

4.9 Land Use and Planning

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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"/>

ENVIRONMENTAL SETTING

Regional Setting

The MGSF is located in Southern California within the SCG service territory. All MGSF assets are within the Los Angeles County Metropolitan area. The majority of the property is located in the City of Montebello, with a small portion of the Main Facility located within the City of Monterey Park. Montebello is located approximately 10 miles southeast of downtown Los Angeles. Monterey Park is located directly north of Montebello.

Local Setting

Since gas storage operations at the MGSF began in 1956, Montebello, Monterey Park, and the surrounding community area have developed into a suburban area with approximately 65,000 residents in each city. The Main Facility is bordered on the west, south, and southeast by single family residences or a residential street. The north and northeast portions of the Main Facility abut the Operating Industries Inc. (OII) Landfill. The OII Landfill is currently being investigated and remediated for release of hazardous materials and substances under the supervision of the United States Environmental Protection Agency (USEPA) pursuant to the Federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. §9600 et. seq).

REGULATORY SETTING

General Plan and Zoning Ordinance

The main tools used in land use regulation are planning documents, ordinances, and permitting procedures, as employed by local agencies. The general plan assembles the local jurisdiction's basic land use doctrine and regulates future land use decisions. Zoning ordinances govern the type and intensity of land uses and set standards for development within a city or county. The following outlines the general plans and zoning ordinances that govern the facility property and surrounding lands.

Montebello and Monterey Park are cities within Los Angeles County, each represented by a City Council. The MGSF falls under the jurisdiction of the Montebello *General Plan* and the Monterey Park *General Plan*. These documents are land use development plans that consist of a set of land use maps and policies that define a land use development pattern for each city.

The City of Montebello General Plan designates the majority of the project area as Low Density Residential. The 14 Townsite Lots are zoned Single-Family Residential (R-1). This residential zoning districts permits only one single-family residence per lot.

The portion of the Main Facility located within the City of Montebello is zoned Residential Agriculture (RA). The purpose of the RA zone is to provide for single family residential development and the proper use of lands best suited for agricultural purposes. The RA zone may also be used as a transitional classification for open space or agricultural land pending classification to an urban classification (Montebello City Code Chapter 17.12). Permitted uses in the RA zone include single-family detached dwellings and accessory uses. Chapter 17.10 of the City of Montebello Zoning Code establishes a maximum density of one dwelling unit per lot. Minimum lot area for lots located north of Beverly Boulevard is 6,000 sq ft. the minimum lot width for lots north of Beverly Boulevard is 60 ft, or 70 ft for a corner lot. The minimum lot depth, maximum building height and maximum lot coverage is 100 ft., 35 ft. and 40 percent, respectively.

The 11 acre East Site with two parcels is zoned Residential-Agriculture with an Oil and Gas Production Overlay zone (RAO). This zoning district is the same as the RA district, with an overlay district allowing oil and gas recovery. The Oil and Gas Production overlay is described in the Montebello City Code Chapter 17.44. Principal permitted uses in the overlay zone include the drilling, re-drilling and servicing of oil and gas wells and related equipment, as well as any use permitted in the underlying zone. The RA zoning designation is described above.

The Monterey Park Lots, which represent a 1.14-ac portion of the Main Facility, are located in the City of Monterey Park. These two parcels, APN 5293-021-800 and 5293-021-801, are currently designated manufacturing (M) by the City of Monterey Park *General Plan*. Permitted uses in the M zone include, but are not limited to, automobile assembly, automobile repair, electronic equipment manufacturing, electric distribution or public utilities substation, among other industrial and commercial uses. The minimum lot area is 14,000-sq ft. The minimum lot width is 80 ft. the minimum lot dept is 175 ft. The Monterey Park *Preliminary Draft Land Use Policy Map* dated September 12, 2000 proposes to a change in the land use designation for that area to Open Space (OS) (Draft Monterey Park General Plan 2000). That Draft Plan is not yet adopted and is under review.

ENVIRONMENTAL IMPACTS

Significance Criteria

The significance criteria utilized to assess potential environmental effects are based on the established regulatory framework as described above.

Decommissioning and Sale

Checklist Questions a) - c) Recovery of cushion gas would not have any impacts on existing or planned land uses in the project area. Likewise, well abandonment, equipment removal and building demolition will not alter or have an effect on the existing or planned land use pattern in the project vicinity. The overall process of cushion gas recovery and decommissioning will not physically divide an existing community, will not conflict with adopted land use plans and will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Future Development

Checklist Question a), b) The future development of the MGSF properties in a manner consistent with the adopted General Plans and zoning ordinances will not result in the division of an existing community because the lots to be sold and developed have been previously divided and local planning efforts have considered the lots and their future use.

Checklist Question c) Currently no local or community conservation plans apply to the MGSF area or adjacent areas in Montebello. Due to the nature of the habitat on the East Site, a strategy of impact avoidance or compensatory replacement and restoration could be developed for both decommissioning activities and any future development as discussed in Section 4.04.

MITIGATION MEASURES

No mitigation is required.