pipeline Buffer
- City Limit
- Railroad

Existing Land Uses within the Study Area

- | | |
|--------------------------------|--|
| Single Family Residential | Transportation, Communications, and Utilities |
| Multi-Family Residential | Agriculture (Utility ROW / Vacant / Plant Nursery) |
| Mobile Homes and Trailer Parks | Mixed Residential and Commercial |
| Mixed Residential | Open Space and Recreation |
| General Office | Industrial |
| Commercial and Services | Vacant |
| Facilities | Water |
| Education | |

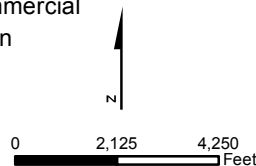


FIGURE 5.6-1
Existing Land Use
 Stanton Energy
 Reliability Center AFC
 Stanton, California



5.6.1.2.9 Educational/Child Care/Nursing Home

Nine educational facilities, three child daycare facilities, and one assisted living/nursing home occur within 1 mile of the SERC. The closest school is the Robert M. Pyles Elementary School, located approximately 0.23 mile north of the SERC site boundary. Rancho Alamitos High School is located approximately 0.42 mile south of the SERC site boundary. The locations of Educational/Child Care/Nursing Home facilities within the study area and distances from the SERC site are listed in Table 5.6-1. Their locations are also depicted on Figure 5.6-1 as Education and/or Facilities. Other facilities such as libraries are also noted as such on Figure 5.6-1.

5.6.1.2.10 Religious

Eight churches or religious facilities occur within 1 mile of the SERC. The proximity of these facilities to the SERC is listed in Table 5.6-1 and is depicted on Figure 5.6-1 as Facilities.

5.6.1.2.11 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 of the SERC.

5.6.1.2.12 Unique Land Uses

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

5.6.1.3 General Plan Land Use Designations

5.6.1.3.1 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 their jurisdiction. This section describes the land use designations for properties located within the study area. 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 in the Study Area

General Plan Land Use Designation	Land Use Designation on Figure 5.6-2	Description
<i>City of Stanton</i>		
Low Density Residential	Single Family Residential	Intended for the development of single-family residential neighborhoods that (1) provide an excellent environment for family life, (2) provide and preserve estate housing, and (3) accommodate second units on single-family properties in conformance with State law. Densities for the Low Density Residential designation range from one to six dwelling units per acre (du/ac) with detached units each on their own parcel and accommodating three to 22 persons per acre. Nonresidential uses that complement and serve the surrounding residential neighborhood typically include schools, parks, churches, libraries, and public facilities.
Medium Density Residential	Multi-Family Residential	Intended for the development of single-family and multi-family residential neighborhoods that (1) provide a variety of housing types, (2) provide common spaces, recreation areas, and services convenient to residents, and (3) provide an excellent environment for family life. Densities range from 6.1 to 11 du/ac. Dwelling units can be attached or detached and can include cluster housing, duplexes, triplexes, fourplexes, townhomes, condominiums, apartments, and mobile homes to accommodate 23 to 40 persons per acre. In addition, density bonuses up to 35% (above the 11 dwelling units per acre) are allowed if developments provide affordable housing for low- and moderate-income households. Nonresidential uses that complement and serve Medium Density Residential neighborhoods and surrounding residential communities are allowed within Medium Density Residential designated areas including schools, parks, churches, libraries, and public facilities. Quasi-residential uses such as convalescent hospitals and group residential homes are also allowed.
High Density Residential	Multi-Family Residential	Intended for the development of multi-family residential neighborhoods that (1) provide a variety of housing types, primarily along arterial highways, with particular emphasis on ownership and with provision for affordable housing, (2) incorporate quality design features in all projects, (3) provide common spaces, recreation areas, and services convenient to residents, and (4) provide an excellent environment for family life. Densities range from 11.1 to 18 du/ac, and density bonuses up to 35% (above the 18 du/ac) are allowed if developments provide affordable housing for low- and moderate-income households. The High Density Residential designation accommodates 41 to 64 persons per acre, and nonresidential uses allowed typically include schools, parks, churches, libraries, and public facilities. Quasi-residential uses such as convalescent hospitals and group residential homes are also allowed.
General Mixed-Use	Mixed Residential and Commercial	The General Mixed-Use designation is generally located along Beach Boulevard and along the southeastern portion of Katella Avenue. The district allows vertical and horizontal mixed-use up to three stories in height and an allowable density of 45 units per acre (du/ac) or up to 160 residents per acre. In addition, density bonuses up to 35% (above the 45 du/ac) are allowed if developments provide affordable housing for low- and moderate-income households.
North Gateway Mixed-Use District	Mixed Residential and Commercial	The North Gateway Mixed-Use District focuses on commercial and office uses, servicing northern Stanton and Anaheim areas. The district allows vertical and horizontal mixed-use up to three stories in height and an allowable density of 45 du/ac or up to 160 residents per acre. In addition, density bonuses up to 35% (above the 45 du/ac) are allowed if developments provide affordable housing for low- and moderate-income households. Commercial uses are encouraged on the ground floor along Beach Boulevard with office and/or residential components on upper floors.

Table 5.6-2. General Plan Land Use Designations in the Study Area

General Plan Land Use Designation	Land Use Designation on Figure 5.6-2	Description
Town Center Mixed-Use District	Mixed Residential and Commercial	The Town Center Mixed-Use District focuses on community-serving uses in a transit supportive environment, with emphasis on a balance of commercial, office, and residential uses. Located close to the civic center and potential transit routes, the Town Center Mixed-Use District is intended to be a pedestrian-friendly district with strong linkages between different uses and easy access to future transit. Commercial, office, and residential uses up to five stories in height and an allowable density of 60 du/ac or up to 213 residents per acre are allowed. Density bonuses of up to 35% (above the 60 du/ac) are allowed if developments provide affordable housing for low- and moderate-income households. Retail uses are encouraged along the street frontage with office or residential on the rear of properties or upper floors of buildings.
General Commercial	Commercial and Services	<p>The General Commercial designation is intended to allow a full range of commercial activities that serve local residential neighborhoods. Typically located along arterials because of the potential amount of traffic generated, uses in this designation include a variety of retail, professional services, and recreation facilities such as markets, drug stores, retail shops, financial institutions, service establishments, business/ professional offices, restaurants, and recreation facilities. On sites of acceptable size and that can demonstrate adequate access capacity for vehicular traffic, uses including department stores, retail clothing stores, theaters, hotels, and motels would also be allowed. Institutional uses such as churches and schools are also appropriate if they are compatible with surrounding land uses. In addition, auto-related facilities are allowed subject to a conditional use permit that requires adequate screening, exceptional design, and quality aesthetic features.</p> <p>Sites in the General Commercial designation need to be sensitive to the surrounding land uses when establishing their development intensity. Location and size of commercial developments should be based on accessibility, historic development patterns, and a supply of retail/office uses to achieve balanced economic development. Floor area ratios (FAR) range from 0.25 to 1.5.</p>
Industrial (SERC Site)	Industrial	The Industrial designation is intended to provide for a variety of industrial and office uses. Uses include manufacturing, processing, research and development, product assembly, storage, warehousing and distribution, and industrial services. Auto repair and servicing is allowed subject to a conditional use permit that requires stringent screening and design standards. Development within this designation should be contained on large or multiple parcel areas that should retain a similar look and feel between them. FARs for development are limited to a maximum of 1.0 although increases are available for situations where there is a special need.
Public/Institutional	Public/Institutional	The Public/Institutional designation provides areas for a wide variety of services for the public intended to promote a high quality of life, protect the safety of the citizens, and serve as focal points to join the entire city together. Civic and governmental uses are intended for this designation, and typically include city offices and yards, libraries, post offices, and fire and police stations. Hospitals, medical centers, and both public and private educational facilities are also appropriate.
Open Space/Recreation	Open Space and Recreation	The Open Space/Recreation designation is intended to provide for land within the city that meets the passive and active recreational needs of the citizens and that promotes and preserves the health and general welfare of citizens. Parks, open space, recreational facilities, and the activities they offer help to sustain the high quality of life in the city. Uses appropriate within this designation include parks, bicycle paths, golf courses, utility/flood control easements that provide some open space value, and other recreational facilities.

Table 5.6-2. General Plan Land Use Designations in the Study Area

General Plan Land Use Designation	Land Use Designation on Figure 5.6-2	Description
City of Anaheim		
Low Density Residential (0 to 6.5 du/ac)	Single Family Residential	The Low Density Residential designation provides for the development of conventional single-family detached houses. It is implemented by the RS-1, RS-2, RS-3, and RH-3 zones. Typical development consists of single-family lots of 5,000 to 10,000 square feet. The permitted density range is from zero up to 6.5 dwelling units per gross acre. Over half of all residential land in Anaheim is designated as Low Density Residential.
Low-Medium Density Residential (0 to 18.0 du/ac)	Single Family Residential	The Low-Medium Density Residential designation provides for a wide range of residential uses, including detached, small-lot single-family homes, attached single-family homes, patio homes, zero lot line homes, duplexes, townhouses, and mobile home parks. This category is implemented by the RS-4, RM-1, RM-2, and RM-3 zones. The permitted density range is from zero up to 18 dwelling units per gross acre.
Medium Density Residential (0 to 36.0 du/ac)	Multi-Family Residential	The Medium Density Residential designation is intended to provide a quality multiple-family living environment with design amenities such as private open space or recreation areas, business services, and swimming pools. This category is typically implemented by the RM-3 and RM-4 zones. The permitted density range is from zero up to 36 dwelling units per gross acre. Typical development includes apartment complexes.
Corridor Residential (0 to 13.0 du/ac)	Single Family Residential	The Corridor Residential designation is intended to provide for single-family attached housing fronting on arterial highways and incorporating a rear access drive or service alley. For projects with sufficient depth, this designation may also incorporate single-family detached housing located behind the attached product. This designation is intended to provide for housing opportunities along the City's arterial corridors. This category is implemented by the RM-1 zone. The permitted density range for Corridor Residential is from zero up to 13 dwelling units per gross acre.
General Commercial	Commercial and Services	General Commercial land uses include a variety of land uses, including those identified in the Neighborhood Center designation. Areas designated as General Commercial may, but do not necessarily, serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial centers, typically included are highway-serving uses such as fast food restaurants, auto-oriented uses such as tire stores, service stations, auto parts stores, and other stand-alone retail uses.
Neighborhood Center	Commercial and Services	The Neighborhood Center designation is intended to serve the surrounding residential neighborhood or cluster of surrounding residential neighborhoods. For those serving the surrounding neighborhood, Neighborhood Center areas could provide uses such as neighborhood-serving food markets, drug stores, restaurants, small hardware stores, child care centers, health clubs, and other retail and professional uses. Neighborhood Center areas that serve a cluster of neighborhoods could incorporate a mix of commercial uses including the uses identified above plus large grocery stores, appliance stores, neighborhood-serving restaurants, bakeries, banks, specialty shops, and some low intensity civic uses. Neighborhood Center projects should be compatible in scale and design with adjacent residential areas, and should be designed to encourage pedestrian usage. The Neighborhood Center designation is not intended to encourage strip commercial development or large, regionally serving retail uses.

Table 5.6-2. General Plan Land Use Designations in the Study Area

General Plan Land Use Designation	Land Use Designation on Figure 5.6-2	Description
Institutional	Public/Institutional	<p>The Institutional designation includes a wide range of public and quasi-public uses, including government offices, transportation facilities, public or private colleges and universities, public utilities, hospitals, large assisted living facilities, community centers, museums, and public libraries. To the extent possible, institutional facilities should be clustered in activity centers to support other similar uses and to benefit from access to various modes of transportation.</p> <p>Institutional uses designated on the Land Use Plan are either existing facilities or known planned facilities. Additional uses, including assembly areas and day care facilities, may be developed in other land use designations under the procedures established in the Zoning Code. The maximum FAR reflects the potential for high-rise offices used by governmental or quasi-public agencies. Additional intensity provisions are addressed in the Zoning Code.</p>
School	Public/Institutional	<p>The Schools designation identifies existing public and larger, established private schools including elementary, junior, and high schools. Schools designated on the Land Use Plan are either existing facilities or known planned facilities. Future schools may be developed in other land use designations through procedures established in the Zoning Code. Trade schools or other job training facilities may be developed in various nonresidential land use areas under the procedures established in the Zoning Code.</p>
Open Space	Open Space and Recreation	<p>The Open Space land use designation includes those areas intended to remain in natural open space, utility easements that will provide recreational and trail access to Anaheim's residents, heavily landscaped freeway remnant parcels, and land areas surrounding major water features.</p>
Parks	Open Space and Recreation	<p>The Parks designation allows for active and passive recreational uses such as parks, trails, athletic fields, interpretive centers, and golf courses.</p>
Water	Water	<p>The Water Uses designation applies to water bodies such as the Santa Ana River, lakes, and reservoirs, and other water-related uses such as flood control channels and drainage basins.</p>
City of Buena Park		
Low Density Residential	Single Family Residential	<p>The Low Density Residential designation provides for single-family detached homes on individual lots. The typical lot size for this category is 6,000 square feet, although larger lot and estate development is also included in this residential category. Future development within the Low Density Residential designation should maintain and enhance the existing neighborhood character and be configured as a single unit on a parcel. The designation also allows for compatible uses such as neighborhood parks, schools, and other small-scale civic or institutional uses.</p> <p>The base development density standard is up to 7.2 du/ac. Densities up to 14.4 du/ac are allowed with an Affordable Senior Housing Bonus, and densities up to 9.0 du/ac are allowed with an Affordable Housing Bonus.</p>
Commercial	Commercial and Services	<p>This land use category includes a wide range of general commercial land uses characterized by convenience, neighborhood, and community shopping centers, as well as freestanding and highway commercial uses, which may include grocery stores, drug stores, convenience stores, a wide variety of retail stores and services, restaurants and specialized food stores, gas stations, and offices. FARs of up to 0.3 are permitted.</p>

Table 5.6-2. General Plan Land Use Designations in the Study Area

General Plan Land Use Designation	Land Use Designation on Figure 5.6-2	Description
Tourist Entertainment	Commercial and Services	The General Plan provides for a land use category that focuses on the entertainment and tourist-related land uses that are unique to Buena Park. This land use designation includes areas of the city that provide tourist- and entertainment-related services and supporting retail and service uses. FARs of up to 2.5 are permitted.
Open Space	Open Space and Recreation	The Open Space designation assumes that land so designated will remain as open space for recreational uses or for purposes of conservation and/or safety. The area of Buena Park designated as Open Space include the city's parks, the Ralph B. Clark Regional Park, open space land dedicated as part of development agreements, open space land included within the Los Coyotes Country Club, a number of utility easements, storm drain channels, and freeway rights-of-way.
City of Garden Grove		
Low Density Residential	Single-Family Residential	<p>Intent: The Low Density Residential (LDR) designation is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that meet the following criteria:</p> <ul style="list-style-type: none"> • Provide an excellent environment for family life • Preserve residential property values • Provide access to schools, parks, and other community services • Provide a high-quality architectural design <p>Desired Character and Uses: Future development within the LDR designation should remain residential in character with a single unit on a parcel, and should allow for compatible uses such as schools or other small-scale civic or institutional uses.</p> <p>Density: Densities for LDR range from one to nine du/ac with detached units each on their own parcel. The majority of housing in the City of Garden Grove is in this land use designation.</p>
Medium Density Residential	Multi-Family Residential	<p>Intent: The Medium Density Residential (MDR) designation is intended for the development of mainly multi-family residential neighborhoods that meet the following criteria:</p> <ul style="list-style-type: none"> • Provide a variety of housing types • Provide access to schools, parks, and other community services • Provide a high-quality architectural design that preserves privacy • Provide common spaces, recreation areas, and services convenient to residents • Provide an excellent environment for family life • Preserve residential property values <p>Desired Character: The MDR designation is intended to create, maintain, and enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and single-family small-lot subdivisions.</p> <p>Density: Densities for MDR range from 18.1 to 32 du/ac.</p>

Table 5.6-2. General Plan Land Use Designations in the Study Area

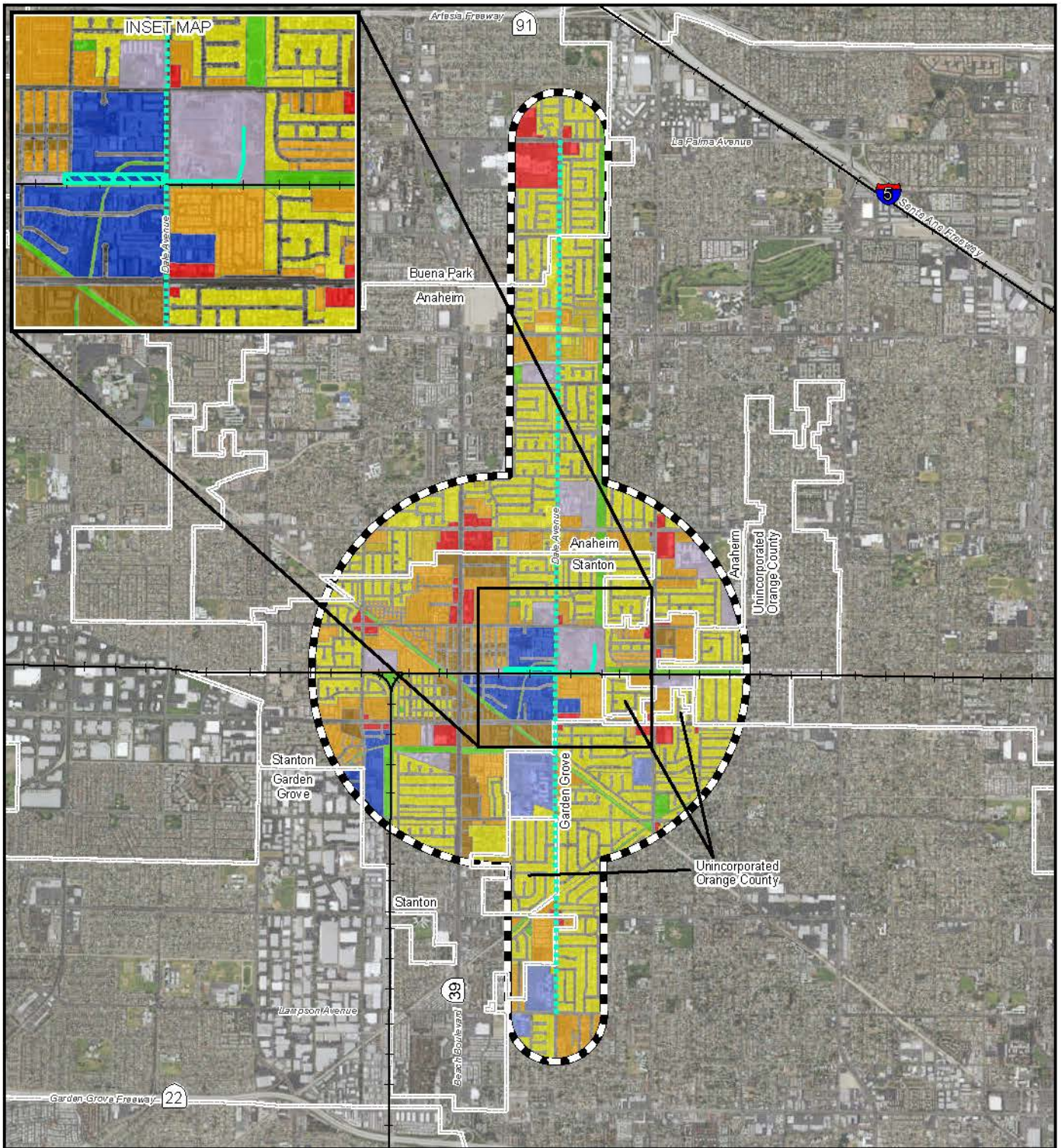
General Plan Land Use Designation	Land Use Designation on Figure 5.6-2	Description
Light Commercial	Commercial and Services	<p>Intent: The Light Commercial (LC) designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community.</p> <p>Desired Character and Uses: The LC designation includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. Commercial uses shall be located so they are compatible with the surrounding area and in particular with any abutting residential uses.</p> <p>Intensity: The LC designation allows a FAR ranging from 0.40 to 0.55.</p>
Industrial	Industrial	<p>Intent: The Industrial (I) designation is intended to encourage general industrial uses such as warehousing and distribution or business parks, and more intensive industrial uses such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and servicing.</p> <p>Desired Character and Uses: The I designation is intended to create, maintain, and enhance industrial areas characterized by uses that include industrial research, assembly, and testing of electronics, instruments, office and related machinery, wholesaling, warehousing, administrative offices, and regional or home offices of industry.</p> <p>Intensity: The I designation allows a FAR of 1.0.</p>
Civic/Institution	Public/Institutional	<p>Intent: The Civic/Institutional (CI) designation includes educational uses such as elementary, middle, and high schools; colleges and universities; hospitals; and governmental facilities.</p> <p>Desired Character and Uses: These uses often become focal points for the community and, in doing so, are maintained and necessary to support not only the education of the children and adults, but also the cohesiveness and integrity of the surrounding neighborhoods.</p> <p>Intensity: Depending on the use for the site, buildings or other permanent structures may or may not be present. The maximum building intensity for the CI designation is a FAR of 0.50.</p>
Parks/Open Space	Open Space and Recreation	<p>Intent: The Parks and Open Space (OS) designation includes all parks, the Southern California easement, the Orange County Flood Control District's channels, and the Orange County Transit Authority's right-of-way.</p> <p>Desired Character and Uses: The OS designation is intended to provide for land within the city that meets the passive and active recreational needs of the citizens and that promotes and preserves the health and general welfare of citizens. Parks and open space, and the activities they offer, help to sustain the high quality of life in the city. Park and open space areas provide amenities in the community for individual and group activities. Uses appropriate within this designation include traditional parks, bicycle and pedestrian paths/trails, gardens, and golf courses.</p> <p>Both public and private land can be designated as parks and open space. Public lands can include areas that are specifically identified for park use, as well as utility, rail, and flood rights-of-way.</p>

Table 5.6-2. General Plan Land Use Designations in the Study Area

General Plan Land Use Designation	Land Use Designation on Figure 5.6-2	Description
<i>County of Orange</i>		
Suburban Residential	Single Family Residential	<p>These areas are characterized by a wide range of housing types, from estates on large lots to attached dwelling units (e.g., townhomes, condominiums, and clustered arrangements).</p> <p>This category permits the greatest flexibility for residential development. Building intensity for Suburban Residential ranges from 0.5 to 18 du/ac.</p>

Sources:

City of Stanton General Plan (2008)
City of Anaheim General Plan, Land Use Element (2004)
City of Buena Park, Land Use and Community Design Element (2010)
City of Garden Grove, Land Use Element (2008)
County of Orange, Land Use Element (2004)



Source: Esri World Imagery, Southern California Association of Governors (2012), Orange County (2011)

LEGEND

- Project Site
- Proposed Natural Gas Pipeline Route Alternatives
- 1 Mile Project Buffer / 0.25 Mile Pipeline Buffer
- Generator
- Tie-Line
- City Limit
- Railroad

General Plan Land Use Designations within the Study Area

- Single Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial and Services
- Facilities
- Public / Institutional
- Industrial
- Mixed Residential and Commercial
- Open Space and Recreation
- Water

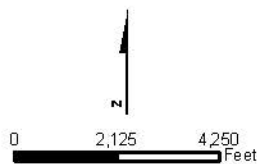


FIGURE 5.6-2
General Plan
Land Use Designations
 Stanton Energy
 Reliability Center AFC
 Stanton, California



5.6.1.3.2 General Plan Land Use Designations, SERC Site

The SERC site is designated by the City of Stanton General Plan (2008) as Industrial. The General Plan states the following:

The Industrial designation is intended to provide for a variety of industrial and office uses. Uses include manufacturing, processing, research and development, product assembly, storage, warehousing and distribution, and industrial services. Auto repair and servicing is allowed subject to a conditional use permit that requires stringent screening and design standards. Development in the designation is intended to (1) Provide a high-quality, safe and healthy working environment for employees, (2) Retain a high-quality, campus like feel throughout; and (3) Minimize conflict between the industrial uses in the designation and adjacent land uses, especially residential and open space/recreation designations.

The proposed generator tie-line alignment crosses the Public/Institutional land use designation, which is intended to provide for a wide variety of services for the public and to promote a high quality of life, protect the safety of the citizens, and serve as a focal point to join the entire city together. The SERC natural gas pipeline route alternatives are largely proposed within the Dale Street right-of-way and only cross into land designated as Industrial at the SERC site.

The Stanton General Plan policies regarding public utilities state the following:

1. The city should ensure adequate funding for new and upgraded infrastructure and utilities through reviewing and updating the development impact fee program to ensure adequate funding for public facility and infrastructure improvements.
2. Future utility hardware should be placed in an appropriate location away from pedestrian movement and undergrounded/screened from the public view whenever possible.
3. Encourage the placement of utility equipment underground where feasible, especially along primary and secondary corridors.

5.6.1.4 Study Area Zoning

Figure 5.6-3 depicts the zoning districts in the study area. Table 5.6-3 provides definitions and information about the zoning districts.

Table 5.6-3. Zoning Districts in the Study Area

Zoning Designation	Zoning Designation on Figure 5.6-3	Description
<i>City of Stanton</i>		
<i>Residential Zones</i>		
Estates District (RE)	Single Family Residential	The RE zone is applied to areas appropriate for detached single-family dwellings on large lots. Other related uses, including noncommercial agricultural activities, community services, second dwelling units, and accessory facilities, may also be allowed.
Single Family Residential (RL)	Single Family Residential	The RL zone is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban lots, together with appropriate accessory structures and uses. The RL zone preserves and protects a single-family residential character while allowing mobile and modular homes, second dwelling units, condominiums, townhomes, public facilities, and other uses that are compatible with low-density single-family neighborhoods.
Medium Density Residential (RM)	Multi-Family Residential	The RM zone is applied to areas appropriate for neighborhoods with a variety of housing types including attached and detached single-family residential dwelling units, duplexes, triplexes, fourplexes, cluster housing subdivisions, condominiums, townhomes, and mobile home parks, as well as accessory structures and uses. The RM zone may also allow nonresidential uses that complement and serve the immediate neighborhood, including schools, parks, libraries, and public facilities. Quasi-residential uses (e.g., convalescent hospitals and group residential homes) are also allowed.
High Density Residential (RH)	Multi-Family Residential	The RH zone is applied to areas appropriate for a variety of multi-family attached housing types (e.g., apartments, garden-style units, condominiums, townhomes, and senior housing), as well as accessory structures and uses, primarily located on larger lots along arterial highways. The RH zone may also allow nonresidential uses that complement and serve the immediate neighborhood, including schools, parks, libraries, and public facilities. Quasi-residential uses (e.g., convalescent hospitals, supportive housing, and transitional housing) are also allowed. In accordance with the Residential Land Resources Appendix of the General Plan Housing Element and Section 65583.2 of the California Government Code, properties in the RH district may be developed at a net density of 30 du/ac or greater in order to meet the lower-income growth needs.
<i>Commercial Zones</i>		
Commercial Neighborhood (CN)	Commercial	The CN zone is applied to areas appropriate for small-scale commercial service uses and neighborhood shopping centers that serve residents in immediately surrounding neighborhoods. The CN zone allows a range of uses including small food markets (floor area less than 25,000 square feet), drug stores, retail stores, hardware stores, restaurants, offices, child care, and community facilities. The uses are designed and operated in a manner that is compatible with the character of the surrounding residential areas. Development is both pedestrian- and auto-oriented.
Commercial General (CG)	Commercial	The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone allows a wide range of retail sales, entertainment, business, professional, and commercial service uses along major transportation corridors and intersections. Development is generally auto-oriented.

Table 5.6-3. Zoning Districts in the Study Area

Zoning Designation	Zoning Designation on Figure 5.6-3	Description
<i>Industrial Zones</i>		
Business Park (BP)	Industrial	The BP zone is applied to areas appropriate for single- and multi-tenant offices that include corporate headquarters, research and development, product development, and general professional and administrative uses with no frequent truck traffic. The zone encourages working environments that are of a campus-type character, which includes landscaped open space between buildings, screened service areas, uniform signs, and a unified design theme for building architecture and site landscaping. Uses may also include small convenience or service-commercial activities intended to meet the needs of the onsite employee population (limited to 15 percent of the square footage of the development).
Industrial General (IG)	Industrial	The IG zone is applied to areas appropriate for light industry and manufacturing, heavy commercial service-type facilities, and warehousing facilities that are not proposed to be located in a campus-type environment. Proximity to major arterial highways is essential or desirable because of the large volumes of vehicle and truck traffic that these uses may generate. Activities are located within enclosed buildings and typically have little or no potential of creating noise, smoke, dust, vibration, or other environmental impacts or pollution.
<i>Special Purpose Zones</i>		
Open Space/Buffer (OS)	Open Space and Recreation	The OS zone is applied to areas that cannot accommodate habitable structures or permanent uses (e.g., utility corridors and flood control channels) but that are appropriate for low-intensity public recreational uses or interim commercial agricultural activities, including plant nurseries, field crops, and limited related storage activities.
Parks and Recreation (PR)	Open Space and Recreation	The PR zone is applied to areas appropriate for active and passive public and private recreational uses, including pedestrian trails, bicycle paths, parks, and playing fields.
Public/Institutional (PI)	Public/Institutional	The PI zone is applied to areas appropriate for a wide range of public and quasi-public uses including schools, hospitals, libraries, civic centers, cultural facilities, maintenance, and infrastructure operating facilities.
Specific Plan (SP)	Stanton Plaza Specific Plan	The SP zone is applied to areas appropriate for all projects of 5 acres or more in size as well as areas that are designated as Specific Plan on the General Plan, both of which warrant a comprehensive set of land use policies and standards designed for the unique features of an area within specific project boundaries. A specific plan shall be prepared in compliance with Government Code Sections 65450 et seq. and shall include detailed conditions, programs, and regulations that address specific site constraints and opportunities, including buffering, traffic, noise, and other land use compatibility impacts. Allowed densities and uses are based on the underlying General Plan designation per lot or, in the absence of a designation, the densities and uses identified in the Specific Plan.

Table 5.6-3. Zoning Districts in the Study Area

Zoning Designation	Zoning Designation on Figure 5.6-3	Description
<i>Mixed Use Overlay Zones</i>		
General Mixed Use Overlay (GLMX)	General Mixed Use Overlay	The GLMX Overlay Zone is generally located along a 2.5-mile-long corridor formed by Beach Boulevard and along a 1-mile stretch of the southern side of Katella Avenue to the east and west of Beach Boulevard. The intent is to provide walkable activity centers that serve surrounding single-family residential neighborhoods with a mix of retail, office, service, and additional multi-family residential uses. Vertical and horizontal mixed-use development up to three stories in height is allowed. Appropriate residential development includes multi-family residential uses located above or behind commercial or office uses. Stand-alone residential development may be permitted in some portions of the GLMX Overlay Zone. Appropriate commercial development includes ground floor level retail and office uses. Stand-alone multi-family development and nonresidential development are allowed as a component of a mixed-use project that is designed as an integrated development with different uses in multiple buildings.
North Gateway Mixed Use Overlay (NGMX)	North Gateway Mixed Use Overlay	The NGMX Overlay Zone applies to the northernmost end of Beach Boulevard along Starr Street. The intent is to provide opportunities for the coordinated development of an area with a village-style character that offers a diverse range of complimentary commercial, office, and residential uses that serves Stanton's northern residential areas and the neighboring Anaheim areas. Vertical and horizontal mixed-use development is allowed up to three stories in height. Commercial or live-work uses are encouraged on the ground floor of buildings facing Beach Boulevard with office or residential components on upper floors. Stand-alone commercial development is also allowed facing Beach Boulevard. Stand-alone multi-family residential development is allowed in other locations. Only residential uses are allowed to face Fern Street in order to provide a transition between the mixed-use area and adjacent single-family residential zones. Multi-family residential uses are encouraged to serve as a transition between those nonresidential uses and adjacent single-family residential development.
City of Anaheim		
Single-Family Residential (RS-2)	Single Family Residential	The intent of the RS -2 Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of 7,200 square feet. This zone implements the Low Density Residential land use designation in the General Plan.
Single-Family Residential (RS-3)	Single Family Residential	The intent of the RS-3 Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of 5,000 square feet. This zone implements the LDR and Low-Medium Hillside Density Residential land use designations in the General Plan.
Multiple-Family Residential (RM-2)	Multi-Family Residential	The intent of the RM-2 Zone is to provide an attractive, safe, and healthy environment, with townhouses and other low-rise, attached, single-family units with a minimum building site area per dwelling unit of 3,000 square feet. This zone implements the Low-Medium Density Residential and Low-Medium Hillside Density Residential land use designations in the General Plan (Ord. 5944 3; September 28, 2004.)
Multiple-Family Residential (RM-3)	Multi-Family Residential	The intent of the RM-3 Zone is to provide an attractive, safe, and healthy environment with multiple-family units with a minimum building site area per dwelling unit of 2,400 square feet. This zone implements the Low-Medium Density Residential and Medium Density land use designations in the General Plan.

Table 5.6-3. Zoning Districts in the Study Area

Zoning Designation	Zoning Designation on Figure 5.6-3	Description
Multiple-Family Residential (RM-4)	Multi-Family Residential	The intent of the RM-4 Zone is to provide an attractive, safe, and healthy environment with multiple-family units with a minimum building site area per dwelling unit of 1,200 square feet. This zone implements the Medium Density Residential land use designation in the General Plan (Ord. 5920 Section 1 [part]; June 8, 2004; Ord. 6031 Section 8; August 22, 2006).
General Commercial (C-G)	Commercial	The intent of the C-G Zone is to allow a variety of land uses, including some identified for the Neighborhood Center Commercial Zone described below. Areas designated as C-G do not necessarily serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial centers zones, they typically include highway-serving uses such as fast food restaurants, auto-oriented uses such as tire stores and auto parts stores, and stand-alone retail uses. This zone implements the General Commercial land use designation in the General Plan.
Transition (T)	Transition	The intent of the T Zone is to provide for a zone to include land that is used for agricultural uses, in a transitory or interim use, restricted to limited uses because of special conditions, or not zoned to one of the zoning districts in this title for whatever reason, including recent annexation (Ord. 5920 Section 1 (part); June 8, 2004).
City of Buena Park		
One-Family Residential (RS-6)	Single Family Residential	The RS-6 Zone is for the development and preservation of residential areas of single-family homes located on moderate- to minimum size lots on relatively flat terrain.
Planned Development (PD)	Planned Development	The PD Zone is to provide for land uses and development standards to be tailored to individual sites. This land use designation requires that a master plan be prepared for each area so designated. The master plan must discuss development phasing, development intensities, amenities, and design, as well as discuss how the development is to conform to the guiding principles included in the Land Use Element of the General Plan for each area designated as Planned Development. It is intended to preclude incremental development that may be detrimental to the whole.
Community Shopping (CS)	Commercial	The intent of the CS Zone is to provide primarily for shopping centers varying from neighborhood convenience centers to a major regional shopping center, and to provide within such centers for conveniently grouped stores with adequate parking.
Regional Commercial (CR)	Commercial	The intent of the CR Zone is to provide for larger, more intensive regional commercial development situated on large sites. The consolidation of smaller contiguous commercial properties into a larger master-planned integrated regional commercial center is strongly encouraged through the provision of special standards and development incentives of Chapter 19.556.
Open Space (OS)	Open Space and Recreation	The intent of the OS Zone is to provide for the preservation of open space areas, including transportation and utility right-of-way corridors, which contribute to the quality of the community environment by remaining open in character and not intensively used for residential, commercial, industrial, or recreational activities.

Table 5.6-3. Zoning Districts in the Study Area

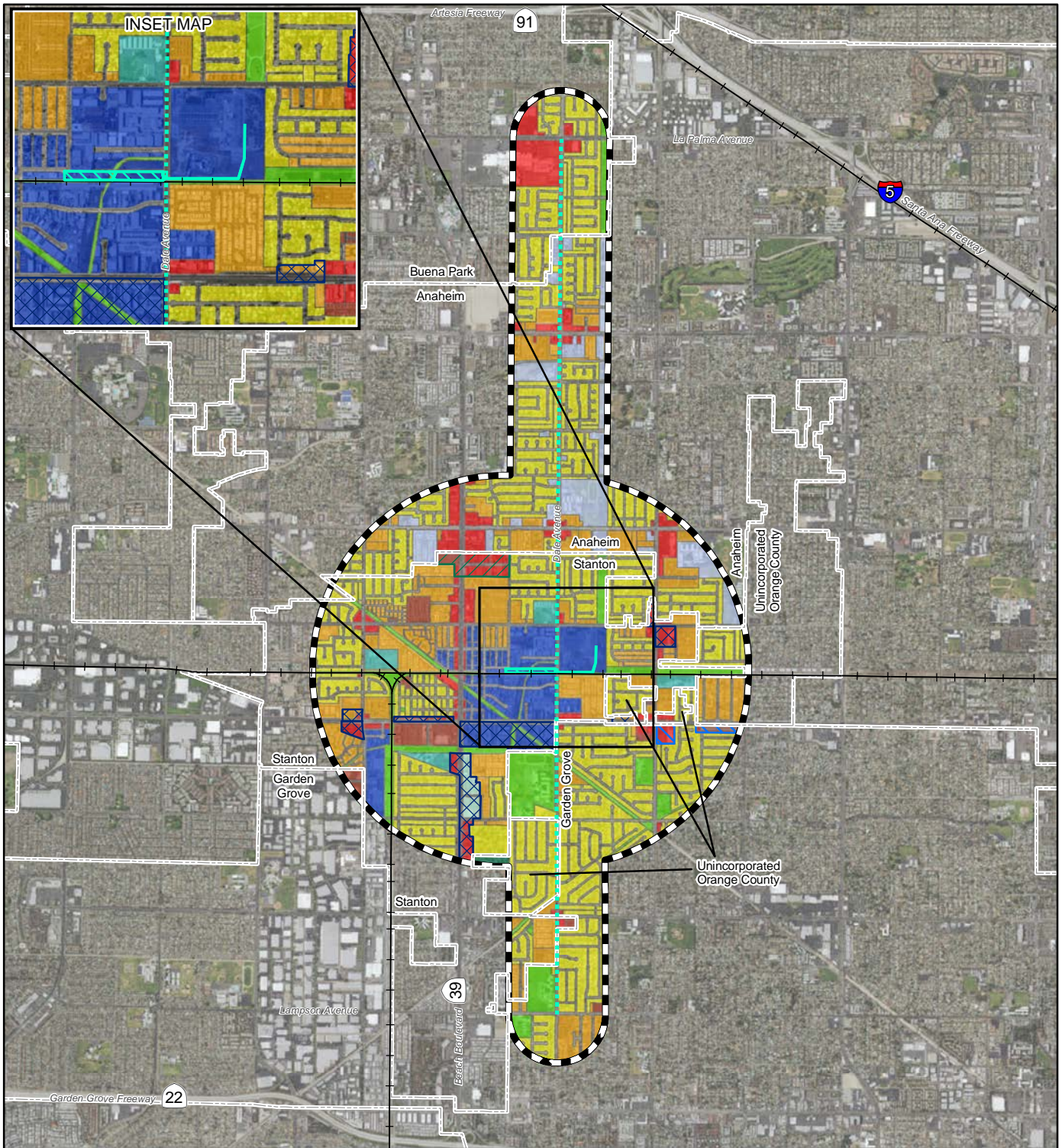
Zoning Designation	Zoning Designation on Figure 5.6-3	Description
City of Garden Grove		
Single Family Residential (R-1)	Single Family Residential	The R-1 Zone is intended to provide for the establishment and promotion of single-family detached residences on individual lots and compatible associated activities.
Limited Multiple Family Residential (R-2)	Multi-Family Residential	The R-2 Zone is intended to provide for a limited increase in population density by permitting multiple attached or detached dwellings on a lot. This zone is intended to provide a transition between lower density, single-family detached residences and higher-density residential or nonresidential uses.
Multiple Family Residential (R-3)	Multi-Family Residential	The R-3 Zone is intended to provide for a variety of types and densities of multiple-family residential dwellings. This zone is intended to promote housing opportunities in close proximity to employment and commercial centers.
Office-Professional (O-P)	Commercial	The O-P Zone is intended to provide for business and professional offices, services, and associated business and retail activities in an attractive environment compatible with residential areas.
Neighborhood Commercial (C-1)	Commercial	The C-1 Zone is intended to provide for business at the neighborhood level in small-scale convenience shopping facilities. The shopping facilities are encouraged to be integrated into the surrounding area to maintain the image of the neighborhood and to ensure operational compatibility.
Open Space (O-S)	Open Space and Recreation	The O-S Zone is intended to provide for the preservation of existing open space areas in the city, as well as the creation of additional open space lands. Open space permitted uses and development standards are contained in Section 9.16.030.060.
Planned Unit Development (PUD) (R-1/R-2/I)	Planned Development	A PUD is a precise plan, adopted by ordinance, that provides the means for the regulation of buildings, structures, and uses of land in order to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.
Redevelopment Overlay Zone	Redevelopment Overlay	Garden Grove Community Redevelopments Project Area: A "project area" is the area within which the actual redevelopment will take place. The project area must first go to public hearing (giving citizens who will be included in the project area an opportunity to express their views), after which the redevelopment agency acts on the adoption of the project and becomes primarily responsible for future projects.

Table 5.6-3. Zoning Districts in the Study Area

Zoning Designation	Zoning Designation on Figure 5.6-3	Description
<i>County of Orange</i>		
General Agricultural (A-1)	Agricultural	The A1 District is established to provide for agriculture, outdoor recreational uses, and those low-intensity uses that have a predominately open space character. It is also intended that this district may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future.
Single Family Residence (R-1)	Single Family Residential	The R-1 District is 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.
Two-Family Residence (R2D)	Single Family Residential	The R2D District is established to provide for the development and maintenance of medium-high-density single-family and duplex residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
Multi-Family Dwellings (R-2)	Multi-Family Residential	The R-2 District is established to provide for the development and maintenance of very-high-density multi-family residential neighborhoods with a low building height and a minimum amount of open space. Those uses are permitted that are complementary to and compatible with such a residential neighborhood.
Local Business (C-1)	Commercial	The C-1 District is established to provide for the development and maintenance of medium-intensity commercial uses serving the needs of both the surrounding neighborhood and the local community.

Sources:

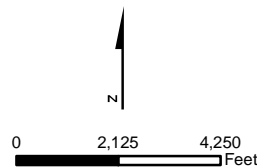
City of Stanton Zoning Code
 City of Anaheim Zoning Code
 City of Buena Park Zoning Ordinance
 City of Garden Grove Land Use Code
 County of Orange Comprehensive Zoning Code



Source: Esri World Imagery, Southern California Association of Governors (2012), Orange County (2011), City of Stanton (2013), City of Anaheim (2016), City of Buena Park (2015), City of Garden Grove

LEGEND

- Project Site
- Proposed Natural Gas Pipeline Route Alternatives
- City Limit
- Generator Tie-Line
- 1 Mile Project Buffer/
0.25 Mile Pipeline Buffer
- Railroad



Zoning Designations within the Study Area

- | | | |
|---------------------------|-----------------------------|---------------------------------|
| Single Family Residential | Open Space and Recreation | General Mixed Use Overlay |
| Multi-Family Residential | Public/Institutional | North Gateway Mixed Use Overlay |
| Commercial | Planned Development | Redevelopment Overlay |
| Industrial | Stanton Plaza Specific Plan | |
| Agriculture | Transition | |

FIGURE 5.6-3
Zoning in
Project Vicinity
 Stanton Energy Reliability
 Center AFC
 Stanton, California



5.6.1.5 Project Site and Linears Zoning

The SERC site, generator tie-line alignment, and natural gas pipeline interconnection are all located on land zoned as Industrial General (IG). According to the City of Stanton Municipal Code:

The IG zone is applied to areas appropriate for light industry and manufacturing, heavy commercial service-type facilities, and warehousing facilities that are not proposed to be located in a “campus” type environment. Proximity to major arterial highways is essential or desirable due to the large volumes of vehicle and truck traffic that these uses may generate. Activities are located within enclosed buildings and typically have little or no potential of creating noise, smoke, dust, vibration, or other environmental impacts or pollution.

Allowable uses in this zone include utility infrastructure and minor utility service facilities. Per City of Stanton Section 20.220.020, major utility service facilities would require a conditional use permit land entitlement (20.550) with Planning Director or Planning Board approval. In the absence of the Planning Commission’s jurisdiction, a conditional use permit with commission approval would be required. The minimum lot area for IG is 6,500 square feet. Maximum primary structure height is identified as 32 feet; however, functional structures (e.g., vent pipes, cooling towers, water tanks, fire towers, or similar equipment required to operate and maintain the building) may exceed the height limit by a maximum of 10 percent provided that (1) cumulatively the structure covers no more than 30 percent of roof area; (2) the structure is screened from view in compliance with Section 20.305.080 (which provides visual screening and buffering requirements between different land uses and zones); and (3) the structure is not designed or intended to provide additional living or floor space. The City of Stanton has indicated its support for a variance regarding height of the stack and aesthetic/noise enclosure, and SERC has implemented architectural treatments to reduce the visual effect of the structure.

5.6.1.6 Other Applicable Planning Documents

Aside from the general plan and zoning ordinances implemented by each local jurisdiction, there are no other applicable planning documents that provide for land use or development guidance/restrictions that could affect SERC.

5.6.1.7 Recent Proposed Zone Changes and General Plan Amendments

There are no recent or proposed General Plan amendments or rezones within the cities of Stanton, Anaheim, Garden Grove, and Buena Park that could affect SERC. Each of these local jurisdictions has made recent and regular updates to its municipal code; however, all updates have been adopted and incorporated into current planning requirements.

In April 2016, the Orange County Public Works Department initiated Zoning Code Amendment CA 16-01 to make revisions to the County’s Zoning Code affecting the unincorporated areas of Orange County (County of Orange Public Works Department, 2016). The Amendment is intended to incorporate sustainable practices, make other revisions intended to resolve inconsistencies, and update sections to ensure continued compliance with State law. The amendment is projected to be finalized in December 2016. Changes within the study area include commercial development, new multi-family (mixed-use) residential development, and landscaping and stormwater management directives in the unincorporated area east of Magnolia Street (approximately 0.5 mile east of the SERC site).

5.6.1.8 Recent Discretionary Review by Public Agencies

No discretionary reviews related to general plan or zone changes are currently being processed in the cities of Stanton, Anaheim, Garden Grove, and Buena Park or in the County of Orange within the study area that could affect SERC.

5.6.1.9 Population and Growth Trends

Land use and growth trends identified for the study area are based on population estimates, projections, and current land use plans. Stanton's 2015 population estimate is 38,872; in 2010, it was estimated to be 38,186 (U.S. Census Bureau, 2015). The projected population in Stanton is 40,800 in 2020 and 43,400 in 2035 (Southern California Association of Governments, 2012). The City's population growth between 2000 and 2010 was 2.1 percent or 783 new residents (U.S. Census Bureau, 2000; U.S. Census Bureau, 2015).

Stanton has a median household income of \$45,842, a median home value of \$281,700, and 48.7 percent homeowner-occupied rate (U.S. Census Bureau, 2010-2014). The city has an unemployment rate of 6.1 percent, which is higher than the state unemployment rate of 5.9 percent (California Employment Development Department, 2016a; California Employment Development Department, 2016b). A total of 72.9 percent of households in Stanton are low income (\$48,150 to \$77,050), very low income (\$28,900 to \$48,150) or extremely low income (less than \$28,900). In 2014, 27.3 percent of households in Stanton were moderate income (\$87,200 to \$104,650) or above moderate income (greater than \$104,650) (U.S. Census Bureau, 2014)¹.

5.6.2 Environmental Analysis

5.6.2.1 Significance Criteria

Significance criteria for impacts on land use were determined through review of applicable state and local regulations. Because of the California Energy Commission's (CEC's) Site Certification Process pursuant to the Warren-Alquist Act, which is a certified agency program pursuant to the California Environmental Quality Act (CEQA), the following criteria developed from the CEQA Guidelines and the CEQA Checklist were used to evaluate the potential environmental impacts of the SERC:

- 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?

5.6.2.2 Potential Effects on Land Use during SERC Construction and Operation

5.6.2.2.1 Divide an Established Community

SERC would not physically divide an established community because the project is proposed on land that is currently vacant land or used for vehicle storage and is immediately adjacent to similar industrial uses including the SCE Barre Peaker power plant and Barre Substation. The land is designated for industrial uses in the City of Stanton's General Plan and Municipal Code. Therefore, implementation of SERC will not divide an established community, affect access to the city or the project area, or introduce

¹ Income thresholds were obtained from California Department of Housing and Community Development 2014 calculations for a four-person household in Orange County.

incompatible land uses to the area. In addition, SERC would not displace existing nonindustrial development or result in new development that would physically divide an existing neighborhood.

5.6.2.2.2 Conflict with an Applicable Land Use Plan, Policy, or Regulation

SERC will be consistent with the general plans and zoning ordinances of the cities of Stanton, Anaheim, Garden Grove, and Buena Park, as well as the County of Orange. The SERC components discussed in this section are SERC facility, generator tie-line, and natural gas pipeline route alternatives. The SERC's conformity with local land use plans and policies is detailed in Table 5.6-4.

Table 5.6-4. Project Conformity with Local Land Use Plans and Policies

Goal/Strategy/Policy	Project Consistency
<i>City of Stanton General Plan (adopted September 23, 2008)</i>	
<i>LU – Community Development Element</i>	
LU-1 Balanced Land Use	
<p>Goal LU-1.1. Create an economic and fiscal balance of residential, commercial and industrial uses.</p> <p>Strategy LU-1.1.1. Encourage land uses which maximize economic development and enhance the quality of life.</p> <p>Strategy LU-1.1.2. Ensure adjacent land uses are compatible with one another.</p>	<p>SERC is consistent with Goal LU-1.1 and Strategies LU-1.1.1 and LU-1.1.2. SERC will contribute to the city's necessary infrastructure to support a balance of residential, commercial, and industrial uses in Stanton. The project is compatible with adjacent land uses. Refer to Section 5.10, Socioeconomics, for additional information on the economic benefits of implementing SERC.</p>
LU-2 Employment Opportunities	
<p>Goal LU-2.1. Encourage land uses which provide employment opportunities for Stanton residents.</p> <p>Goal LU-2.2. Promote quality, contemporary industrial development.</p>	<p>SERC is consistent with Goal LU-2.1. Project development (construction and operations) will create employment opportunities for Stanton residents.</p> <p>SERC is consistent with Goal LU-2.2. SERC will construct a new energy center using state-of-the-art technology.</p>
LU-7 Infrastructure and Public Utilities	
<p>Goal LU-7.1. Provide infrastructure to create foundation for future development.</p> <p>Strategy LU-7.1.1. Ensure a rational nexus with the public infrastructure and services created by the new development.</p>	<p>SERC is consistent with Goal LU-7.1 and Strategy LU-7.1.1. SERC includes construction of a new energy center and natural gas pipeline, which will contribute to the necessary infrastructure for future development within the city.</p>
<i>CD – Community Design Element</i>	
CD-1 Community Image	
<p>Goal CD-1.3. Promote compatibility between land uses, including existing, redeveloped, and new uses, to further cohesiveness along the city's primary and secondary corridors.</p> <p>Strategy CD-1.3.1. Discourage placement of incompatible land uses next to each other.</p>	<p>SERC is consistent with Goal CD-1.3 and Strategy CD-1.3.1. The project is compatible with adjacent land uses, including along Dale Avenue, a secondary corridor for Stanton.</p>

Table 5.6-4. Project Conformity with Local Land Use Plans and Policies

Goal/Strategy/Policy	Project Consistency
ED – Economic Development Element	
ED-1 Increase and Stabilize the City Tax Base	
<p>Goal ED-1.3. Improve the quality of industrial uses located within the city.</p>	<p>SERC is consistent with Goal ED-1.3. SERC is a state-of-the-art energy center and will contribute to the needed infrastructure for future development improvements within the city.</p> <p>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.</p>
ED-5 Enhancing the Local Labor Force	
<p>Goal ED-5.1. Achieve full employment within the city of Stanton.</p>	<p>SERC is consistent with Goal ED-5.1. Project development (construction and operations) will create employment opportunities for Stanton residents that will contribute to increased employment with the city.</p>
ICS – Infrastructure & Community Services Element	
ICS-2 Linear Facilities & Services	
<p>Goal ICS-2.1. Provide adequate linear infrastructure to serve new and existing development within the city of Stanton.</p> <p>Strategy ICS-2.1.1. Ensure sufficient funding for the maintenance of existing linear facilities and the construction of new linear facilities as needed.</p> <p>Strategy ICS-2.1.2. Provide for the improvement of facilities and delivery where existing systems are deficient.</p>	<p>SERC is consistent with Goal ICS-2.1 and Strategies ICS-2.1.1 and ICS-2.1.2. The project includes two alternative routes for new natural gas pipeline infrastructure. The northern route alternative is approximately 2.75 miles along Dale Avenue to La Palma Avenue. The southern route alternative is approximately 1.78 miles along Dale Avenue to Lampson Avenue. It is expected that SoCalGas will construct, own, and operate the new natural gas pipeline.</p>
CHS – Community Health & Safety Element	
CHS-3 Noise	
<p>Goal CHS-3.3. Establish land uses which are compatible with noise levels within the community.</p> <p>Strategy CHS-3.3.1. Land use planning decisions directly relate to potential noise impacts. Therefore, careful consideration of noise impacts should be a part of all land use decisions.</p>	<p>SERC is consistent with Goal CHS-3.3 and Strategy CHS-3.3.1. The project has been designed to provide adequate protection to surrounding uses from the impacts of noise and other potential nuisance impacts. The project will be compatible with land use regulations, including noise control. Refer to Section 5.7, Noise, for additional information related to SERC noise impacts.</p>

Table 5.6-4. Project Conformity with Local Land Use Plans and Policies

Goal/Strategy/Policy	Project Consistency
City of Anaheim General Plan (adopted May 25, 2004)	
Land Use Element	
Corridors	
<p>Goal 3.1. Pursue land uses along major corridors that enhance the City's image and stimulate appropriate development at strategic locations.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Ensure quality development along corridors through adherence to established development standards and Community Design Element goals, policies and guidelines. 	<p>SERC is consistent with Goal 3.1 and its policies. SERC includes natural gas pipeline infrastructure that will be constructed underground within the Dale Avenue roadway right-of-way.</p> <p>The 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>
Compatibility	
<p>Goal 4.1. Promote development that integrates with and minimizes impacts to surrounding land uses.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Ensure that land uses develop in accordance with the Land Use Plan and Zoning Code in an effort to attain land use compatibility. 2) Promote compatible development through adherence to Community Design Element policies and guidelines. 3) Ensure that developers consider and address project impacts upon surrounding neighborhoods during the design and development process. 	<p>SERC is consistent with Goal 4.1 and its policies. The project will be compatible with adjacent land uses and will be designed to reduce negative impacts on surrounding properties.</p> <p>The 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>
West Anaheim	
<p>Goal 9.1. Establish and maintain a uniquely identifiable well-balanced community that is an attractive and safe place to live, work, visit, learn and retire, supported by quality, family-oriented neighborhoods and businesses.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Maintain and enforce development standards and Community Design Element policies and guidelines that promote high quality development. 2) Continue to improve the local streetscape to enhance economic viability of the area, including the implementation of the Lincoln Avenue Master Landscape Plan. 	<p>SERC is consistent with Goal 9.1 and its policies. SERC will contribute to the necessary infrastructure to support a well-balanced community. Also, the natural gas pipelines will be located underground to mitigate impacts to the local streetscape.</p> <p>The 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>

Table 5.6-4. Project Conformity with Local Land Use Plans and Policies

Goal/Strategy/Policy	Project Consistency
Public Services and Facilities Element	
Electrical System	
<p>Goal 3.1. Generate electricity in a manner that is reliable, cost-effective, and sustainable.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Coordinate with Southern California Edison and other suppliers regarding electricity supply and distribution to provide a continual source of reliable and efficient energy. 2) Ensure that adequate electricity capacity exists for planned development. 3) Encourage the development and use of renewable energy resources. 	<p>SERC is consistent with Goal 3.1 and its policies. SERC includes construction of a new energy center that will support the regional electricity demand.</p>
Private Utilities	
<p>Goal 8.1. Coordinate with private utilities to provide adequate natural gas and communications infrastructure to existing and new development in a manner compatible with the surrounding community.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Coordinate with private utilities to provide Anaheim residents with high-speed, high-capacity information systems and adequate natural gas infrastructure. 2) Coordinate with private utilities on site design and land use compatibility issues. 	<p>SERC is consistent with Goal 8.1 and its policies. SERC includes construction of a new natural gas pipeline that will contribute to the necessary infrastructure for existing and new development. Furthermore, the project is designed to be compatible with the surrounding community.</p>
Powerlines and Facilities Siting	
<p>Goal 10.1. Improve the City's appearance by mitigating the visual impacts of utility equipment and facilities.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Continue to implement the Underground Conversion Program in public rights-of-way and increase the number of underground utility districts, as appropriate. 2) Use a combination of architectural enhancements, equipment undergrounding, screen walls and landscaping to reduce or eliminate visibility of utility equipment and facilities, whenever feasible. 	<p>SERC is consistent with Goal 10.1 and its policies. The project includes construction of a new underground natural gas pipeline and a transmission line that, in large part, is also underground. These project design elements will virtually eliminate visual impacts of utility equipment and facilities.</p>

Table 5.6-4. Project Conformity with Local Land Use Plans and Policies

Goal/Strategy/Policy	Project Consistency
<i>Economic Development Element</i>	
Business Retention, Growth, and Attraction	
<p>Goal 1.2. Attract new businesses and help existing ones through effective Public Utilities programs.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Maintain public/private partnerships through the Business Savings Programs, the Anaheim Advantage Services Program and Business Development Program. 2) Continue to provide information on current programs and services through the Anaheim Public Utilities Department web page on the City's website. 3) Continue and expand energy efficiency programs to new and existing businesses through the Anaheim Public Utilities Department. 4) Continue to update and refine the City's Public Utilities Department outreach program for both residents and businesses. 	<p>SERC is consistent with Goal 1.2 and its policies. SERC will contribute to the necessary infrastructure to support new and existing businesses. Refer to Section 5.10, Socioeconomics, for additional information on the economic benefits of implementing SERC.</p>
<i>Community Design Element</i>	
Community Design Identity	
<p>Goal 1.1. Create an aesthetically pleasing and unified community appearance within the context of distinct districts and neighborhoods.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1) Ensure that the design of all public facilities fit well into their surroundings and incorporate symbolic references to the City of Anaheim, including its past and/or present, as appropriate. 2) Construct public and private facilities and support structures (e.g., water pipes, irrigation and electrical controls, vents) to blend with the surrounding environment. 3) Minimize visual impacts of public and private facilities and support structures through sensitive site design and construction. This includes, but is not limited to: appropriate placement of facilities; undergrounding, where possible; and aesthetic design (e.g., cell tower stealthing). 	<p>SERC is consistent with Goal 1.1 and its policies. The project transmission line will be constructed underground, and architectural treatment will reduce the visual effects of the project, making it blend in effectively with the surrounding buildings and warehouses. These project design elements will virtually eliminate visual impacts of utility equipment and facilities on the community. See also Section 5.13, Visual Resources.</p>

The SERC site, generator tie-line alignment, and natural gas pipeline interconnection are all located on land zoned as IG. Power generating facilities are not specifically listed as an allowable use within the IG zone; however, allowable uses in this zone include utility infrastructure and minor utility service facilities. Per the City of Stanton Section 20.220.020, major utility service facilities would require a conditional use permit land entitlement (20.550), with Planning Director or Planning Board approval. In the absence of the CEC's jurisdiction, a conditional use permit with planning commission approval would be required. The SERC site is identified for industrial use and is immediately adjacent to other industrial facilities including the SCE Barre Peaker power plant, the SCE Barre Substation, and electrical transmission lines. These facilities are also on land zoned as IG. The City of Stanton has opined that the

SERC is consistent with its zoning and general plan designations. Therefore, SERC is consistent with the existing uses in the IG zone as well as with applicable local plans, policies, and regulations.

The proposed generator tie-line route runs east from the project site, crossing Dale Avenue and paralleling the UPRR railway along the boundary of the property on which the SCE Barre Peaker power plant is located, turning northeast to connect with the Barre Substation. The generator tie-line will be constructed underground, except for a transition pole located at the boundary of the SERC property immediately west of Dale Avenue. The SERC's gas pipeline will require construction of an offsite pipeline to supply natural gas to the SERC site. It is expected that SoCalGas will construct, own, and operate this new natural gas pipeline. Both of the proposed natural gas supply pipeline route alternatives will be underground and extend from the site along Dale Avenue to the proposed interconnection point. By using existing utility road right-of-way and undergrounding the proposed linears, the SERC's gas pipeline placement and generator tie-line are consistent with all local land use plan goals and policies.

Implementation of SERC does not conflict with any applicable land use plan, policy, or regulation; therefore, environmental impacts related to land use are less than significant. But for the CEC process, compliance with local land use plans, policies, and zoning regulations development standards would be subject to the City Planning Commission approval through a conditional use permit. The facility would require a building standards variance because of the heights of the stacks, minor equipment, and noise and aesthetics enclosure, but the City of Stanton has indicated its support for the variance. In addition, the architectural treatment planned will make the facility appear to be more similar to the surrounding uses. Consistent with the CEC process, SERC development and design plans will be reviewed for consistency with applicable land use plans, policies, and regulations.

5.6.2.2.3 Conflict with an Applicable Habitat Conservation Plan

The SERC 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; thus, there will be no impact.

5.6.2.2.4 Convert Farmland to Nonagricultural Uses

Parcel 1, including land immediately surrounding the SCE Barre Substation, is designated as Grazing Land, which is defined by the CDOC as "Land on which the existing vegetation is suited to the grazing of livestock." Neither of these areas are currently used for, nor do they contain vegetation suitable for, livestock grazing. Further, these areas are designated for industrial or Public/Institutional use by the City of Stanton Zoning Code and General Plan. Therefore, the SERC and linear facilities will not result in conversion of designated agricultural lands to other land use.

5.6.2.2.5 Cause Changes that will Result in the Conversion of Farmland

The SERC will not cause land use changes that will induce other land use changes resulting in the long-term conversion of farmland. The SERC site is zoned for industrial use. The SERC will not attract residential or commercial development or other uses to the area that will result in farmland conversion because the generation facility is located in an existing industrial zone surrounded by electrical generation land uses.

5.6.2.3 Compatibility with Existing and Designated Land Uses and Applicable Planning Policies

Table 5.6-4 lists applicable local plans and policies, and describes the project's conformity with them.

5.6.3 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; CCR, Title 14, Section 15064[h], 15065[c], 15130, and 15355).

The 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 the SERC and other related past, present, and reasonably foreseeable probable future projects will be inconsistent with applicable plans and policies, or have other cumulative land use-related impacts such as the conversion of farmland.

SERC will involve the construction and operation of a new electric generation facility on two parcels zoned for Industrial uses. While the CDOC identified Parcel 1, including land immediately surrounding the SCE Barre Substation, as Grazing Land, neither of these areas are currently used for, nor do they contain vegetation suitable for, livestock grazing. Further, these areas are designated for industrial or Public/Institutional use by the City of Stanton Zoning Code and General Plan. Therefore, the SERC and linear facilities will not result in conversion of designated agricultural lands to other land use. The project is consistent with land use plans and policies and is compatible with adjacent uses. Therefore, the project will not contribute to cumulative impacts associated with land use compatibility.

Moreover, there are no past, present, or reasonably foreseeable future projects proposed within the study area that would result in adjacent incompatible land uses (see Appendix 5.6A for a list of cumulative projects). Long-term cumulative impacts are not anticipated with the implementation of SERC and the listed projects because each project is required to comply with CEQA guideline requirements for evaluating potential cumulative impacts, and/or obtain approval from the Lead Agency prior to permitting and construction by demonstrating conformance to existing land use policies. For these reasons, SERC will not cause a significant cumulative land use impact.

5.6.4 Mitigation Measures

Because the SERC will cause no significant adverse impacts, no mitigation measures are necessary.

5.6.5 Laws, Ordinances, Regulations and Standards

This section lists and discusses the land use LORS that apply to the SERC. Consistent with Application for Certification (AFC) requirements, all plans and policies applicable to the 1-mile area surrounding the SERC site and 0.25-mile area surrounding the offsite linear proposed natural gas pipeline are summarized below. As discussed above, the SERC site, including all SERC components (plant site, natural gas, construction laydown, and generator tie-line), are located in the eastern portion of Stanton and in small areas within the western portion of Anaheim, southeastern Buena Park, Garden Grove, and a pocket of unincorporated Orange County.

5.6.5.1 Federal LORS

The Federal Aviation Administration (FAA) requires that all structures exceeding Title 14 Code of Federal Regulations Part 77.9 notice criteria be submitted to the FAA so that an aeronautical study can be conducted. The FAA's objective in conducting aeronautical studies is to ensure that proposed structures do not have an effect on the safety of air navigation and the efficient utilization of navigable airspace by aircraft. The end result of an aeronautical study is the issuance of a determination of "hazard" or "no hazard" that can be used by the proponent to obtain necessary local construction permits.

The Los Alamitos Army Airfield is located approximately 2.9 statute miles southwest of the SERC. An obstruction evaluation and airspace analysis for the SERC is being conducted. The purpose for this analysis was to identify obstacle clearance surfaces established by the FAA that could result in determinations of hazard for SERC exhaust stacks. Height constraints overlying the SERC range from 260 to 380 feet above mean sea level and are associated with the Los Alamitos Army Airfield traffic pattern airspace which overlies the SERC. As the SERC stacks would be approximately 143 feet above mean sea level, there is sufficient clearance to avoid a hazard to air navigation.

5.6.5.2 State LORS

5.6.5.2.1 Warren Alquist Act

The AFC process is a certified regulatory process pursuant to the Warren-Alquist Act and, therefore, fulfills the requirements of CEQA. CEQA is codified in the California PRC, Section 21000-21178.1. Guidelines for implementation of CEQA are codified in the CCR, Sections 15000-15387.

5.6.5.2.2 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 SERC site nor natural gas pipeline route alternatives are designated as preserved agricultural lands under the Williamson Act.

5.6.5.3 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. The city and county zoning ordinances are enforced by their respective planning and building departments. Table 5.6-5 lists the applicable LORS, the agencies that administer them, and the AFC section that discusses the project's conformance with the LORS.

Table 5.6-5. LORS for Land Use

LORS	Requirement/Applicability	Administering Agency	AFC Section Explaining Conformance
State			
CEQA PRC Code, Sections 21000-21178.1, including Guidelines for implementation of CEQA are codified in the CCR Sections 15000-15387	Establishes policies and procedures for review of proposed power plants in California.	CEC	Section 5.6.5.2
Warren-Alquist Act PRC Section 25000 et seq.)	Legislation that created and gives statutory authority to the CEC.	CEC	Section 5.6.5.2
California Lands Conservation Act (Williamson Act)	Preserves agricultural land and encourages open space preservation and efficient urban growth.	Department of Conservation	Section 5.6.5.2

Table 5.6-5. LORS for Land Use

LORS	Requirement/Applicability	Administering Agency	AFC Section Explaining Conformance
Local			
City of Stanton General Plan	Comprehensive long-range plan to serve as the guide for the physical development of the city.	City of Stanton, Community Development Department, Planning Division	Section 5.6.2.2, Section 5.6.2.3, and Table 5.6-4
City of Stanton Zoning Code (Title 20 of the Stanton Municipal Code)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	City of Stanton, Community Development Department	Section 5.6.2.2 and Section 5.6.2.3
City of Anaheim General Plan	Comprehensive long-range plan to serve as the guide for the physical development of the city.	City of Anaheim, Planning and Building Department, Planning Services Division	Section 5.6.2.2 and Section 5.6.2.3
City of Anaheim Zoning Code (Title 18 of Anaheim Municipal Code)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	City of Anaheim, Planning and Building Department, Planning Services Division	Section 5.6.2.2 and Section 5.6.2.3
City of Buena Park General Plan	Comprehensive long-range plan to serve as the guide for the physical development of the city.	City of Buena Park, Community Development Department, Planning Division	Section 5.6.2.2 and Section 5.6.2.3
City of Buena Park Zoning Ordinance (Title 19 of Buena Park Municipal Code)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	City of Buena Park, Community Development Department, Planning Division	Section 5.6.2.2 and Section 5.6.2.3
City of Garden Grove General Plan	Comprehensive long-range plan to serve as the guide for the physical development of the city.	City of Garden Grove, Community and Economic Development Department, Planning Services Division	Section 5.6.2.2 and Section 5.6.2.3
City of Garden Grove Land Use Code (Title 9 of Garden Grove Municipal Code)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	City of Garden Grove, Community and Economic Development Department, Planning Services Division	Section 5.6.2.2 and Section 5.6.2.3
County of Orange General Plan	Comprehensive long-range plan to serve as the guide for the physical development of the city.	County of Orange, OC Development Services, Planning and Development	Section 5.6.2.2 and Section 5.6.2.3
County of Orange Zoning Code (Title 7, Division 9, Article 2 of Orange County Municipal Code)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	County of Orange, OC Development Services, Planning and Development	Section 5.6.2.2 and Section 5.6.2.3

5.6.6 Agencies and Agency Contacts

Agencies and contacts are provided in Table 5.6-6.

Table 5.6-6. Agency Contacts for Land Use

Issue	Agency	Contact
Zoning and Land Use Data	City of Stanton, Planning Division	Kelly Hart Director of Planning Division (714) 379-9222 Ext 213 khart@ci.stanton.ca.us
	City of Anaheim, Finance Department	Hiroki Nozaki GIS Operator 714 765 5139 ext 5784 hnozaki@anaheim.net
	City of Buena Park, Public Works Department	Norm Wray GIS Specialist (714) 562-3699 nwray@buenapark.com
	City of Garden Grove, Planning Division	Joseph Schwartz GIS Coordinator (714) 741-5312 josephs@ci.garden-grove.ca.us
	County of Orange, OC Public Works Department, OC Planning	Carmen Oancea GIS analyst (714) 667-8834 carmen.oancea@ocpw.ocgov.com
	County of Orange, OC Public Works Department, OC Survey	Joe Hunt Geospatial Services, GIS (714) 967-0819 joe.hunt@ocpw.ocgov.com
	Southern California Association of Governments, Research and Analysis Department	Jung Seo Senior Regional Planner (213) 236-1861 seo@scag.ca.gov

5.6.7 Permits and Permit Schedule

Because of the exclusive jurisdiction of the CEC, no other land use permits are required for the SERC.

5.6.8 References

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