

3.4.11 Land Use/Planning

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Physically divide an established community? (No Impact)

Project implementation would not result in a physical division of an established community. Rather, the PV solar facilities would be located within the existing Hellman Ranch OGPf site, which is zoned for industrial/oil extraction use. Therefore, no impacts would occur because of the proposed Project.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (No Impact)

The PV solar facility would be located on the Hellman OGPf property, which is within the City's Planning Area 2 as shown in the City of Seal Beach 2003 General Plan Land Use Element. The Hellman OGPf site has a land use designation of Industrial-Oil Extraction (Figure 2, City of Seal Beach Land Use Element). The Hellman Ranch property is zoned S.P.R. (Specific Plan Regulation). The Hellman Ranch Specific Plan (HRSP) was adopted by the City in October 1997.

The Hellman Ranch Specific Plan consists of five Conservation Planning Areas and five Development Planning Areas. The PV solar project would be in Conservation Planning Area #4, which was for a public golf course. Portion of the Hellman OGPf and most of the Southern Los Cerritos Wetlands Restoration Project site are in Conservation Planning Area #4, which is designated the Hellman Ranch Reserve Golf Course. Permitted uses are mineral production and easements for utilities. Other uses are allowed with conditional use permits that the City finds to be within the intent of the Specific Plan (Hellman Ranch Specific Plan 1997).

In 2002, the California Coastal Commission issued a Coastal Development Permit that covered the Hellman OGPf property and other portions of the area covered by the Hellman Ranch Specific Plan. As such, the current provisions of the Hellman Ranch Specific Plan are inconsistent with the terms and conditions of this Coastal Development Permit. This fact is acknowledged in the City's 2003 General Plan, Land Use Element, which stated the City should amend Hellman Ranch Specific Plan to be consistent with the permit conditions of the California Coastal Commission Coastal Development Permit within 12 months after adoption of the General Plan. However, the Hellman Specific Plan has never been updated. The City should collaborate with the landowners within the Hellman Ranch Specific Plan to update the Plan to be consistent with the permit conditions of the California Coastal Commission Coastal Development Permit, and the Southern Los Cerritos Wetlands Restoration Project.

Given that the City's Municipal Code allows for utility facilities within the oil extraction districts with a minor use permit and the fact that utility easements are allowed in the Conservation Planning Area #4 the PV solar project would not conflict with land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, there would be no impact.