

**Notice of Intent to Adopt
Mitigated Negative Declaration
Landfill Gas to Energy Plant Project
City of Newport Beach
(PA2022-063)**

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration (MND) for the Landfill Gas to Energy Plant Project for the site located in the northeastern portion of Newport Beach in Orange County. The project site is located on the top of a hill, on a previously established level building pad surrounded by an existing block wall, adjacent to the closed Coyote Canyon Landfill. The physical address for the project site is 20662 Newport Coast Drive. The project site can be accessed from SR-73, approximately 0.2 mile to the east, via Newport Coast Drive. The Newport Drive exit from SR-73 is 0.5 miles to the north of the project site, and the site can also be accessed from SR-1, approximately 2.7 miles to the south, via Newport Coast Drive (refer to Figure 1, Local Vicinity).

Biofuels Coyote Canyon Biogas (project applicant) proposes to develop the 4.14-acre project site with a new renewable natural gas (RNG) processing plant and a pipeline interconnection facility (collectively referred to as the RNG facility). The proposed RNG facility would have a total building footprint of 38,500 square feet (0.88 acres) composed of pipe racks, various vessels, a condensate tank, flare, thermal oxidizer, and other processing equipment. The first stage of primary treatment is covered by the existing landfill flaring facility on the project site operated by Orange County Waste and Recycling. Landfill gas (LFG) from the existing flare yard would be conveyed to the proposed RNG facility through a proposed underground LFG supply line for secondary and advanced treatment. The treated LFG would then be injected into SoCalGas infrastructure via the proposed 6,000-square-foot pipeline interconnection facility. The interconnection facility would include a point of receipt (POR) skid to monitor the quality of the RNG and an 8-inch pipeline extension dedicated to transfer the RNG from the POR to the existing fossil natural gas pipeline tie-in point in the western part of the site. Other project components include vehicular access, installation of a fire hydrant, a water tank on site, a septic tank for the proposed control room, and new underground power and telecommunication lines.

Development of the proposed project would require the following entitlements from the City of Newport Beach:

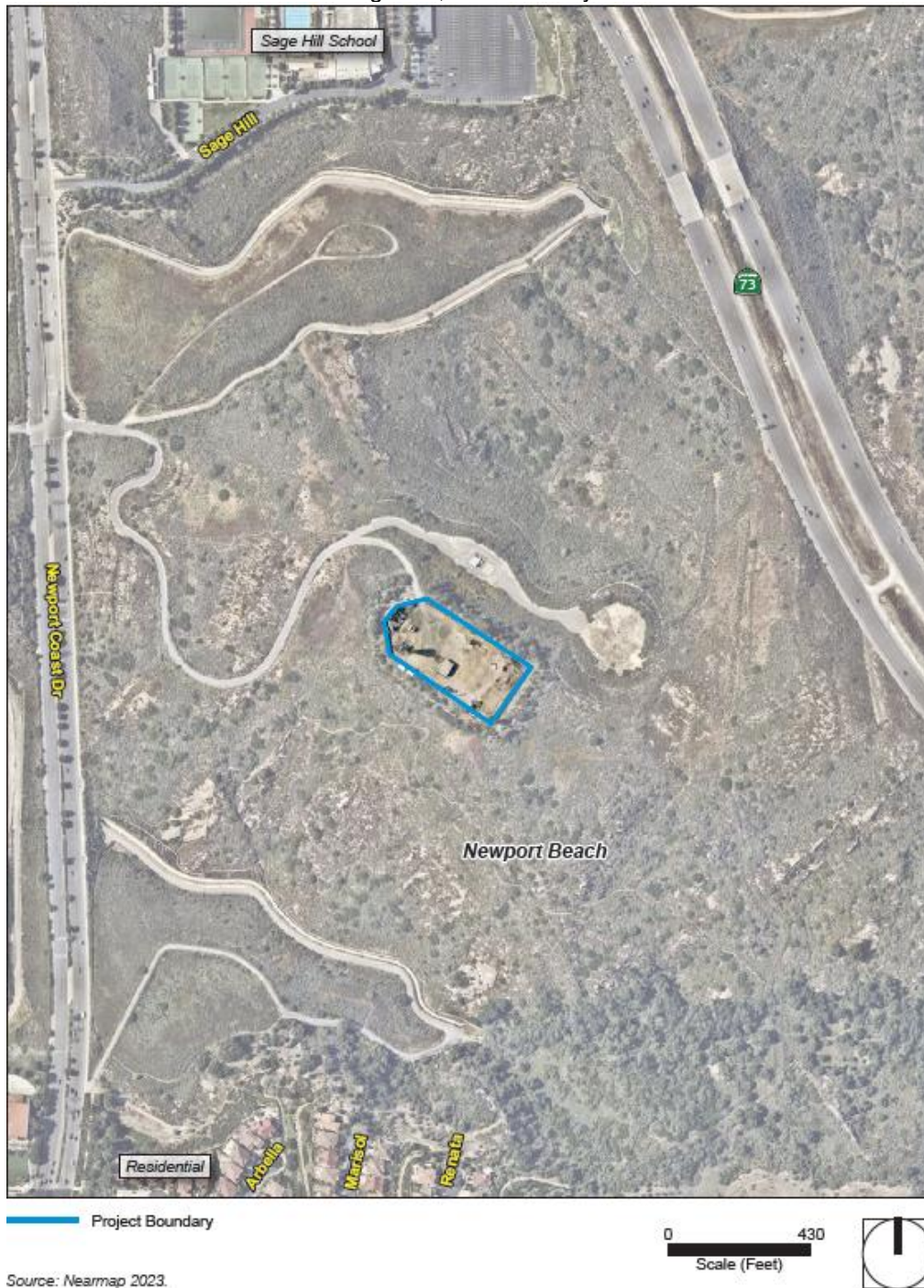
- Conditional Use Permit (CUP)
- Adoption of an MND and mitigation monitoring and reporting program

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended adoption of a MND. The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 45-day public review period beginning November 27, 2024, and ending January 13, 2025. Copies of the document are available for review at the following locations for review during regular business hours:

- Newport Beach Planning Division, 100 Civic Center Drive, First Floor, Bay B
- Newport Beach Public Library: Central Library, 1000 Avocado Avenue
- Newport Beach Public Library: Mariner's Branch, 1300 Irvine Avenue
- Newport Beach Public Library: Balboa Branch, 100 Balboa Boulevard
- Newport Beach Public Library: Corona del Mar Branch, 410 Marigold Avenue

Figure 1, Local Vicinity



The document can also be accessed online at: <https://www.newportbeachca.gov/government/departments/community-development/planning-division/projects-environmental-document-download-page/environmental-document-download-page>. Any written comments on the proposed project must be received no later than January 13, 2025, at 5:00 p.m. to the attention of Joselyn Perez, Senior Planner, at the address listed below.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on February 20, 2025, at 6 p.m., or soon thereafter, at the City of Newport Beach Civic Center Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. For additional information, please contact Joselyn Perez, Senior Planner, at 949-644-3312 or at jperez@newportbeachca.gov.

Joselyn Perez, Senior Planner
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