

**BIOGAS RENEWABLE GENERATION PROJECT
FINAL INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**

ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURE
March 9, 2018

3.10 LAND USE AND PLANNING

3.10.1 Setting

The SCLF is a cooperative effort of the City, the County of Los Angeles and the Los Angeles County Sanitation Districts. The landfill site occupies approximately 535 acres and is operated by the Sanitation Districts pursuant to a Joint Powers Agreement (JPA) between the City, County, and Sanitation Districts on lands owned by the City, County, and Southern California Edison Company. The SCLF is classified as a Class III nonhazardous landfill facility that accepts municipal solid waste and is not a generator of, or repository for, hazardous wastes. The active landfill site is 314 acres, within which refuse has been landfilled on 239 acres.

GWP currently burns low BTU (British thermal unit) LFG (landfill gas) from the Scholl Canyon Landfill at their Grayson Power Plant. Gathering and combustion of the LFG is a mitigation measure for South Coast Air Quality Management District (SCAQMD) to prevent its release into the environment. The LFG gas is transported to Grayson via a 6-inch diameter pipeline that is approximately five miles long.

The purpose of the Proposed Project is to beneficially utilize the methane-rich renewable LFG as fuel to generate electricity. It includes construction and operation of an approximately 13-megawatt power generation facility on approximately 3-acres of land at the Scholl Canyon Landfill. The Proposed Project will be located adjacent to the existing LFG flare station. In addition, approximately 0.67 miles of natural gas pipeline will be constructed to connect the facility to the existing Southern California Gas Company pipeline system located at the eastern end of Scholl Canyon Drive. This 3-inch steel gas pipeline will be located above ground except for road crossings within the active landfill. The natural gas will be utilized to augment the LFG if the heat content of the refines it for the electrical generating equipment. The existing LFG pipeline connected to Grayson Power Plant will be abandoned in place. A 12-inch diameter water pipeline approximately one mile long will also be constructed, and will connect to an existing 16-inch pipeline located on Glenoaks Boulevard to the new facility.

The Proposed Project area is located within the SCLF facility boundary and directly north between Glenoaks Blvd. and the northwest corner of the SCLF and traverses six parcels, located within the City of Glendale, Los Angeles County, California, as shown in Table 3.10-1. The total combined acreage for the parcels is 532.80. The disturbance footprint for the Proposed Project facilities is approximately 3-acres. The footprint for the proposed gas pipeline sub area and ten-foot right-of-way (ROW) is 0.76 acres. The footprint for the proposed water pipeline sub area and 14-foot ROW is 1.49 acres (Stantec, 2016).

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Table 3.10-1 Project Area Parcel Acreage, Zoning and Land Use Designation

Project Component	Assessor's Parcel Number	Total Parcel Acreage	Zoning	Land Use Designation
Proposed Main project area, Gas Line, Water Line	5666002901	152	SR- Special Recreation	Recreation/Open Space
Proposed Main project area, Gas Line, Water Line	5666002902	9.08	SR- Special Recreation	Recreation/Open Space
Proposed Main project area, Gas Line, Water Line	5666001904	367.77	SR- Special Recreation	Recreation/Open Space
Proposed Main project area	5666002900	1.76	SR- Special Recreation	Recreation/Open Space
Proposed Gas Line	5666026001	0.94	R1R- Restricted Residential	Very Low Density/Open Space
Proposed Water Line	5662023900	1.25	SR- Special Recreation	Recreation/Open Space
Total Acreage:		532.80		

Surrounding Land Use

Surrounding land use is comprised of residential properties and Glenoaks Blvd. to the west; a golf course, open space and Glenoaks Blvd. to the north; open space and Scholl Canyon Road to the south; and open-space and disturbed land to the east.

Regulatory Setting

Federal

Code of Federal Regulations Title 40 Part 258 – Criteria for Municipal Solid Waste Landfills

CFR Title 40 Part 258 governs location restrictions, design and operation standards, monitoring requirements, corrective actions, LFG migration controls, and closure requirements. The EPA guidelines and National Emission Standards for Hazardous Air Pollutants (NESHAP) require large municipal solid waste landfills to collect and burn LFG in order to reduce non-methane organic compounds (NMOCs) by 98 percent. Landfills are required to have their gas collection systems to be well-designed and well-maintained, and are required to collect gas from all landfill areas, monitor collection wells monthly, and monitor surface methane emissions.

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Code of Federal Regulations Title 49 Part 192 – Transportation of Natural and Other Gas by Pipeline

This section prescribes minimum safety requirements for pipeline facilities and the transportation of gas, including pipeline facilities and the transportation of gas, including installation, valves, metering, and materials requirements for service lines.

State

California Code of Regulations Title 27 Division 2 – Solid Waste and Environmental Protection

CCR Title 27 Division 2 governs solid waste concerning environmental protection. Regulatory standards set forth by the California Integrated Waste Management Board (CIWMB) are provided in order to protect the environment, public health, and public safety. The CIWMB standards apply to any disposal sites that are active, inactive, closed or abandoned as defined in Section 40122 of the Public Resources Code (PRC), and include equipment or facilities operated at the disposal sites. As defined by the CIWMB, state minimum standards shall be enforced by the enforcement agency (EA) in consultation, when applicable, with the RWQCB or other responsible agency (State of California, 2012).

Local

South Coast Air Quality Management District Rule 1150.1 – Control of Gaseous Emissions from Municipal Solid Waste Landfills

The SCAQMD provides air pollution control for Orange County, and urban areas of Los Angeles, San Bernardino, and Riverside Counties. The SCAQMD regulates air emissions primarily from stationary air pollution sources, which include power plants, refineries, gas stations, and consumer products such as paints and solvents.

SCAQMD Rule 1150.1 requires the installation of a LFG control system sufficient to draw LFG toward the gas collection devices without overdraw that would adversely affect the system. This rule is designed to limit LFG emissions from landfills in order to prevent public nuisance and possible detriment to public health caused by exposure to such emissions.

The SCLF is located within the South Coast Air Basin (SCAB) and is regulated by the SCAQMD.

City of Glendale General Plan Land Use Element

The City's General Plan Land Use Element directs land use management within the City to allow for "growth and development in a compatible spatial relationship in order to minimize adverse impacts on the community. This Land Use Plan provides for a redistribution of land use classes located for mutual interest and benefit" (City of Glendale Planning Division, 1986).

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City of Glendale Municipal Code Title 30 - Zoning

The Glendale Municipal Code Title 30 governs permitted and conditional uses for designated zones within the City. The ordinance states that the City's objective is "to designate, regulate and restrict the location and use of buildings, structures and land to protect residential, commercial, and industrial and recreation/open space areas alike from harmful encroachment by incompatible uses" (City of Glendale, 1995).

Existing Land Use Designations

The Proposed Project and water pipeline components of the Proposed Project are designated as Recreation/Open Space. The proposed gas pipeline component would be located on lands designated as Recreation/Open Space and Very Low Density Residential/Open Space (Table 3.10-1 and Figure 3.10-1).

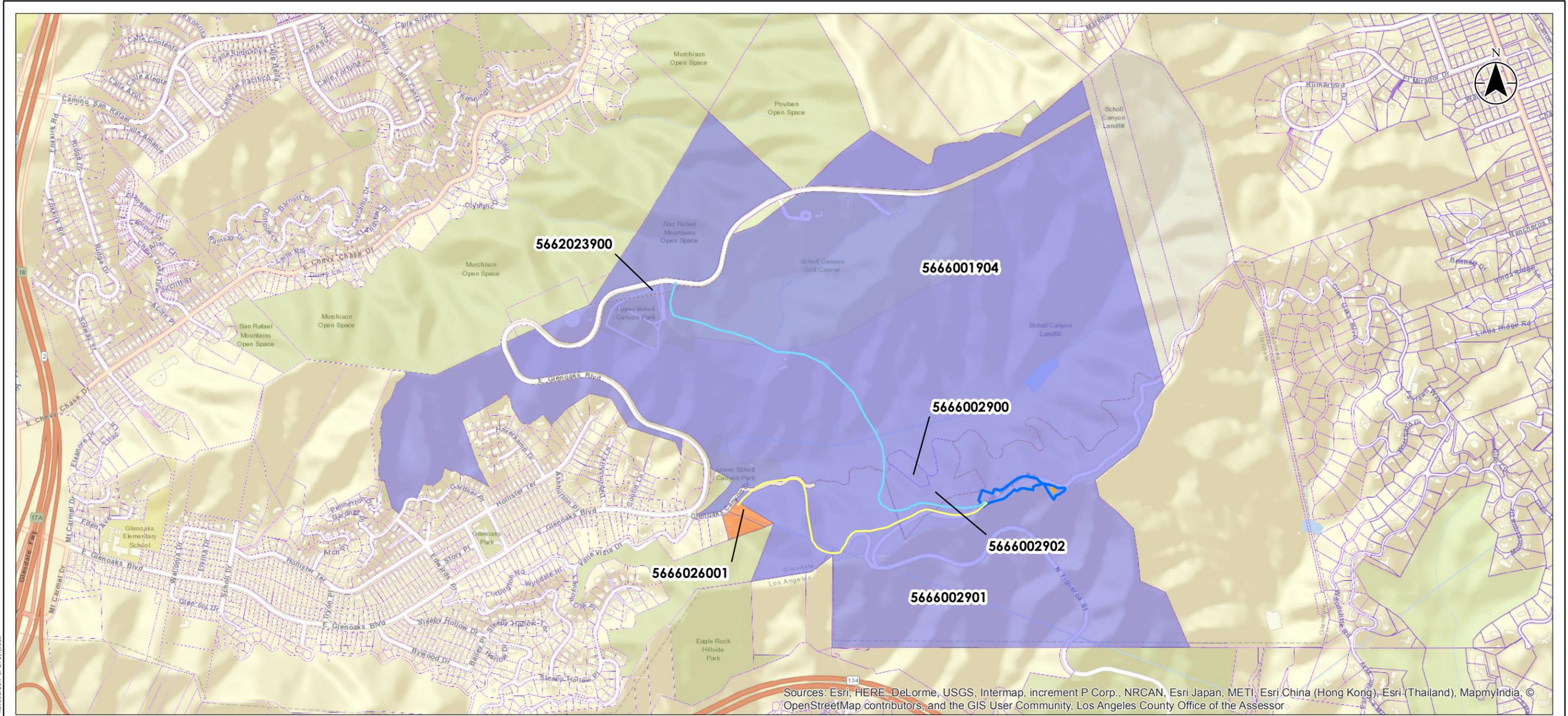
Existing Zoning Designations

The Proposed Project and water pipeline components of the Proposed Project are zoned as Special Recreation (SR). The proposed gas pipeline component is zoned as SR and Restricted Residential (R1R) (Table 3.10-1). Table 3.10-2 below describes permitted and conditionally permitted uses for each zone, as applicable to the Proposed Project. Permitted uses refer to uses and structures already permitted within a particular zone. Conditional uses refer to uses and structures that require a Conditional Use Permit (CUP) prior to development. As indicated below, construction of the proposed power plant, water and gas pipelines will require approval of a CUP.

Additional regulations pertaining to Proposed Project emissions are provided in Section 3.3, Air Quality.

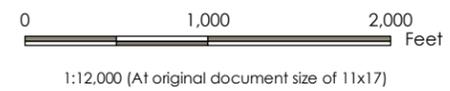
Table 3.10-2 Project Area Zoning, Land Use Designation and Permit Requirements

Zoning	Land Use Designation	Permitted Uses	Conditional Uses (CUP Required)
SR- Special Recreation	Recreation/Open Space	Open space/conservation areas	Sanitary landfills and related recovery of materials; utility and transmission facilities
R1R- Restricted Residential	Very Low Density/Open Space	Open space	Utility and transmission facilities



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Los Angeles County Office of the Assessor

- Legend**
- Proposed Gas Pipeline
 - Proposed Water Pipeline
 - Proposed Power Plant Facility Boundary
 - New Water Tank
- Parcel Zoning & Land Use**
- R1R - Restricted Residential, Very Low Density/Open Space
 - SR - Special Recreation, Recreation/Open Space
 - Parcels



Project Location: Glendale, CA
 Project No.: 2057123300
 Prepared by JT on 2017-07-18
 Technical Review by CH on 2017-07-18

Client/Project: City of Glendale Water and Power
 Biogas Renewable Generation Project
 Initial Study/Mitigated Negative Declaration

Figure No.: **3.10-1**

Title: **Project Area Parcels, Zoning, and Land Use Designations**

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3.10.2 Impact Analysis

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Physically divide an established community?*

No Impact

The Proposed Project would not physically divide an established community because there are no existing residential uses or communities within the landfill property. In addition, the Proposed Project would not entail the displacement of any residential uses of any land designated for residential uses within any of the parcels on which any components of the Project traverses. Therefore, there would be no impact.

Mitigation Measures

None required.

b) *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?*

Less than Significant Impact

The Proposed Project will occur on lands that are designated Recreational/Open Space and Very Low Density/Open Space in the City of Glendale General Plan Land Use Element. These lands have zoning designations of Special Recreation (SR) and Restricted Residential (R1R). A

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CUP is required for a new utility/transmission facility development from the City. After CUP approval and compliance with any required project conditions, the Project will not conflict with any applicable land use plan, policy or regulation. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact

According to the Glendale General Plan, there is no habitat conservation plan or natural community conservation plan in the City. There is, however, a Significant Ecological Area (SEA) program designated by the County, which is implemented with the intention to preserve designated sensitive areas. The Proposed Project site is not located within the County's SEA. As such, implementation of the Proposed Project would not conflict with the SEA program or other habitat conservation plans. Therefore, there would be no impact.

Mitigation Measures

None required.