

## 8.4 Land Use

### 8.4.1 Introduction

This subsection provides an inventory of existing and designated land uses at the Vernon Power Plant (VPP) project site and along the proposed electric transmission, natural gas pipeline, recycled water line, potable water line, and sewer line alignments. It also evaluates the project's conformity with applicable land use plans and policies.

The project site is in the City of Vernon. All the linear project features would also be in the City with the exception of the alternative transmission line route, which would be located in the cities of Vernon, Bell, and Commerce as shown in Table 8.4-1.

TABLE 8.4-1  
Summary of Project Feature Jurisdictions

Project Feature	Land Use and Planning Jurisdiction
Vernon Power Plant	City of Vernon
Natural Gas Line	City of Vernon
Recycled Water Line	City of Vernon
Potable Water Line	City of Vernon
Sewer Line (both alternatives)	City of Vernon
Electric Transmission Line	
Proposed Route	City of Vernon
Alternative Route	Cities of Vernon, Bell, and Commerce

The land use study area includes the following cities within 1 mile of the project site and 0.25 mile of the project linears: Vernon, Huntington Park, Maywood, Bell, Bell Gardens, Commerce, and Los Angeles as shown on Figures 8.4-1 and 8.4-2 (figures are located at the end of the subsection).

Subsection 8.4.2 discusses the land use planning and control framework surrounding the project and adopted local, regional, state, and federal land use plans and permits applicable to the proposed project. Subsection 8.4.3 provides a brief overview of the affected environment and describes existing and planned land uses in the land use study area. Subsection 8.4.4 describes the future growth potential of the study area. Subsection 8.4.5 discusses discretionary actions by public agencies that have been either initiated or completed in the 18 months before filing this application for certification (AFC). Subsection 8.4.6 presents an assessment of potential land use impacts of the project, and the project's conformity with existing and designated land uses and applicable plans and policies. Subsection 8.4.7 discusses cumulative impacts and mitigation measures. Subsection 8.4.8 discusses the land use permits that would be required to implement the project. Subsection 8.4.9 lists the references used in preparing this subsection.

## 8.4.2 Laws, Ordinances, Regulations, and Standards

This subsection lists and discusses the land use laws, ordinances, regulations and standards (LORS) that apply to the project.

### 8.4.2.1 Federal

No federal LORS for land use apply to the site or project.

### 8.4.2.2 State

The AFC process is California Environmental Quality Act (CEQA) -equivalent under the Warren-Alquist Act, so fulfills the requirements of CEQA. CEQA is codified in the California Public Resources Code, Sections 21000-21178.1. Guidelines for implementation of CEQA are codified in the California Code of Regulations (CCR) Sections 15000-15387.

### 8.4.2.3 Local

#### 8.4.2.3.1 General Plans and Zoning Ordinances

Land use provisions included in every California city and county general plan (California State Planning Law, Government Code §65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. For purposes of this AFC, the project is analyzed for its conformity with land use designations and policies described in the general plans of the cities directly affected by the project, which includes the cities of Vernon (which applies to the project site and linears), Bell, and Commerce (which apply to the alternative transmission line corridor). The project is also analyzed for conformity of local zoning ordinance designations. The city zoning ordinances are enforced by their respective planning and building departments. The zoning ordinance is a regulatory tool used to implement the General Plan. It defines zones that dictate permitted uses as well as design requirements such as setbacks and height limits.

Table 8.4-2 presents the local LORS.

TABLE 8.4-2

Laws, Ordinances, Regulations, and Standards Applicable to Vernon Power Plant Land Use

LORS	Purpose	Regulating Agency	Applicability (AFC Section Explaining Conformance)
<b>Jurisdiction for the Plant Site and Linears</b>			
City of Vernon General Plan (2001)	Comprehensive, long-range plan to serve as the guide for the physical development of the City.	City of Vernon 4305 Santa Fe Avenue Vernon, CA 90058	Table 8.4-6
City of Vernon Zoning Ordinance (2005)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	Same as above	Subsection 8.4.6

TABLE 8.4-2  
Laws, Ordinances, Regulations, and Standards Applicable to Vernon Power Plant Land Use

LORS	Purpose	Regulating Agency	Applicability (AFC Section Explaining Conformance)
<b>Additional Jurisdictions Affecting the Alternative Transmission Line</b>			
City of Bell General Plan (1996)	Comprehensive, long-range plan to serve as the guide for the physical development of the City.	City of Bell Building and Planning Department 6330 Pine Avenue Bell, CA 90201 (323) 588-6211	Table 8.4-6
City of Bell Zoning Ordinance (1993)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	Same as above	Subsection 8.4.6
City of Commerce General Plan (1987)	Comprehensive, long-range plan to serve as the guide for the physical development of the City.	City of Commerce City Hall 2535 Commerce Way Commerce, CA 90040	Table 8.4-6
City of Commerce Zoning Ordinance (2000)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	Same as above	Subsection 8.4.6

The only General Plan policies that are applicable to the proposed project are Goal 2 in the City of Vernon General Plan Land Use Element. In addition, Policy 4.4 in the City of Commerce General Plan Land Use Element would apply to part of the alternative transmission line corridor.

***City of Vernon General Plan (Site and All Linears)***

Goal 2: Encourage the Modernization or Replacement and Reuse of Aging Industrial Buildings and Sites.

***City of Commerce General Plan (Alternative Transmission Line)***

Policy 4.4: Establish a program to systematically place existing and proposed utility lines underground. Require all new utilities placed underground in all new developments.

### 8.4.3 Affected Environment

The following text discusses the affected environment for the study area (i.e., for 1 mile surrounding the project site and 0.25 mile from the center line of the linear facilities).

#### 8.4.3.1 General Description of Study Area

The project site is located in the City of Vernon, in Los Angeles County, California. The County is bordered by Orange, San Bernardino, Kern, and Ventura counties. Los Angeles County includes a wide variety of land uses including industrial, commercial, residential, agriculture, and others. The historical land use pattern in the study area has resulted in mainly industrial uses. The land use to the north, south, west, and east of the VPP project

site is industrial. The nearest residence is an apartment that is above the La Villa Basque Restaurant (2801 Leonis Boulevard near Soto Street), approximately 750 feet from the proposed VPP project site. The Los Angeles River is located to the north and east of the project site and is approximately three-quarters of a mile from the project site at its closest point. The site is approximately 0.5 mile east of the City of Los Angeles and about 4 or 5 miles south of downtown Los Angeles.

Four major transportation corridors, Interstate highways 110, 10, 5, and 710, serve Vernon. Interstate 110 is oriented north-south approximately 2.4 miles from the western boundary of the City of Vernon. Interstate 110 intersects Interstate 10 approximately 2.5 miles northwest of Vernon. Interstate 10, and State Highway 60, are oriented east-west, and are situated approximately 0.6 mile north of Vernon. Interstate 5 is situated approximately 1 mile north of Vernon. Interstate 710 is a north-south route that runs through the eastern portion of the City of Vernon.

There is considerable industrial and commercial development along Interstates 110, 10, 5, and 710. Railroad lines are located in the study area. The Laguna Bell electrical substation is located at the east end of the study area for the alternative transmission line corridor. The predominant uses in the study area are industrial, commercial and residential.

#### **8.4.3.2 Existing Land Uses, Planning, and Zoning Designations**

A general plan is a plan for future development that includes goals and policies to guide development. The City of Vernon General Plan (City of Vernon, 2001) is the planning document applicable to this site and all linears. The zoning ordinance is a regulatory tool used to implement the General Plan. It defines zones that dictate permitted uses as well as design requirements such as setbacks and height limits.

Permitted uses associated with the General Plan land use designations for the cities of Vernon, Huntington Park, Bell, Bell Gardens, Maywood, Commerce, and Los Angeles in the study area are described in Table 8.4-3. The City of Los Angeles General Plan Land Use Element comprises 35 Community Plans. The west part of the land use study area includes the Southeast Los Angeles Community Plan (City of Los Angeles, 2001).

Existing land uses and General Plan land use designations for the study area are presented in Table 8.4-4.

No habitat conservation plan or natural community conservation plan applies to the project site.

TABLE 8.4-3  
Definitions of Planning Designations in Project Land Use Study Area

<b>General Plan Land Use Designation</b>	<b>Permitted Uses</b>
<b>City of Vernon</b>	
General Industrial	This designation is intended to continue to accommodate the bulk of the varied manufacturing, assembling, and wholesaling uses in the City of Vernon.
Commercial/Industrial	This designation permits retail and wholesale commercial uses as accessory uses to the principal industrial use. This land use designation is intended for businesses that serve industrial uses or their employees but are not associated with a particular firm. Industrial or manufacturing uses are also permitted in this area.
Public Facility	This designation refers to those land uses that are operated and maintained for the public benefit, welfare, or use. Permitted public facilities include educational facilities, utilities, and other government buildings or open space areas.
Heavy Industry/Warehousing Transportation Related	The purpose of this land use designation is to encourage certain types of industrial activities that require larger lot areas, involve trucking related activity, or generate noise, odors, or other impacts that might adversely impact neighboring uses, to locate in areas of the City of Vernon that can accommodate them easily.
Slaughtering Overlay District	This designation is intended to indicate the appropriate locations for activities involving the slaughtering of animals.
Rendering Overlay District	This designation includes rendering facilities, fertilizer facilities, junk yards, and recycling facilities as allowable uses.
<b>City of Huntington Park</b>	
Manufacturing Planned Development	This designation permits manufacturing, processing, warehousing, distribution, wholesaling, and related developments.
General Commercial	This designation permits a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community.
Public Facility	This designation includes all federal, state, and local government properties, such as post offices, the Civic Center, and fire stations and hospitals.
Schools	This designation permits public schools.
High and Medium Density Residential	The high density residential category permits up to 20 dwelling units per acre. Medium-density residential category permits up to 17.4 units per acre.
<b>City of Bell</b>	
Residential Multi Family (medium density)	The maximum density is 21.78 units per acre.
Industrial	This category permits manufacturing, and processing, warehousing, and distribution, wholesaling and retailing, and office uses.
<b>City of Bell Gardens</b>	
Low Density Residential	This category permits single-family residential development up to 8.7 dwelling units per acre.
Medium Density Residential	This category permits single-family and multi-family units ranging from 9 to 15 dwelling units per acre.
High Density Residential	This category permits multi-family and multi-family units ranging from 20 to 30 dwelling units per acre.

**TABLE 8.4-3**  
Definitions of Planning Designations in Project Land Use Study Area

<b>General Plan Land Use Designation</b>	<b>Permitted Uses</b>
Public Institutional	This category applies to a wide range of public uses including public schools, private schools, churches, City Hall, and other public and quasi-public uses.
Mixed Use	This category permits a combination of commercial and residential uses working in tandem to supply the community with much needed lower-income housing and commercial facilities. Residential densities correspond to high density residential designations and the commercial uses would use a guideline of a 4.0 floor area ratio.
<b>City of Maywood</b>	
Residential	This category of land use is characterized by a mix of single-family detached and attached development at densities up to 20 units per acre.
Commercial	Uses in this category are characterized by smaller convenience, service, and neighborhood commercial retail and office professional activities.
Park	This land use category corresponds to the two public parks located in the city: Pixley Park and Maywood City Park.
<b>City of Commerce</b>	
Public/Quasi-Public	This category allows public/quasi-public uses.
Industrial	This category allows industrial uses.
Commercial	This category allows commercial uses.
Medium Density Residential	This category allows medium density residential uses.
<b>City of Los Angeles</b>	
Industrial	This category allows industrial uses.
Residential Multiple Family	This category allows multi-family residential uses.
Public Facilities	This category allows public facilities uses such as fire stations, libraries, parks, schools and police stations.

TABLE 8.4-4  
Existing Land Uses and General Plan Designations within the Study Area

Project Component	Existing Land Uses	General Plan Land Use Designations
Proposed Power Plant Site; including the potable water line; recycled water line; gas line; sewer line (both alternatives) and proposed transmission line	The site was occupied by a food manufacturing facility prior to its purchase by the City of Vernon.  All linears are located in existing roads or utility right-of-ways,.	<b>City of Vernon</b> General Industrial
Site Vicinity: (within 1 mile of proposed power plant project site; including gas line, recycled water line, sewer line (both alternatives) and proposed transmission line)	Industrial Commercial Residential Schools Hospital Church Park Roads	<b>City of Vernon</b> General Industrial Heavy Industry-Warehousing Transportation Related Public Facility Slaughtering Overlay District Rendering Overlay District General Industrial Heavy Industry-Warehousing Transportation Related Slaughtering Overlay Rendering Overlay  <b>City of Huntington Park</b> Manufacturing Commercial Public Facility Residential  <b>City of Maywood</b> Industrial Residential Commercial Park Public  <b>City of Los Angeles</b> Residential Industrial School

**TABLE 8.4-4**  
Existing Land Uses and General Plan Designations within the Study Area

<b>Project Component</b>	<b>Existing Land Uses</b>	<b>General Plan Land Use Designations</b>
Vicinity of Alternative Transmission Line Route	Industrial	<b>City of Vernon</b>
	Residential	General Industrial
	Commercial	Heavy Industrial/Warehousing
	Public/Quasi-Public (Laguna Bell Substation)	<b>City of Huntington Park</b>
	School	Manufacturing Planned Development
	Railroad	<b>City of Bell</b>
	Utility (substation and transmission lines)	Residential Multi Family (medium density)
	Los Angeles River	General Industrial
	Park	<b>City of Bell Gardens</b>
	Road	Residential
	Public Institutional	
	Mixed Use	
	<b>City of Maywood</b>	
	Industrial	
	Residential	
	General Commercial	
	<b>City of Commerce</b>	
	Public/Quasi-Public	
	Industrial	
	Commercial	
	Medium Density Residential	

Sources: City of Vernon, 2001; Huntington Park, 1996; Bell, 1996; Bell Gardens, 1996; Maywood, 1993; City of Commerce, 1987; and City of Los Angeles, 2001

### 8.4.3.2.1 Vernon Power Plant Site

The site (Figure 8.4-1) will occupy a 5.8-acre parcel. It is located in the southern part of the City of Vernon at the southeast corner of Soto and 50th streets. This parcel of land was occupied by a food manufacturing facility prior to its purchase by the City of Vernon.

The City of Vernon General Plan land use designation for the project site is General Industrial. This zone is intended to provide for the orderly development and operation of most types of industrial plants and to promote the concentration of such uses in a manner that will foster mutually beneficial relationships with each other. The General Plan Industrial designation allows manufacturing, assembling, and wholesaling uses. In addition, hazardous waste processors, trash to energy facilities, and solid and liquid waste disposal facilities are permitted if a conditional use permit (CUP) is issued. The uses allowable for this designation are also summarized in Table 8.4-3. The Zoning Ordinance designation for the project site is General Industrial (M). The following uses are permitted uses in the General Industrial (M) zone: (a) industry; (b) residential dwelling, single family or independent living facility; (c) residential unit-temporary; (d) public facilities; (e) retail and commercial uses; (f) warehouses; (g) refrigerated warehouses; (h) vehicle sales, fabrication or repair facility and (i) general offices.

### 8.4.3.2.2 Linear Facilities

#### *Transmission Line*

The proposed option would be to connect VPP to the power grid by looping the western circuit of the LADWP Velasco to Century 230-kV line into the plant switchyard on a double-circuit pole structure. The 230-kV transmission line would exit the plant switchyard and head north on Soto Street and east on Leonis Boulevard to the LADWP right-of-way. The total distance is about 4,500 feet.

An alternative transmission line route would connect to Southern California Edison's (SCE's) Laguna Bell substation. A double-circuit 230-kV transmission line would exit the switchyard and head north on Soto and east on Leonis. It would continue on Leonis past the LADWP right-of-way down, down District Boulevard and cross the Los Angeles River. It would then follow an existing 66-kV subtransmission line heading south along the east side of the river. At Randolph Street, the route turns east and proceeds to the Laguna Bell Substation for a total distance of approximately 5 miles.

The proposed electric transmission line route from the switchyard to the LADWP existing transmission lines is designated and zoned for industrial use. For the alternative transmission line corridor, the segment within the City of Vernon is located in an area designated and zoned for industrial use. The segment along Randolph Street is aligned through areas designated in the General Plans and zoning ordinances as industrial, residential, and commercial uses. General Plan and Zoning Ordinance land use designations are shown on Figures 8.4-1 and 8.4-2.

#### *Natural Gas Line*

Natural gas for the facility would be delivered via approximately 1 mile of new 20-inch pipeline that would connect to Southern California Gas Company's existing gas transmission line (Line #765) at the corner of 50th Street and Downey Road.

The natural gas line route along 50th Street is located in an area designated in the General Plan and Zoning Ordinance as industrial use. General Plan and Zoning Ordinance land use designations are shown on Figures 8.4-1 and 8.4-2.

#### *Water Lines*

For cooling tower make-up, the VPP would use recycled water provided by the Central Basin Municipal Water District (CBMWD). The recycled water would be delivered to VPP through an existing recycled water pipeline located in Boyle Avenue. The 2,000-foot-long line will travel from the plant site east along 50th Street to Boyle Avenue. However, CBMWD's recycled water line will need to be extended to another pumping station before sufficient volume of recycled water will be available for VPP. CBMWD has committed to having the improvements to the recycled water line complete prior to plant startup.

Potable water for drinking, safety showers, fire protection water, service water, and sanitary uses would continue to be served from the City of Vernon's potable water system. A new line would connect to the existing mains located in Soto Street and Seville Avenue. Potable water would also be used as an emergency backup supply should the recycled water system be unavailable for longer than 8 hours.

The water line routes are located in an area designated in the General Plan and Zoning Ordinance as industrial use. General Plan and Zoning Ordinance land use designations are shown on Figures 8.4-1 and 8.4-2.

### ***Sewer Line***

Sanitary wastewater disposal would be to Sanitation Districts of Los Angeles County (LACSD) via the City of Vernon's sanitary sewer system. Sewer line alignment Alternative A includes an 18-inch sanitary sewer line that would exit the plant site from the west then run south along Seville Avenue to Fruitland Avenue, then west along Fruitland Avenue to Malabar Street, then south on Malabar to 52nd Street, then west on 52nd Street to Santa Fe Avenue, then south on Santa Fe Avenue to 52nd Street, then west on 52nd Street to Alameda Street for a total distance of about 1 mile. Sewer line alignment Alternative B includes an 18-inch sanitary sewer line that would exit the east side of the project site and then it would run south along Soto Street to 54th Street, where it would head east to Boyle Avenue, and then it would head south to Slauson Avenue, for a total distance of approximately 1 mile.

The City of Vernon General Plan land use designation and Zoning Ordinance designation for the sewer line routes is General Industrial. The General Plan land use designation and Zoning Ordinance designation information is shown on Figures 8.4-1 and 8.4-2.

### **8.4.3.2.3 Recreation, Scenic, Agricultural, Natural Resource Protection and Extraction, Educational, Religious, Cultural and Historic and Unique Land Uses**

#### ***Recreation Land Use***

In general, recreational facilities in the study area are limited to uses in the schools and city parks. Figure 2.2-3 shows the parks within 1 mile of the plant site and transmission line corridors.

#### ***Scenic Land Use***

No scenic resources exist within the project vicinity. Visual resources are discussed in detail in Subsection 8.11.

#### ***Agricultural Land Use***

Based on review of aerial photographs and documentation from a nearby project, there are no active commercial agricultural uses within the proposed VPP site; however, there are some limited agricultural uses within the LADWP transmission line corridor. There are no important farmlands (as defined for the Farmland Mapping and Monitoring Program) mapped within a mile of the proposed project area (California Department of Conservation, 2004). The proposed sewer (both alternatives), recycled water, gas and electrical corridors will follow existing roadway or railroad rights-of-way through urban areas and the potable water supply pipelines will be connected adjacent to the VPP site. (See Subsection 8.9 and Figure 8.9-2 for more information on agricultural uses in the project vicinity).

#### ***Natural Resource Protection and Natural Resource Extraction Areas***

No natural resource protection and extraction areas exist within the study area (City of Vernon, 2001; City of Huntington Park, 1996; City of Bell, 1996; City of Bell Gardens, 1996, City of Maywood, 1993; City of Commerce, 1987; and City of Los Angeles, 2001).

#### ***Educational, Religious and Unique Land Uses***

Sensitive receptors within the project vicinity are discussed in Subsection 8.12. There are

several schools, day-care facilities, churches, convalescent centers and hospitals in the vicinity of the project site. The nearest sensitive receptors are the Vernon Elementary School located approximately 0.6 miles northwest of the project site. Holmes Elementary School located 1 mile west of the project site in the City of Los Angeles. The following schools and churches are approximately 0.6 to 1 mile from the project site in the City of Huntington Park:

- Huntington Park Senior High School is located at 6020 Miles Avenue
- Pacific Boulevard Special Education Center is located at 5714 Pacific Boulevard
- San Antonio Continuation School
- First Baptist Christian Preschool
- St. Matthias High School
- San Antonio Elementary School
- Loma Vista Elementary School
- Grace Church
- Huntington Park Full Gospel Assembly Church
- St. Martha's Catholic Church
- Church of Religious Science
- Seventh Day Adventist Church
- Community Hospital of Huntington Park is located at 2623 East Slauson Avenue

Sensitive receptors within a 6-mile radius of the project site are listed and described in Subsection 8.6, Public Health, which includes figures that show the locations of schools, churches, and medical facilities, within one-mile of the project site. No unique land uses occur in the study area.

#### *Cultural and Historic Land Use*

CH2M HILL conducted archival research, reviewed all cultural resource investigation reports within the VPP project area, contacted all other interested agencies, Native American groups, and historic societies, and conducted a complete field investigation. As a result of all these efforts, CH2M HILL failed to identify any cultural resources within the area of potential effect of the project. However, CH2M HILL did identify several historic-age buildings and a potential historic district within one mile of the project. A few of these sites may be considered eligible for either the California or National registers of historic places. Such determinations will be made by the reviewing agencies. None of the sites are expected to be impacted by the project.

The gas line, sanitary sewer line, and transmission line will be constructed within previously disturbed areas and disturbed city streets. Construction of these facilities will have no impact on the built environment.

#### **8.4.4 Future Growth Trends**

The portions of the cities of Vernon, Huntington Park, Bell, Bell Gardens, Maywood, Commerce, and Los Angeles within the land use study area are considered built-out. The cities continue to promote the redevelopment and construction of facilities consistent with existing land uses.

## 8.4.5 Recent Discretionary Reviews by Public Agencies

According to the City of Vernon, no major planned or newly approved projects in the City are within 1 mile of the project site. According to the City of Huntington Park, the Northwest Area Specific Plan is being prepared for two areas that total approximately 80 acres. The primary goal of this Specific Plan is to change existing industrial use to commercial use. The first area is within the westernmost part of the study area and it is bounded by the following streets: 52nd Street to the north, Slauson Avenue to the south, the railroad to the west, and Pacific Boulevard to the east. The other area is outside the land use study area and it is bounded by the following streets: Alameda to the west, Randolph Street to the south, Santa Fe Avenue to the east, and Slauson Avenue to the north. The Draft Environmental Impact Review (EIR) for this Specific Plan is currently being prepared (Aguirre, pers. comm., 2005). There are no other planned or newly approved projects within one mile of the power plant site in the City of Huntington Park.

According to the City of Maywood, no planned or approved projects are within one mile of the project site (Mango, 2005, pers. comm.), but the following three projects are in the vicinity of the project site:

1. Planned: 7-unit condominium project on the northwest corner of 52nd Street and Carmelita.
2. Planned: Approximate 8,500-square-foot commercial project on the northwest corner of Slauson Avenue and Maywood Avenue.
3. Under Construction: 7,500-square-foot commercial project on 3633 Slauson Avenue (75 percent complete, has been under construction for 2 years).

According to the City of Los Angeles website Zimas mapping program, no planned or newly approved projects in the City are within 1 mile of the project site (City of Los Angeles, 2006).

## 8.4.6 Environmental Consequences

### 8.4.6.1 Significance Criteria

Significance criteria for impacts to land use were determined through review of applicable state and local regulations. Because the Warren-Alquist Act is equivalent to a CEQA review, the following criteria developed from the CEQA Guidelines and the CEQA Checklist were used to evaluate the potential environmental impacts of the project:

- 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 Farmland Mapping and Monitoring Program 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?

#### 8.4.6.2 Potential Effects on Land Use

The proposed power plant project would not physically divide an established community because the power plant project site is located on a portion of a block that is surrounded by roads, a power plant on the north side and other industrial development on the other three sides. Therefore, the plant site would not affect access to the city or the project area and would not introduce incompatible land uses.

The utilities would not physically divide established communities because the utility lines would be installed underground. The proposed overhead transmission line does not restrict commerce, or cause a change of traffic patterns. It follows established roads and is elevated so as to not be a hazard to trucks or other tall vehicles. Therefore it would not physically divide a community. In addition, the entire city is laced with overhead transmission lines. The alternative transmission line route, if constructed, would not physically divide an established community because the alignment would be overhead, along existing roads and railroad tracks adjacent to industrial areas, and along Randolph Street. In addition, because it is overhead it would not impede traffic flow.

The proposed power plant site is located on land that is designated General Industrial by the City of Vernon General Plan. Allowable uses for the General Industrial land use designation include varied manufacturing, assembling, wholesaling, hazardous waste processors, trash to energy facilities, solid and liquid waste disposal facilities and commercial uses which serve industry. Other permitted uses include steel mills, paper mills, warehouses, and pressing and stamping operations. Although a power plant is not specifically cited as an allowable use for General Industrial-designated land, this designation allows for heavy industry such as trash to energy facilities and refineries, so the proposed power plant, which is also considered to be a heavy industrial use, is also considered to be consistent with the General Industrial designation.

Although the City of Vernon General Industrial zoning land use designation does not specifically cite thermal power plants as an allowable use, it allows public facilities. The City of Vernon zoning ordinance defines a public facility as any facility, structure, or land owned or operated by a local, state, or federal agency or by a public utility. The proposed power plant is considered to be a public facility because it would be owned and operated by the City of Vernon. A public facility is an allowable use specified in Section 26.3.5-2, Permitted Uses, in the City Zoning Ordinance. Therefore, the proposed power plant would be consistent with the City Zoning Ordinance land use designation.

The proposed project is consistent with the General Plan policies for the cities of Vernon, and Commerce. The General Plans for the cities of Huntington Park and Bell, do not include any policies applicable to the sewer line or the alternative transmission line. Table 8.4-5 summarizes the project's conformity with these applicable plans.

TABLE 8.4-5  
Land Use Conformity with Applicable Plans and Policies

Element	Goal/Policy	Conformity
Vernon General Plan Land Use Element	<b>Goal 2:</b> <i>Encourage the Modernization or Replacement and Reuse of Aging Industrial Buildings and Sites</i>	The project is a new industrial activity within the City limits. It is consistent with the land use designation and zoning designation because the project would be a public facility owned by the City of Vernon.
Commerce General Plan Land Use Element (Alternative Transmission Line)	<b>Policy 4.4:</b> <i>Establish a program to systematically place existing and proposed utility lines underground. Require all new utilities placed underground in all new developments.</i>	The power line is planned to be aboveground adjacent to existing aboveground power lines in the City of Commerce. However, the segment of the new line in the City of Commerce could be placed underground if the City requires it. However, SCE has a policy against undergrounding 230-kV lines. Therefore, the proposed power line may or may not be consistent with this policy.

Note: The General Plans for the cities of Huntington Park, Bell and Maywood do include Land Use policies that are applicable to the alternative transmission line.

Small-scale agriculture uses are only present within the LADWP right-of-way. The closest agricultural activity to the transmission line route is in the right-of-way between East 50th Street and Fruitland Avenue. There are no agricultural activities in the LADWP right-of-way on either side of Leonis Boulevard, where the proposed transmission line would loop into the LADWP 230-kV lines. Therefore, the proposed project would not convert farmland to nonagricultural use and would not result in the conversion of farmland to nonagricultural use.

No habitat conservation plan or natural community conservation plan apply to the project site. Therefore, the proposed project would not conflict with such plans.

### 8.4.7 Cumulative Impacts

The CEQA Guidelines (Section 15355) define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

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 impacts can result from individually minor but collectively significant projects taking place over a period of time.

As discussed above, the proposed project is consistent with the City of Vernon’s goals and objectives for industrial development and would be sited in an area zoned for public facilities. The proposed project is consistent with the General Plan land use designations and zoning designations for the site, and is also consistent with the applicable General Plan land use policies. The proposed power plant would be installed in an existing industrial area so it would be compatible with adjacent land uses. The proposed transmission line would be installed within an industrial area in the City of Vernon and the alternative route would also be in an industrial area in Vernon and along the west side of the I-710 freeway in an industrial area. So the new transmission line would be compatible with adjacent land uses. Therefore, the proposed project would not contribute to a significant impact on land use

in the project vicinity. Therefore, the proposed project would not result in a significant cumulative land use impact.

In addition, no farmland is present in the study area and existing agricultural uses are minimal, so implementation of the proposed project would not significantly affect farmland. Therefore, the proposed project would not result in a cumulative farmland impact.

### 8.4.8 Permits and Agency Contacts

Other than the alternate transmission line route, all linears would be located within the City of Vernon. Permits required for the project, the responsible agencies, and proposed schedule (including those for the alternate transmission line route) are presented in Table 8.4-6.

Within the City of Vernon, the proposed project would require a construction permit for the VPP site and an encroachment permit for linear features that would cross any public rights-of-way.

TABLE 8.4-6  
Permits and Agency Contacts

Permit or Approval	Schedule	Agency Contact	Applicability
<b>Project Site and Linears</b>			
Approval of Grading Plan; issuance of construction, grading, and encroachment permits	Minimum of 30 days prior to construction	Mr. Kevin Wilson City of Vernon Dept. of Community Services 4305 Santa Fe Avenue Vernon, CA 90058 (323) 583-8811 ext 243	Site grading, and excavation at site or along linear project features within public rights-of-way
Franchise agreement, Encroachment Agreement, and Excavation Permit	Approximately 3 months before construction	Wes Lynd Engineer (contractor) City of Huntington Park Building and Safety Division (626) 447-4274 ext 210  Adrian Gallo, Assistant Planner City of Huntington Park Planning and Zoning Division (323) 584-6250	Installation of electrical transmission facilities within public rights-of-way
<b>Alternative Transmission Line</b>			
Franchise agreement, Encroachment Agreement, and Excavation Permit	Approximately 3 months before construction	Carlos Alvarado Engineer City of Bell Building and Planning Department 6330 Pine Avenue Bell, CA 90201 (323) 588-6211	Installation of electrical transmission facilities within public rights-of-way
Plan Check	Two weeks prior to submittal of permits to County of LA, Department of Public Works	Victor San Lucas City Engineer City Hall City of Commerce 2535 Commerce Way Commerce, CA 90040 (323) 722-4805	Installation of electrical transmission facilities within public rights-of-way

TABLE 8.4-6  
Permits and Agency Contacts

Permit or Approval	Schedule	Agency Contact	Applicability
Encroachment Permit and Construction Permit	Minimum 2 months prior to construction	Wu Tan County of Los Angeles Department of Public Works Construction Division, Permit Section P.O. Box 1460 Alhambra, CA 91802 (626) 458-4937	Installation of electrical transmission facilities within City of Bell public rights-of-way
Encroachment Permit	Prior to construction	Los Angeles Junction Railway Company (LA Junction)	Utility encroachments that run parallel or across the LA Junction alignment along Downey Road Avenue and/or other roads.
Encroachment Permit	Prior to construction	Joan M. Preble Real Estate Manager for LA County Union Pacific Railroad 1400 Douglas Mail Stop 1690 Omaha, Nebraska 68179 (402) 544-8535	Utility encroachments that run parallel or across the Union Pacific Railroad alignment along Downey Road Avenue and/or other roads

If the 230-kV transmission line is constructed along the alternative route, the following cities would be involved:

- The City of Bell requires a Franchise Agreement for new utilities that are arranged through the City Attorney and the City Council. Encroachment Permits and Excavation Permits are also required through the Building and Planning Departments. These permits require plan checks by the Engineering Department along with fees to pay for site inspections during construction (Pagett, 2005; Alvarado, pers. comm., 2005). It is also likely that the City of Bell will require new utilities along Randolph Street to be located underground. If the Southern California Edison facilities (poles or rights-of-way) are proposed to be used for the VPP 230-kV transmission line, the City of Bell would require proof of that agreement (Alvarado, pers. comm., 2005).
- The City of Commerce does not issue any permits (Gomez, pers. comm., 2005). However, the City Engineering Department requires a plan review before the requisite permit applications (encroachment, excavation, and construction) are submitted to the County of Los Angeles Department of Public Works, Construction Division ([http://www/ladpw.org/prg/business/page\\_04.cfm](http://www/ladpw.org/prg/business/page_04.cfm)).

The LA Junction and the Union Pacific Railroad would also require an Encroachment Permit for any utility crossing or any utility line that would parallel its railroad line if it would be installed within its right-of-way along the Los Angeles River or Randolph Avenue, respectively. This permit is required for either aboveground or belowground utilities. An insurance policy covering the installation is also required (Union Pacific Railroad, 2005).

## 8.4.9 References

Aguirre, Mariano. 2005. City Planning Manager, Planning Department, City of Huntington Park, California. Personal communication with CH2M HILL personnel on September 29.

Alvarado, Carlos. 2005. City Engineer, Building and Planning Department, City of Bell, California. Personal communication with CH2M HILL personnel on September 6.

California Department of Conservation (CDC). 2005. Farmland Mapping and Monitoring Program Statistics web page at [http://www.consrv.ca.gov/dlrp/FMMP/fmmp\\_stats.htm](http://www.consrv.ca.gov/dlrp/FMMP/fmmp_stats.htm).

City of Bell. 1996. General Plan.

City of Bell. 1993. Zoning Ordinance.

City of Bell Gardens. 1996. General Plan.

City of Bell Gardens. 1982. Zoning Ordinance.

City of Commerce. 1987. General Plan.

City of Commerce. 2000. Zoning Ordinance.

City of Huntington Park. 1996. General Plan.

City of Huntington Park. 2002. Zoning Ordinance.

City of Los Angeles. 2001. General Plan Land Use Element (Southeast Los Angeles Community Plan).

City of Los Angeles. 2001. Southeast Los Angeles Community Plan

City of Los Angeles. 2003. Zoning Ordinance.

City of Los Angeles. 2006. Zone Information and Map Access System (ZIMAS). <http://zimas.lacity.org>.

County of Los Angeles Department of Public Works, Construction Division. [http://www/ladpw.org/prg/business/page\\_04.cfm](http://www/ladpw.org/prg/business/page_04.cfm). Accessed February 9, 2006.

City of Maywood. 1993. General Plan.

City of Maywood. 1991. Zoning Ordinance.

City of Vernon. 2001. General Plan.

City of Vernon. 2005. Comprehensive Zoning Ordinance.

County of Los Angeles, 2005. [http://www/ladwp.org/prg/business/page\\_04.cfm](http://www/ladwp.org/prg/business/page_04.cfm).

Gomez, Marza. 2005. Office Manager for City Engineer, City of Commerce, California. Personal communication with CH2M HILL personnel on September 2.

Lynd, Wes. 2005. Engineer on contract to City of Huntington Park from W.R. Lynd and Public Engineering Services. Personal communication with CH2M HILL personnel on September 6.

Mango, David. 2005. Director of Building and Planning, City of Maywood, California. Personal communication with CH2M HILL personnel on October 3.

Pagett, Bill. 2005. Engineer on contract to City of Maywood Department of Building and Planning. Personal communication with CH2M HILL personnel on September 2.

Union Pacific Railroad. 2005. <http://www.uprr.com/reus/pipeline/install.shtml>.



