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5.7 Land Use

This Application for Certification (AFC) section describes existing land uses within the 1,765-acre private parcel proposed for development of the Mojave Solar Project (MSP or Project) site, on surrounding properties within 1-mile of the plant site, and within 0.25-mile on both sides of the Project's linear features (electrical transmission and gas pipeline). These areas are referred to collectively in the following discussion as the "study area" (see Figure 5.7-1). The proposed Project is located immediately south of an existing solar power plant owned by Florida Power and Light (FPL). The adjacent plant site is known as the Harper Lake Solar Electric Generating Station (SEGS VIII and IX), and referred to in this section as SEGS.

The proposed Project and study area are located within an unincorporated portion of San Bernardino County. Some of the study area is federal land managed by the Department of the Interior, Bureau of Land Management (BLM). The area beyond the study area (defined as "surrounding" area or lands) is mostly managed by BLM under the West Mojave Plan (WEMO) (2002, as amended), which is an amendment to the California Desert Conservation Area Plan of 1980 (CDCA). This section describes existing land uses on the Project site, within the study area, and on surrounding lands. Information related to land use and zoning designations is found in the San Bernardino County Code. A discussion of the proposed Project's land use and zoning designations and requirements are addressed below.

5.7.1 LORS Compliance

This section addresses potentially applicable laws, ordinances, regulations, and standards (LORS) related to land use, which are summarized in Table 5.7-1 and discussed in the text following the table. The Project will comply with the applicable LORS.

Table 5.7-1. LORS Applicable to Land Use

LORS	Applicability	Where Discussed in AFC
Federal:		
Federal Land Policy and Management Act (FLPMA)	<p>Not applicable to Project, but applicable to study area and surrounding land.</p> <p>Establishes the authority of the Bureau of Land Management (BLM) to manage land within its jurisdiction, and provides management direction including planning, environmental, and right-of-way (ROW) grant requirements.</p>	Section 5.7.1, 5.7-7
<p>California Desert Conservation Act, 1980, as amended</p> <p>West Mojave Plan (WEMO), 2002, as amended</p>	<p>Not applicable to Project, but applicable to study area and surrounding lands.</p> <p>Under FLPMA, BLM is required to develop a Resource Management Plan (RMP) for blocks of land under its management. All activities proposed for public land must be consistent with the approved RMP(s). The relevant RMP for this project is the West Mojave Plan, as amended.</p>	Section 5.7.1, 5.7-7
State:		
California Public Resources Code Section 25500 et seq.	Gives CEC the authority to certify proposed thermal power facility sites, to supersede local land use regulations, and to be the lead agency for CEQA documents.	Section 5.7.1, 5.7-7
California Public Resources Code Section 612	<p>Requires the Department of Conservation to prepare, update, and maintain Important Farmland maps and other soils and land capability information.</p> <p>Requires the Department of Conservation to prepare and maintain an automated map and database system to record and report changes in the use of agricultural lands.</p>	Section 5.7.3, 5.7-7

LORS	Applicability	Where Discussed in AFC
California Public Resources Code Section 21060.1 and 21095 (CEQA)	<p>Defines agricultural land for the purposes of assessing CEQA environmental impacts using the Farmland Mapping and Monitoring Program (FMMP) Important Farmland Map categories.</p> <p>Amendment to the state CEQA guidelines to provide optional methodology to evaluate environmental effects of agricultural land conversions.</p>	Section 5.7.3
California Code of Regulations, Title 20, Sections 1701 et seq., 1752, and Appendix B	Establishes CEC procedures, documentation, and required environmental and other findings for siting electrical energy generating facilities.	Section 5.7.3
California Government Code Sections 65352, 65940, and 65944	Requires evaluation of compatibility with military activities for any land use proposal located near a military installation or airspace.	Section 5.7.3, 5.7.7
Local:		
San Bernardino County General Plan update adopted March 13, 2007	Land Use, Open Space, Conservation, and Circulation Elements. Provides land use designations, goals, and policies for the development and conservation of land within the unincorporated Desert Region areas of San Bernardino County.	Section 5.7.4, 5.7.7
San Bernardino County Development Code (Title 8 of the County Code)	The primary tool that implements the General Plan. Many, if not most, mitigation measures identified in the updated General Plan are implemented by standards within the Development Code.	Section 5.7.4, 5.7.7

5.7.2 Federal LORS

No Federal LORS for land use are applicable to the Project site. However, surrounding properties that are managed by BLM are under the federal oversight of the CDCA and within the WEMO amendment to the CDCA, which are discussed below.

5.7.2.5 Bureau of Land Management, CDCA, and WEMO

BLM maintains land use jurisdiction over large blocks of land in the study area and surrounding area (Figure 5.7-2). No BLM land is included in the proposed Project.

BLM lands are managed pursuant to the CDCA. The CDCA was designated by Congress in 1976 pursuant to FLPMA and covers 25 million acres of land. Management of the CDCA, as with all lands managed by BLM, is based on the concept of multiple use. BLM approved the CDCA Plan in 1980. It serves as the land use guide for management of these public lands. The WEMO Plan amends the BLM CDCA Plan for a large portion of the Mojave Desert. It also serves as a Habitat Conservation Plan (HCP), prepared pursuant to Section 10 of the federal Endangered Species Act, for federal lands in this area.

The WEMO classifies BLM-managed land in the study area and surrounding areas as “L – Limited Use” (WEMO map 2-2), under the multiple-use land use classification system. The “L” classification protects sensitive, natural, scenic, ecological, and cultural resource values. Public lands designated as Class L are managed to provide for generally lower intensity, carefully controlled multiple use of resources, while ensuring that sensitive values are not significantly diminished.

The WEMO Plan designates the Harper Dry Lake as an Area of Critical Environmental Concern (ACEC). It is located approximately 0.12 mile east of the Project site in the study area. This area is southwest of Harper Dry Lake and was established to protect the remnant marshes and endemic plants in this area. The playa bordering the marshes has supported nesting Western snowy plovers. These birds were present and probably nesting in 2003 and 2004 (BLM 2005). The WEMO 2006 amendment changed the ACEC boundaries to delete 110 acres north of the existing wildlife viewing area.

5.7.3 State LORS

5.7.3.5 California Public Resources Code, Warren-Alquist Act

The California Public Resources Code (PRC) establishes the California Energy Commission (CEC), through the AFC process, as the decision-making authority over land use decisions and environmental determinations in accordance with provisions of the Warren-Alquist State Energy Resources Conservation and Development Act (Warren-Alquist Act) codified in Section 25000 *et seq.* of the PRC.

The Warren-Alquist Act further provides in PRC Section 25519(c) that “The commission shall be the lead agency as provided in Section 21165 [of the California Environmental Quality Act] for all projects that require certification pursuant to this chapter....” PRC Section 25523(a) also requires the CEC to prepare a written decision that includes measures to protect environmental quality and public health and safety. Thus, this AFC supports compliance with applicable State LORS relative to land use and environmental decisions.

5.7.3.6 California Public Resources Code, Important Farmland

California PRC Code Section 21060.1 provides definitions of agricultural land as defined by the U.S. Department of Agriculture land inventory and monitoring criteria as modified for California. Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are defined as Important Farmland in Appendix G of the State CEQA Guidelines.

Pursuant to Government Code Sections 65567(b) and Public Resources Section 612, the California Department of Conservation (CDC) Division of Land Resource Protection operates the FMMP. The FMMP was established in 1982 by the state of California to continue the Important Farmland mapping efforts begun in 1975 by the Natural Resource Conservation Service (NRCS), which aimed to produce agricultural resource maps based on soil quality and land use across the nation. CDC's system was designed to inventory, map, and monitor the acreage of California farmland to document how much agricultural land was being converted to nonagricultural land or transferred into (or out of) Williamson Act contracts, which are long-term contracts designed to keep agricultural land in production. CDC's classifications in the Important Farmland Inventory System are as follows:

- Prime Farmland—land that has the best combination of features for the production of agricultural crops;
- Farmland of Statewide Importance—land other than Prime Farmland that has a good combination of physical and chemical features for the production of agricultural crops, but that has more limitations than Prime Farmland, such as greater slopes or less ability to store soil moisture;
- Unique Farmland—land of lesser quality soils used for the production of the state's leading agricultural cash crops;
- Farmland of Local Importance—land of importance to the local agricultural economy;
- Grazing Land—existing vegetation that is suitable to grazing;
- Urban and Built-Up Land—land occupied by structures in density of at least one dwelling unit per 1.5 acres;
- Land Committed to Nonagricultural Use—vacant areas; existing land that has a permanent commitment to development but has an existing land use of agricultural or grazing lands; and
- Other Land—land that does not meet criteria of the remaining categories.

The FMMP map for the Project site is included as Figure 5.7-3 and 3A. The FMMP designates a portion of the Project site as Prime Farmland (71 acres) and Farmland of Statewide Importance (57 acres). Prime Farmland is defined as farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. Farmland of Statewide Importance is characterized as land with a good combination of physical and chemical characteristics for agricultural use, having only minor shortcomings (CDC 2009).

The FMMP map also shows the abandoned town of Lockhart and other agricultural properties as urban and built up land west of Harper Lake Road. The SEGS solar power plant is also designated as urban and built up land.

Other Department of Conservation lands designated as Important Farmland are located in surrounding areas approximately 10 to 12 miles southeast of the Project site near Barstow. These lands are classified as Prime, Unique, and Farmland of Statewide Importance, and also include some Williamson Act lands. Most of these agricultural lands are clustered in areas to the northwest of Barstow in the Mojave River floodplain.

5.7.3.7 California Code of Regulations Title 20

Title 20, Public Utilities and Energy, provides guidance for actions to be taken by the CEC in the review of applications for facilities within the jurisdiction of the CEC. Title 20 includes requirements for public noticing, environmental and other information required to be submitted with all applications, and the required public safety, environmental, and other findings to be made by the CEC in order to approve an application.

5.7.3.8 California Government Code

The California Government Code, referred to as the State Planning and Zoning Law, includes the provisions of California Senate Bill (SB) 1462, adopted in 2005, that requires the military to be notified of any land use proposal located within 1,000 feet of a military installation, within special use airspace, or beneath a low level flight path. To aid in the implementation of SB 1462, the California Office of Planning and Research drafted the R-2508 Joint Land Use Study (JLUS) to address land use issues for the R-2508 military range complex (R-2508 Complex). This 20,000-square-mile range complex encompasses large portions of Inyo, Kern, San Bernardino, and Tulare counties, and includes Edwards Air Force Base (Edwards AFB), China Lake Naval Aviation Weapons Station (China Lake NAWS), and the Army's Fort Irwin National Training Center.

The MSP site is located within the southern boundary of the "special use airspace" beneath a "low level flight path" (see Figures 5.7-4). Projects within this region must include an evaluation of land use compatibility pursuant to sections 65352, 65940, and 65944 of the California Government Code. This evaluation requires consultation among the project applicant, the public agency, and the affected military branch.

5.7.4 Local LORS

5.7.4.5 San Bernardino County Code

County zoning is authorized by Section 65800 of the California Government Code. The purpose of zoning is to regulate the use of buildings, structures, and land for industry, business, residences, and open space including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes.

5.7.4.6 San Bernardino County General Plan and Zoning

The Project site is located on private lands within unincorporated San Bernardino County. The County has adopted a “one-map approach” for both the General Plan land use designations and zoning classifications. The one-map approach assures that there will always be land use consistency between the County’s General Plan and its zoning code. This section discusses applicable land use designations and policies described in the San Bernardino County General Plan. The County zoning information is contained in Title 8, the San Bernardino County Development Code, which was substantially updated with several amendment revisions before the Board of Supervisors in 2008 and 2009.

A revision to the General Plan (October 23, 2008, Ordinance 4057) includes Energy Facilities (EN) Overlay guidelines (Chapter 82.24 San Bernardino County Code). The Energy Facilities Overlay is applied to energy projects within San Bernardino County land use authority and within specified zoning districts of Resource Conservation (RC), Agriculture (AG), Floodway (FW), and Regional Industrial (IR), and within the Rural Living-40 (RL-40, 40-acre minimum parcel size) zoning. The EN overlay becomes an overlay to the existing zoning and may not be adopted as a single land use designation. The Energy Facilities Overlay is added to the General Plan map once an energy project is approved and is in addition to the regulations of the zoning district, with which the overlay is combined. The EN Overlay is implemented through a General Plan Amendment (Hyke 2009b). The EN Overlay does not apply to generation and transmission facilities that are regulated by state and federal agencies.

The MSP site is located on unincorporated private property within San Bernardino County. Land within the 1-mile study area is primarily within the jurisdiction of the County of San Bernardino; however, a few large parcels managed by BLM are located to the north, east, and southeast of the proposed project (Figure 5.7-2). Other surrounding property beyond the 1-mile study area includes a mixture of private unincorporated parcels and several public parcels under the management of BLM. Land use requirements for public land are discussed above in the subsections related to the CDCA and WEMO.

The San Bernardino County General Plan was adopted March 13, 2007. The land use and zoning designations adopted within the Project site are exclusively RL. Adjacent and surrounding land in the Project study area are designated RL, RL-40, and RC. These designations are shown in Figure 5.7-2 and described in Table 5.7-2.

Table 5.7-2. Project Area General Plan Land Use Designations and Zoning

Land Use Designation	Permitted Uses/Description	Location as shown on Figure 5.7-2
RL Rural Living	Allows 1 unit per 2-1/2 acres with a 2-1/2 gross acre parcel size. The land use zoning district allows a 20 percent maximum building coverage and a 35-foot height limit. Electric power generation is listed as a use that requires a conditional use permit (CUP). (SB Code Table 82-7).	Entire Project site and the SEGS north of the project site. Several study area parcels and some surrounding properties are also zoned RL.
RL-40 Rural Living 40 acres	Same as above, but allows 1 unit per 40 acres with a minimum parcel size of 40 gross acres.	Study area in the north, east and southeast.
RC Resource Conservation	Allows 1 unit per 40 acres with a gross minimum parcel size of 40 acres. The maximum building height is 35 feet.	Study area to the northeast and southwest.

Rural Living

RL is a residential zone that also allows agricultural and open space uses. The RL land use designation specifications are found in the San Bernardino County Code Section 82.04, Rural Living. Table 82-7 of the County lists the RL zone uses for transportation, communication and infrastructure facilities, and various types of permit review, including electrical power generation which is specified as requiring a CUP.

Resource Conservation

The RC zone is an agricultural and resource management zoning district that is found on private land typically adjacent to the larger blocks of desert land managed by BLM. The applicable section of the Land Use Code is 82.03. The RC zone allows residences on a minimum of 40-acre parcels, allows farming but restricts livestock operations, and requires a CUP for various mining and composting operations. Electrical power generation is prohibited in the RC zone.

5.7.4.7 San Bernardino County General Plan Elements and Policies

The San Bernardino County General Plan vision, goals, and policies provide guidance for County land uses and zoning and future development within the County. The General Plan

includes the following elements: Land Use, Housing, Circulation and Infrastructure, Conservation, Open Space, Noise, Safety, Energy, and Economic Development. It also has an Implementation Program that addresses issues of permitting, capital development and financing, and various master plans.

5.7.4.8 Land Use Element

The San Bernardino County Land Use Element contains goals and policies for land use compatibility in the county. It requires cooperation and coordination with other relevant agencies, including the military. In addition, the General Plan includes specific goals and policies pertaining to the Desert Region.

Land Use Policy applicable to the Desert Region:

- **Policy D/LU 1.3.** Utilize Rural Living (RL) areas to buffer Resource Conservation (RC) areas from more intensive land uses.

County-wide Land Use Policies:

- **Policy LU 1.1** Develop a well-integrated mix of residential, commercial, industrial, and public uses that meet the social and economic needs of the residents in the three geographic regions of the county: Valley, Mountain, and Desert.
- **Policy LU 1.2** The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.
- **Policy LU 1.3** Promote a mix of land uses that are fiscally self-sufficient.
- **Policy LU 4.1** Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.
- **Policy LU 11.1** Foster intergovernmental cooperation among federal, state, and local agencies on key land use decisions.
- **Policy LU 11.2** Establish a "review area" around each state, military, or other federal installation, and review development proposals within each review area with the appropriate agency.

5.7.4.9 Conservation Element

Conservation Policies applicable to the Desert Region:

- **Policy D/CO 1.1** Encourage the greater retention of existing native vegetation for new development projects to help conserve water, retain soil in place, and reduce air pollutants.

- **Policy D/CO 1.2** Require future land development practices to be compatible with the existing topography and scenic vistas, and protect the natural vegetation.
- **Policy D/CO 1.4** Reduce disturbances to fragile desert soils as much as practicable in order to reduce fugitive dust. The county shall consider the following in the development of provisions to limit clearing:
 - a) Parcels of 1 acre or larger shall not be disturbed or cleared of natural vegetation unless for the installation of building pads, driveways, landscaping, agriculture, or other reasonable uses associated with the primary use of the land, including fire clearance areas.
 - b) Fire abatement or local clean-up efforts shall be accomplished by mowing or means other than land scraping whenever possible to minimize fugitive dust and windblown sand. When de-brushing or blading is considered the most feasible alternative, additional methods shall be required for erosion control.
 - c) The County Office of Building and Safety may issue permits for further grading or clearance of vegetation subject to proper review.
- **Policy D/CO 1.5** Mechanical removal of vegetation shall be minimized and limited to the building pad, driveway, and areas prepared for permitted accessory uses.
- **Policy D/CO 1.8** Require future development to utilize water conservation techniques.
- **Policy D/CO 1.9** Promote conservation of water by implementing the following policies/actions:
 - a) Encourage the use of pervious paving materials on commercial, industrial and institutional parking areas. Large parking areas should consider using landscape areas as depressions to receive and percolate runoff as an alternative.
 - b) If a wastewater treatment system is developed within the region, the system which will reclaim the treated effluent and make it available for public or private landscape purposes.
- **Policy D/CO 1.12** Development requiring tract maps or conditional use permits within the county Biological Resources Overlay for desert tortoise shall prepare and submit a focused biological resources survey and a desert tortoise protocol survey per U.S. Fish and Wildlife requirements.
- **Policy D/CO 1.13** The County shall support the preparation of a regional Habitat Conservation Plan (HCP) for the desert tortoise and the Mojave Ground Squirrel. This support shall be in the form of providing its fair share portion of the funding to develop desert tortoise and ground squirrel HCP in cooperation with other local jurisdictions, the U. S. Fish and Wildlife Service, Department of Fish and Game and

Bureau of Land Management. Funds may be obtained from developer fees in the appropriate habitats.

- **Policy D/CO 3.1** Protect the Night Sky by providing information about and enforcing existing ordinances:
 - a) Provide information about the Night Sky ordinance and lighting restrictions with each land use or building permit application.
 - b) Review exterior lighting as part of the design review process.
- **Policy D/CO 3.2** All outdoor lighting, including street lighting, shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

Conservation Policies for Desert Agricultural Land and Soils:

- **Policy D/CO 4.2** The conversion of agricultural land to non-agricultural uses shall be discouraged unless the proposed use can be demonstrated to be preferable in terms of economic development, and resource availability and resource conservation.
- **Policy D/CO 5.1** Desert playas shall not be used for habitable structures nor have large quantities of waters applied to them, except for mining operations or to maintain existing wetlands.

Conservation Policies for Desert Cultural and Paleontological Resources:

- **Policy D/CO 6.1** Identify and protect significant cultural resources from damage or destruction.
- **Policy D/CO 6.2** Inventory Cultural Resources, encouraging inputs from the local historical society and committees.
- **Policy D/CO 6.3** Prepare a Historical/Archeological Overlay for community plan areas in developing land use designations and the formulation and evaluation of plan amendments and development proposals to provide a more systematic and streamlined method of protecting important cultural resources.

County-wide Conservation Element Policies:

- **Policy CO 2.1** The county will coordinate with state and federal agencies and departments to ensure that their programs to preserve rare and endangered species and protect areas of special habitat value, as well as conserve populations and habitats of commonly occurring species, are reflected in reviews and approvals of development programs.
- **Policy CO 2.3** In addition to conditions of approval that may be required for specific future development proposals, the county shall establish long-term comprehensive

plans for the county's role in the protection of native species because preservation and conservation of biological resources are statewide, Regional, and local issues that directly affect development rights. The conditions of approval of any land use application approved with the Biological Resources (BR) overlay district shall incorporate the mitigation measures identified in the report required by Section 82.13.030 (Application requirements), to protect and preserve the habitats of the identified plants and/or animals.

- **Policy CO 2.4** All discretionary approvals requiring mitigation measures for impacts to biological resources will include the condition that the mitigation measures be monitored and modified, if necessary, unless a finding is made that such monitoring is not feasible.

County-wide Cultural/Paleontological Resource Conservation:

- **Policy CO 3.1** Identify and protect important archaeological and historic cultural resources in areas of the County that have been determined to have known cultural resource sensitivity.
- **Policy CO 3.2** Identify and protect important archaeological and historic cultural resources in all lands that involves disturbance of previously undisturbed ground.
- **Policy CO 3.4** The County will comply with Government Code Section 65352.2 (SB 18) by consulting with tribes as identified by the California Native American Heritage Commission on all General Plan and specific plan actions.
- **Policy CO 3.5** Ensure that important cultural resources are avoided or minimized to protect Native American beliefs and traditions.

County-wide Conservation of Air Quality:

- **Policy CO 4.2** Coordinate air quality improvement technologies with the South Coast Air Quality Management District (SCAQMD) and the Mojave Air Quality Management District (MAQMD) to improve air quality through reductions in pollutants from the region.

County-wide Water Conservation:

- **Policy CO 5.2** The county Water Masters will continue to monitor the county's adjudicated groundwater basins to ensure a balanced hydrological system in terms of withdrawal and replenishment of water from groundwater basins.
- **Policy CO 5.3** The county will promote conservation of water and maximize the use of existing water resources by promoting activities/measures that facilitate the reclamation and reuse of water and wastewater.
- **Policy CO 5.4** Drainage courses will be kept in their natural condition to the greatest extent feasible to retain habitat, allow some recharge of groundwater basins and

resultant savings. The feasibility of retaining features of existing drainage courses will be determined by evaluating the engineering feasibility and overall costs of the improvements to the drainage courses balanced with the extent of the retention of existing habitat and recharge potential.

County-wide Conservation of Soils and Agricultural Resources:

- **Policy CO 6.1** Protect prime agricultural lands from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development.
- **Policy CO 6.3** Preservation of prime and statewide important soils types, as well as areas exhibiting viable agricultural operations will be considered as an integral portion of the Open Space element when reviewing development proposals.
- **Policy CO 6.4** Provide and maintain a viable and diverse agricultural industry in San Bernardino County.

5.7.4.10 Energy Element

- **Policy CO 8.1** Maximize the beneficial effects and minimize the adverse effects associated with the siting of major energy facilities. The county will site energy facilities equitably in order to minimize net energy use and consumption of natural resources, and avoid inappropriately burdening certain communities. Energy planning should conserve energy and reduce peak load demands, reduce natural resource consumption, minimize environmental impacts, and treat local communities fairly in providing energy efficiency programs and locating energy facilities.
- **Policy CO 8.2** Conserve energy and minimize peak load demands through the efficient production, distribution and use of energy.
- **Policy CO 8.3** Assist in efforts to develop alternative energy technologies that have minimum adverse effect on the environment, and explore and promote newer opportunities for the use of alternative energy sources.
- **Policy CO 10.1** Electric infrastructure is essential to serve growth and development in the county. Effective planning for electrical infrastructure requires collaboration between the major utilities and the county.
- **Policy CO 10.2** The location of electric facilities should be consistent with the county's General Plan, and the General Plan should recognize and reflect the need for new and upgraded electric facilities.

5.7.4.11 Safety Element

- **Policy S 8.1.** Ensure the safety of airport operations and surrounding land uses Programs

- c) Adopt the Land Use Compatibility / Aviation chart as applicable to all discretionary and ministerial applications for Safety Overlay Districts delineated on the Hazards Overlay Maps. Safety areas are defined as follows:
- (1) That area defined within an adopted Airport Comprehensive Land Use Plan
 - (2) That area defined within an adopted Interim Airport Land Use Plan (where there is no adopted Airport Comprehensive Land Use Plan)
 - (3) That area defined within a low-altitude/high-speed corridor designated for military aircraft operations.

5.7.5 Involved Agencies

The agencies with jurisdiction to process land use entitlements for the MSP are listed in Table 5.7-4.

Table 5.7-4. Agency Contact List

Agency Contact	Phone/E-mail	Permit/Issue
Carrie Hyke, AICP Principal Planner County of San Bernardino Land Use Services Department Advance Planning Division County Government Center 385 North Arrowhead Avenue, First Floor San Bernardino, CA 94215-0182	(909) 387-4371 chyke@lud.sbcounty.gov	Compatibility with county land use requirements (zoning, land use plans and policies).
Anthony Parisi, PE Head, Sustainability Office NAVAIR Ranges 575 "I" Avenue, Suite 1 Point Mugu, CA 93042	(805) 989-9209 Fax: (805) 989-1013 anthony.parisi@navy.mil	Compatibility with military communications per R-2508 Complex.
Ryan Hunsicker Supervising Land Surveyor County of San Bernardino Department of Public Works Public and Support Services Group 825 East Third Street, Room 204 San Bernardino, CA 94215-0850	(909) 387-8148 rhunsicker@dpw.sbcounty.gov	Determines compliance with county grading, drainage, and building regulations.

5.7.6 Required Permits and Permit Schedule

The Project site is subject to the permitting authority of the CEC pursuant to the Warren-Alquist Act. The proposed Project is located on private land in San Bernardino County. As shown in Table 5.7-5, the San Bernardino County land use related approvals for the Project would typically include a CUP for development of an electric energy facility in the RL zone. The project would also require consolidation of the private parcels into one parcel. Were it not for the AFC to the CEC, the San Bernardino County Department of Public Works would be responsible for the review of construction plans and issuance of various construction permits (e.g., grading, drainage, and building permits).

Table 5.7-5. Typical Land Use Related Permits and Schedule

Permit	Agency	Schedule
Conditional Use Permit	County of San Bernardino Planning Department	Prior to construction
Grading Permit	County of San Bernardino Engineering & Survey Services Department	Prior to construction
Drainage Improvement Plans		Prior to construction
Rights of Way Easements		Prior to construction
Encroachment Permits		Prior to construction
Building Permit		Prior to construction
NPDES Stormwater Compliance Program	State Water Resources Control Board	Prior to construction

5.7.7 Affected Environment

The Project site and study area is located in northwestern San Bernardino County, California, north of Highway 58, the Barstow-Bakersfield Highway, and is approximately 12 miles southwest of Hinkley. The study area is comprised of the land uses within a 1-mile radius of the Project. Land uses in the study area include scattered rural residences and farms, large open spaces, an existing solar thermal power plant, and the abandoned town of Lockhart. The SEGs solar power facility is located immediately north of the Project site. Harper Dry Lake is approximately 1,000 feet east of the site and has a wildlife viewing area that is accessible by Lockhart Ranch Road, an unimproved dirt road. Rural residences and farms are sparsely located along Harper Lake Road south of Lockhart Road.

The only access to the Project site is from Highway 58 and Harper Lake Road, which crosses the Atchison Topeka and Santa Fe railroad tracks approximately 3 miles south of the Project site. The proposed Project would connect to an existing 230 kV transmission line owned by Kramer-Coolwater along the Utility Road at the southern border of the Project site. All project-related transmission facilities are within the Project boundaries. A gas line exists along Harper Lake Road, to which the Project would connect. Project cooling water will be piped to lined, on-site evaporation ponds in the northern area of the Project. Construction laydown areas would also be located to the north and away from residences.

Approximately 10 rural residences and small farms are located in the study area. Most of the homes are located approximately 50 to 1,000 feet from the proposed Project. A land use survey of the former Lockhart community conducted on May 5, 2009, occurred along existing dirt roads in the project vicinity. With the exception of Harper Lake Road, the roads in the Project study area are unimproved dirt roads. No community facilities, such as schools, stores, or recreational facilities, remain from the town of Lockhart, and no such services currently exist in the area. No new residential development was observed in the study area. The structures that once comprised the town of Lockhart are now abandoned, collapsed, or in disrepair.

All of the existing homes in the study area are located south of the project site and south of Lockhart Ranch Road (Figure 5.7-2). Several properties (approximately 10 rural residences and farms) are located south of Lockhart Road and some farms and accessory structures are clustered in the eastern portion of the west half of Section 32. Approximately four rural residential properties are located on the west side of Harper Lake Road, approximately 0.75 to 1-mile south and west of the proposed Project. These properties are along the west side of Harper Lake Road south of Lockhart Road; most are set back from the road 75 feet or more.

The earliest settlers in the area west of Harper Lake trace back to 1911, but other homesteaders did not settle here until the 1920s. Historically, this area has been a producer of local alfalfa and cattle ranching. Many of the structures that are in ruins have been identified as structures from the 1950s and 1960s. Most structures existing on the project site today are in ruins; however, the original homestead site in this area still exists in the southwest quarter of Section 28 along Lockhart Road, but no important structures of this complex remain. The historic ranch was intact in 2006, and a 1950s residence currently exists on that property (EDAW 2006). The Project will require demolition of these abandoned structures in the southwest quarter of Section 28, as the Project proposes to place a power block in this area. Removal of these properties is not expected to result in a significant impact to cultural resources. Refer to Section 5.4 Cultural Resources for a more detailed analysis.

The proposed Project and much of the study area is on private land within unincorporated San Bernardino County. The site is relatively flat, with elevations ranging from approximately 2,025 to 2,105 feet above mean sea level (amsl). A wildlife viewing area managed by BLM that is east of the Project site is designated as an ACEC by BLM. Other land surrounding Harper Dry Lake is managed by BLM as well. In addition BLM-owned land is also within the study area immediately south of the Project site. Additional information related to visual resources is provided in Section 5.15 Visual Resources.

The SEGS (Units VIII and IX) projects at Harper Lake went on-line in late 1989 and 1990 and are located north of the MSP at Harper Lake and Hoffman Roads. The SEGS project has a capacity of 160 MW of renewable electric power. Other SEGS projects were proposed on the Project site between 1989 and 1991, but the Applications for Certification were never completed and the projects were suspended (CEC 2009).

5.7.7.5 Soil Types and Land Capability Classifications

Soils on the Project site were classified by the Soil Conservation Service (SCS) (now titled the NRCS) of the U.S. Department of Agriculture (USDA) (NRCS 2009). Soil types located on the project site include Cajon sand, Cajon loamy sand, Kimberlina loamy fine sand, Norob-Halloran complex, playas, and water (NRCS2009). NRCS provides farmland classification for each soil type, which includes Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Unique Farmland. These classifications identify the location and extent of soils that are best suited to food, feed, fiber, forage, and oilseed crops. Cajon sand, which makes up approximately 46 percent of the Project site, is classified as Farmland of Statewide Importance. Cajon loamy sand, which covers approximately 40 percent of the Project site, and Kimberlina loamy fine sand, which covers approximately 4 percent of the Project site, are classified as Prime Farmland, if irrigated. The remaining soils on the Project site are classified as not Prime Farmland. Overall, approximately 99 percent of the Project site contains soils classified as the best soils for food, feed, fiber, forage, and oilseed crops (NRCS 2009).

A crop circle of 128 acres in the northeast quarter of section 32 is designated as Prime Farmland and Farmland of Statewide Significance. This land is irrigated with a large pivot irrigation system and currently produces locally grown alfalfa. This may be a remnant of the alfalfa farming that occurred in this area for many years. This farmland has been designated by the Department of Conservation as Farmland of Statewide Importance (71 acres) and Prime Farmland (57 acres) according to the FMMP.

It is important to note that the designation of land with the Project site as Prime Farmland and Farmland of Statewide Importance is a function of a single crop circle that continues to be irrigated. Formerly, substantial additional lands in the Project site and in the study area were irrigated. This irrigation practice, however, was unsustainable regardless of the constituents of the underlying soil. There are two groundwater monitoring wells on the Project site. One has been monitored since the 1950s, the other only since the 1990s. Records show that, during the period from the 1950s through the 1970s, when agricultural use (and irrigation) of the Project site and the study area was at its peak, groundwater levels declined by an average of 2.35 feet per year (see Appendix A – Basin Conceptual Model). During the 1980s, as agricultural use declined, the decline in groundwater levels slowed to an average of 1.33 feet per year. Since the 1990s, as agricultural use of the area virtually ceased, groundwater levels have recovered at the two monitoring wells by an average of +2.33 feet and +3.0 feet per year, respectively. Another well located approximately 1 mile south of the project site exhibits a similar pattern.

The remainder of the site is largely non-irrigated former agricultural land that has been grazed by cattle, disturbed, or is now fallow. Based on the Western Mojave Habitat

Management Plan (WMHMP), BLM once allowed a cattle grazing allotment in the vicinity, but, in 2006, requested that it be cancelled.

5.7.8 Environmental Impacts

5.7.8.5 Significance Criteria

The land use impact assessment is based on CEQA Appendix G criteria as amended to include optional evaluation of agricultural impacts. The following discussion addresses the CEQA significance criteria:

- Will the project physically divide an established community?
- Will the project conflict with applicable land use plans, policies or regulations 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 non-agricultural use?
- Will the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Will the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Will the Project physically divide an established community?

The area surrounding the Project site is rural residential and farmland, habitat conservation areas, and solar power plant. An established community does not exist in this area; therefore, the Project will not physically divide an established community.

Will the Project conflict with applicable land use plans, policies or regulations?

The Project would be consistent with the San Bernardino County General Plan and the RL zoning designation with approval of a CUP. However, because the Project is proposed to generate more than 50 MW of thermal electricity, facility permitting will be addressed under the Warren-Alquist Act power plant licensing process. The CEC licensing process would likely include county-related conditions typical of a CUP in the Conditions of Certification for the Project. LAND 1 requires that the project work with the county to resolve any land use conflicts that are discussed below. This impact would be less than significant after mitigation.

While there are no specific General Plan policies pertaining to solar power plants, the Project is generally compatible with policies that require protection of the county's environmental resources, such as the Harper Lake playa, cultural and paleontological resources, important wildlife habitat, air quality, and a balanced water regime. The Project siting has been sensitive to these issues by avoiding lands that are zoned Resource Conservation and by siting the project on mostly fallow and previously disturbed land, and near another solar facility.

The Project would have a positive influence on County Energy Element goals and policies that support future electric facility planning in the county. The county has stated in its policies that electric infrastructure is essential to serve growth and development in the county, and allows electrical power generation in the RL zone with a CUP.

The MSP will conflict with some of the county's General Plan goals and policies that direct the conservation, development, and utilization of the county's natural resources, including its agricultural resources. The Project site would be intensively developed for solar generation in a rural area and would be somewhat inconsistent with the policies that require retention of native vegetation, native soils, and to reduce vegetation clearing. Most of the vegetation that will be cleared would be fallow agricultural land with minimal native vegetation. As mentioned, some actively farmed land will also be removed from production for the project.

The MSP also conflicts with the county's goal to equitably site energy facilities and avoid inappropriately burdening certain communities. Every effort would be made to mitigate environmental impacts of the Project; however, the Project would involve construction in a small rural community that was previously subjected to similar solar development in the 1980s during construction of the SEGS VIII and IX projects. The MSP would be located adjacent to the southeast corner of SEGS, and be within 500 feet of existing homes and farms. Without mitigation, it has the potential to create dust and noise during construction; however, these impacts would be mitigated to a less than significant level. The Project, similar to the SEGS project, is not expected to substantially alter the rural quality of the area because it will be located in an area where a major solar facility already exists and will not contribute urban services such as water or sewers, or include improvements in the transportation network of the area.

Siting of the MSP plant mostly on fallow agricultural land near the existing SEGS plant, rather than on more sensitive conservation or within an agricultural zoning district, or critical habitat, is consistent with the General Plan Energy Element policy "to develop alternative energy technologies that have minimum adverse effect on the environment." This may help to protect sensitive and critical habitat by effectively clustering the electric facilities and avoiding potential impacts to other more sensitive habitat lands in the county. The MSP includes construction mitigation measures that would minimize the impacts to local residents to less than significant levels. Refer to Sections 5.8 Noise; 5.2 Air Quality; 5.15 Visual Resources and 5.13 Traffic and Transportation for more information on mitigation measures and best practices.

The county General Plan policies encourage the retention of existing native vegetation for new development projects to help conserve water, retain soil in place, and reduce air pollutants, but some native vegetation would be removed during construction. Mitigation

measures to minimize effects on plants and animals are provided in Section 5.3 Biological Resources. These measures are expected to reduce this impact to less than significant. The Project will capture any site runoff in drainage channels on the site perimeter and this water will percolate into the groundwater table or be released in the eastern portion of the site near Harper Dry Lake.

The Project will not conflict with the R-2508 Joint Land Use Study related to military airspace restrictions. The project was reviewed by NAVAIR Ranges, U.S. Navy and it has been determined that, although the project is within the R-2525 military restricted airspace, it is unlikely to create conflicts with the military use of the airspace. This assessment is based on the understanding that the Project will be located near other similar structures and will not include transmission towers higher than the existing facilities in the area. The Navy has also reviewed the Project for frequency spectrum impacts and indicated that the Project will require additional review prior to final design to ensure that it will not result in a significant impact on military communications or result in frequency spectrum impedences (Parisi 2009). The Navy has suggested LAND 2 to ensure that there will be no impact on military communications.

Mitigation Measure

LAND 1- The Project would typically require a CUP for conformance with the General Plan and zoning. The Applicant will work with the county and CEC to resolve any land use conflicts and comply with standard county requirements for similar facilities processed through a County CUP.

Significance after Mitigation

This impact is expected to be less than significant after mitigation.

Mitigation Measure

LAND 2 - The developer will provide the information on planned use of the electronic spectrum at the project facilities to Department of Defense (DOD) representatives as soon as possible, but not later than completion of the final design. The information provided will be in sufficient detail for DOD agencies to evaluate whether project use of specific radio frequencies would cause interference with DOD activities. As needed, based on the feedback provided by DOD, the developer will modify the facility's planned frequency use, provide data on these modifications to DOD activities, and obtain written confirmation from DOD that the frequency spectrum usage for the Project will not interfere with DOD activities. The developer will provide documentation to the CEC Compliance Project Manager (CPM) of the DOD's confirmation of the acceptability of the Project's planned use of radio frequencies spectrum prior to the installation of electronic systems that potentially could affect DOD activities.

Significance after Mitigation

This impact is expected to be less than significant after mitigation.

Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?

The proposed Project site is not subject to any Habitat Conservation Plan or Natural Community Conservation Plan or within the boundaries of any wildlife preserve or critical habitat area. Thus, the proposed Project would not conflict with a habitat conservation plan or natural community conservation plan. The proposed Project does not go beyond private land into public lands and, therefore, would not have an effect on publicly-owned lands with habitat conservation plans.

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 non-agricultural use?

Implementation of the proposed Project would result in the construction of a new solar facility on a portion of the site designated by the FMMP as Prime Farmland and Farmland of Statewide Significance (Farmland). It is important to note, however, that this designation is a byproduct of irrigation occurring in one remaining crop circle. This farmland is not protected by the county by agricultural zoning, Williamson Act, or any other conservation mechanism. The Farmland is an isolated parcel that is a remnant of the alfalfa farming in the Harper Dry Lake Area. Farming has almost completely ceased on the Project site, the study area, and the surrounding lands due to the unsustainability of continued groundwater withdrawal.

The viability of the future agricultural use of this parcel should be considered in light of recent General Plan actions that resulted in rezoning of the Project Area to RL, and not Agricultural (AG). The county acknowledged in the General Plan with a statement of overriding considerations that implementation of the General Plan would result in a loss of productive agricultural resources that would be a significant and unavoidable cumulative impact in the county.

The adoption of the San Bernardino County General Plan in 2007 reviewed all residential and agricultural zoning districts and did not result in the Prime and Statewide Important land on the Project site to be rezoned as AG (Agriculture), which "provides sites for commercial agricultural operations [and] agricultural support services." Instead, the current RL land use zoning district "provides sites for rural residential uses [and] incidental agricultural uses." Furthermore, although Mitigation AG-5 in the San Bernardino County General Plan FEIR indicates that "the County shall utilize the provisions of the Williamson Act to further the preservation of commercially viable agricultural open space and designate preserves on the Resource Overlay Maps," this designated Farmland was not placed under Williamson Act protection.

While removal of agricultural uses due to the Project would directly conflict with the FMMP Important Farmland designations, it should be noted that the County has made findings of overriding considerations that significant unavoidable impacts to agricultural land will occur with implementation of the 2007 General Plan. Thus, the Project does not directly conflict with this finding of significance. The impact to FMMP Important Farmland designations is

considered significant and unavoidable land use impact, but it is expected that implementation of Mitigation Measure LAND 3 will mitigate this impact to a level of less than significant.

Mitigation Measure

LAND 3 - Prior to any earthmoving activities, the project applicant shall place Important Farmlands (i.e., farmland that meets CDC criteria of Prime, Statewide, or Unique farmland) of equal or higher quality into a permanent agriculture conservation easement at a ratio of 1 acre of agricultural conservation easement for every 1 acre of important agricultural land developed (based on similar agricultural value). The applicant shall conserve a minimum of 128 acres of Important Farmland or shall contribute mitigation fees to allow for protection of such.

Significance after Mitigation

Implementation of the mitigation measure would substantially lessen significant impacts associated with the conversion of farmland because establishment of agricultural conservation easements would provide assistance to public and private sectors in protecting other farmland from the pressures of development. The Project applicant would be required to provide conservation easements on farmland of equal or higher quality than farmland lost on the Project site. This mitigation measure requiring conservation easements is expected to offset the conversion of State designated Important Farmland to a level of less than significant because of the uncertainty of the long-term viability of the project agricultural land.

Conflict with existing zoning for agricultural use or a Williamson Act contract.

The Project will not conflict with agricultural zoning because the Project site is not zoned for agricultural use. Because no lands on the Project site are currently under a Williamson Act contract, construction of the proposed MSP would not result in any related impacts to Williamson Act contracts. Therefore, this issue is not evaluated further in this AFC.

Will the Project involve other changes in the existing environment, which, given their location and nature, could result in conversion of Farmland to non-agricultural use?

No other Prime or Statewide Farmland is located in the Project study area. The Project would not result in other changes that would permanently convert additional agricultural land to non-agricultural uses.

5.7.8.6 Construction Phase Impacts

The small number of residential uses in the Project area would experience some temporary impacts from construction phase operations including dust emissions, as discussed in AFC Section 5.2 Air Quality. With planned mitigation measures, these impacts would be less than significant. Residents would also experience temporary construction and noise impacts associated with construction traffic to the Project site involving materials delivery vehicles, construction equipment, and workers. The MSP developer plans to include daily transport for workers to the Project site to reduce the impact on local roadways and residents. Refer to

Sections 5.13 Traffic and Transportation and 5.8 Noise for more detailed information on these topics.

The Project site is within a military restricted airspace, R-2515, and must be compatible with military overflights and safety requirements. The Navy concluded that, because of the existing facilities in the Project area, the Project construction is not likely to result in safety issues or incompatibilities with the military airspace. No mitigation measures would be required (Parisi 2009b).

The temporary nature of Project construction is one of the reasons that other construction phase land use impacts also would be less than significant, as discussed in the respective portions of this AFC.

5.7.8.7 Operations Phase Impacts

With a CUP, the proposed Project would be consistent with the permitted uses for the RL zone designation. The MSP Project provides economic opportunities for the County without contributing to urbanization in the desert, since it does not provide services such as public water or sewers or other improved urban services. The rural area is likely to remain rural. The project would result in an unavoidable loss of 128 acres of Prime and State Important Farmland. This is considered a significant loss of important agricultural land in San Bernardino County. To mitigate for this loss, the Applicant would contribute to 128 acres of similar land in a conservation easement within San Bernardino County. This would reduce the severity of the impact but would still result in a net loss of 128 acres of FMMP designated Farmland, which would be adequate mitigation for a declining resource.

The Navy was consulted to determine whether the operation of the Project would create safety or other concerns to the military in its overflight and training operations. Based on information from the Navy, the Project is unlikely to create any operational hazards to military aircraft (Parisi 2009).

5.7.8.8 Cumulative Impacts

A cumulative impact is created as a result of the combination of the Project under consideration with other existing or reasonably foreseeable projects causing related impacts. Cumulative impacts can result from individually minor but collectively significant impacts taking place over a period of time.

The cumulative analysis looked at several energy projects in the region ranging from 40 to 86 miles from the Project site. Projects include the Beacon Solar Project, Pastoria Energy Facility Expansion, the SES Solar One Stirling Project, and the West Fry Energy Project. In addition, there are other solar development projects proposed in the Mojave Desert that are currently under evaluation or expected to file for Energy Commission power plant licensing (such as Ivanpah, approximately 130 miles away). Approximately 3,549 MW are proposed for development and have been announced by the Energy Commission as projects likely to file AFCs in 2009. Many of the proposed projects would be located on federal lands that are not used for agriculture other than occasional grazing leases.

Based on available information, the West Fry wind energy project is located in the mountains south of Barstow and would not affect designated agricultural land, the Beacon project is not expected to result in agricultural impacts because it is not located on land that is used for agriculture. The Pastoria Energy Facility expansion is not located on agricultural lands and thus would not affect important farmland, and the SES Solar One Stirling project is located on undeveloped federal land that is not used for agriculture. Thus, the proposed Project would not contribute to the cumulative loss of agricultural land based on a review of reasonably foreseeable projects.

5.7.9 References

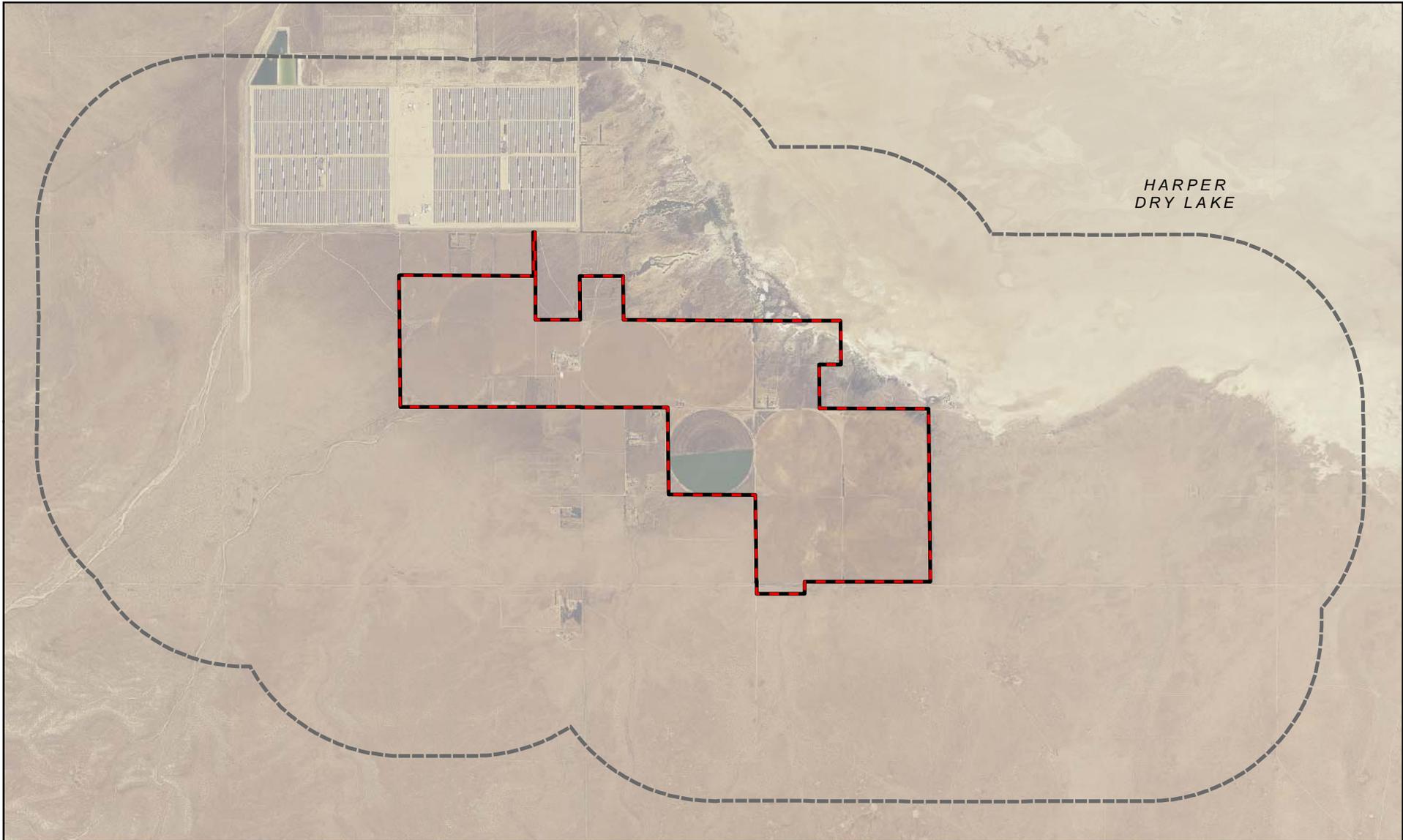
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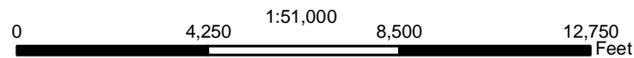


HARPER
DRY LAKE



Legend

-  Project Area (2009)
-  Survey Area (CEC 1-mile Buffer)



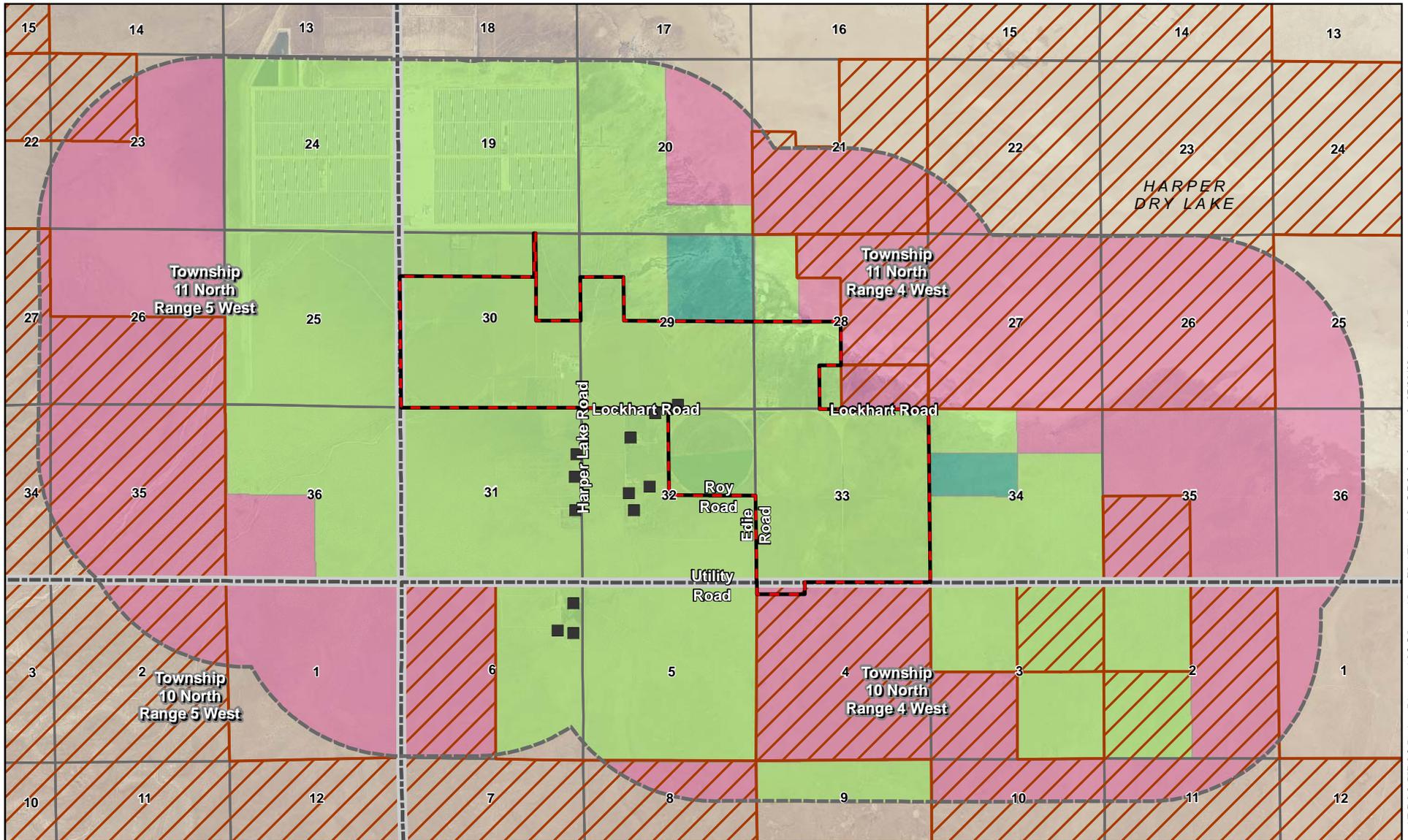
**Mojave Solar Project
Figure 5.7-1
Land Use Study Area Location**

Mojave Solar

EDAW | AECOM

Date: July 2009

Source: NAIP 2005; Mojave Solar, LLC 2009



Legend

- Project Area (2009)
- Survey Area (CEC 1-mile Biology Buffer)
- Townships
- Sections
- Residences
- BLM Land

General Plan 2007

- RC; RESOURCE CONSERVATION
- RL; RURAL LIVING
- RL-40; RURAL LIVING

Scale: 1:51,000

0 4,250 8,500 12,750 Feet

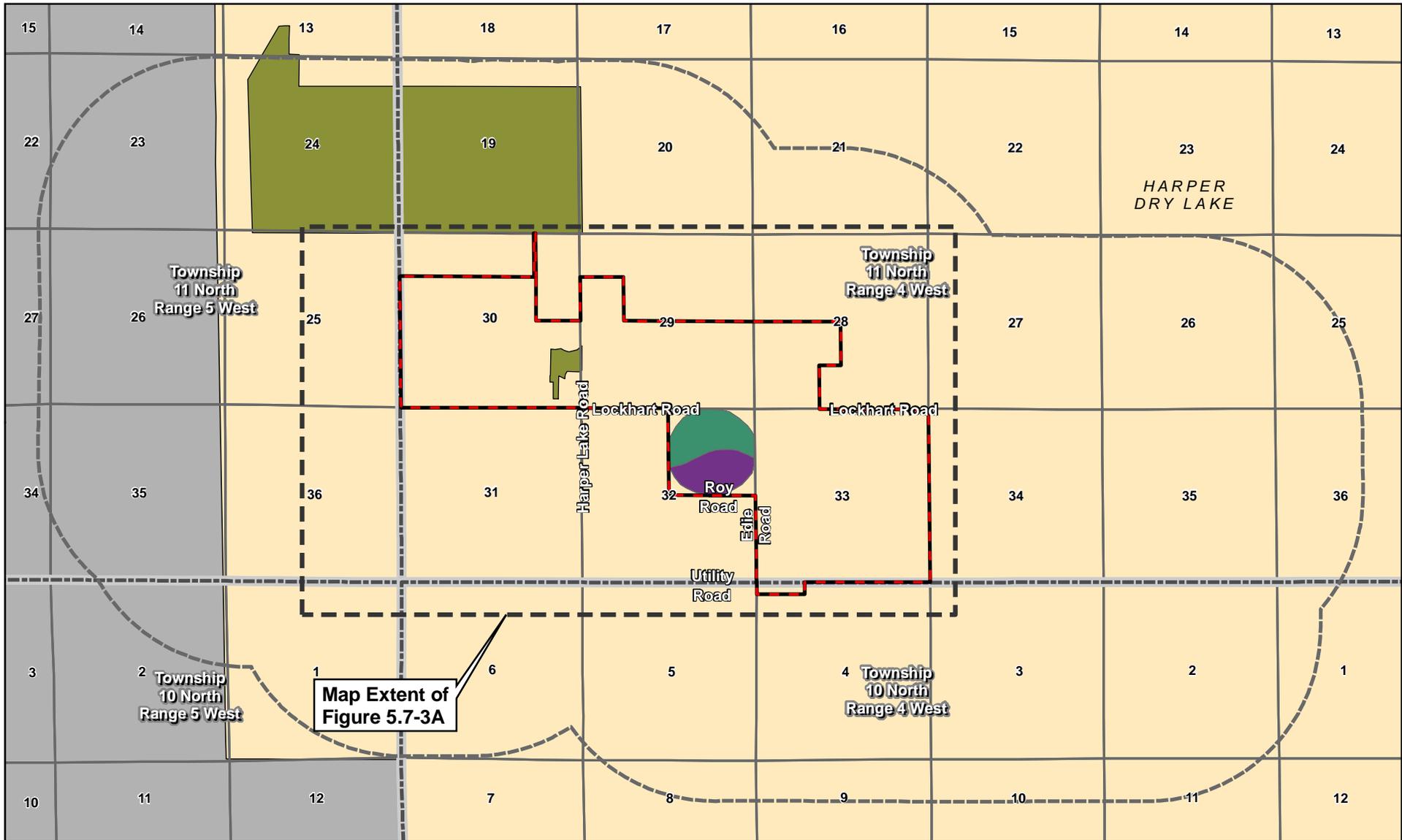
Mojave Solar Project
Figure 5.7-2
Land Use

Source: FMMP 2006; BLM 2009; NAIP 2005
San Bernardino County 2007; Mojave Solar, LLC 2009

Mojave Solar

EDAW | AECOM

Date: July 2009



Legend

- Project Area (2009)
- Survey Area (CEC 1-mile Biology Buffer)
- Townships
- Sections

FMMP Farmlands Types

- Prime Farmland
- Farmland of Statewide Importance
- Grazing Land
- Urban and Built-Up Land
- Area Not Mapped

Scale: 1:51,000
 0 4,250 8,500 12,750 Feet

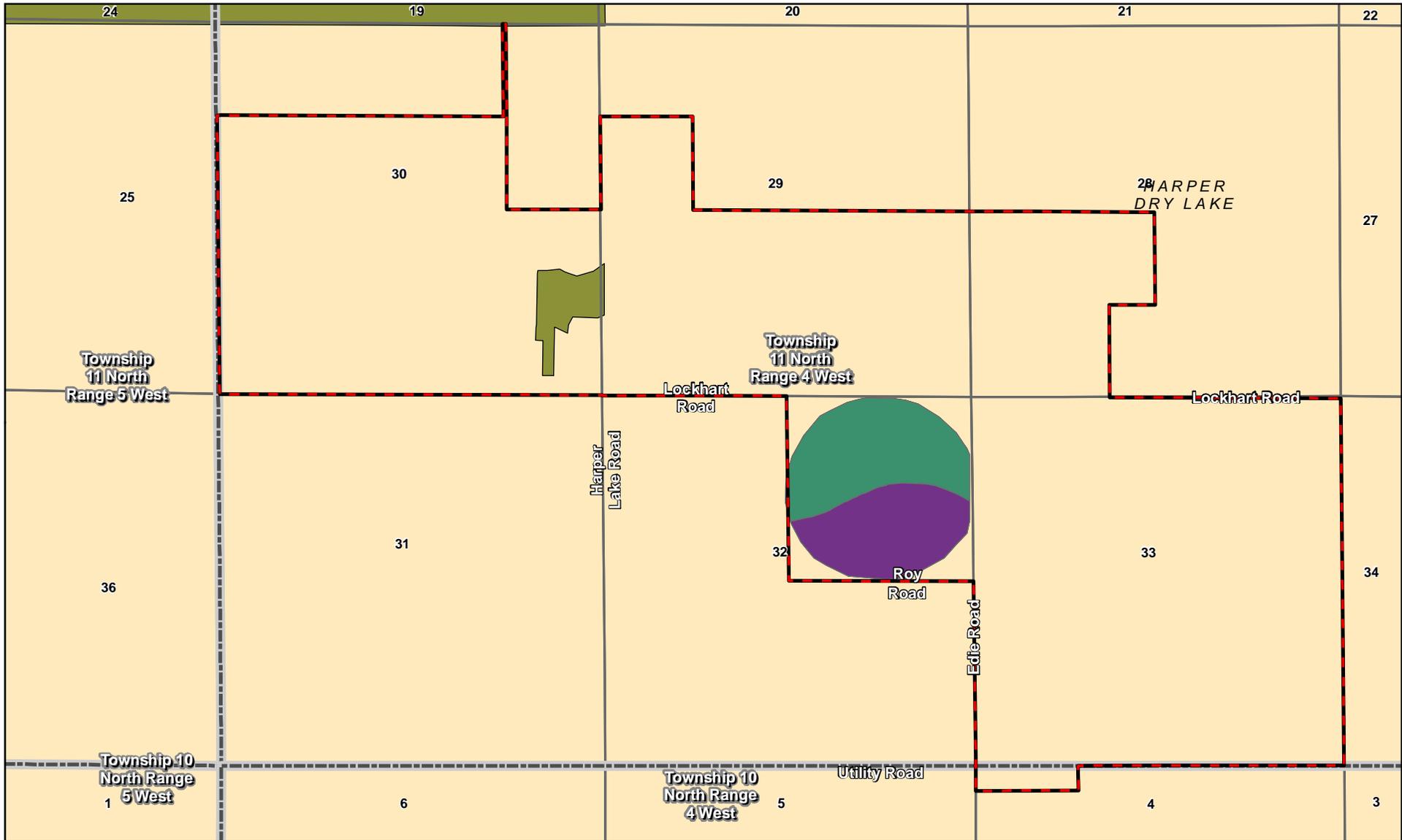
Mojave Solar Project
Figure 5.7-3
Agricultural Land

Source: FMMP 2006; BLM 2009; Mojave Solar, LLC 2009

Mojave Solar

EDAW | AECOM

Date: July 2009



Legend

- Project Area (2009)
- Survey Area (CEC 1-mile Biology Buffer)
- Townships
- Sections

FMMP Farmlands Types

- Prime Farmland
- Farmland of Statewide Importance
- Grazing Land
- Urban and Built-Up Land
- Area Not Mapped

Scale: 1:24,000
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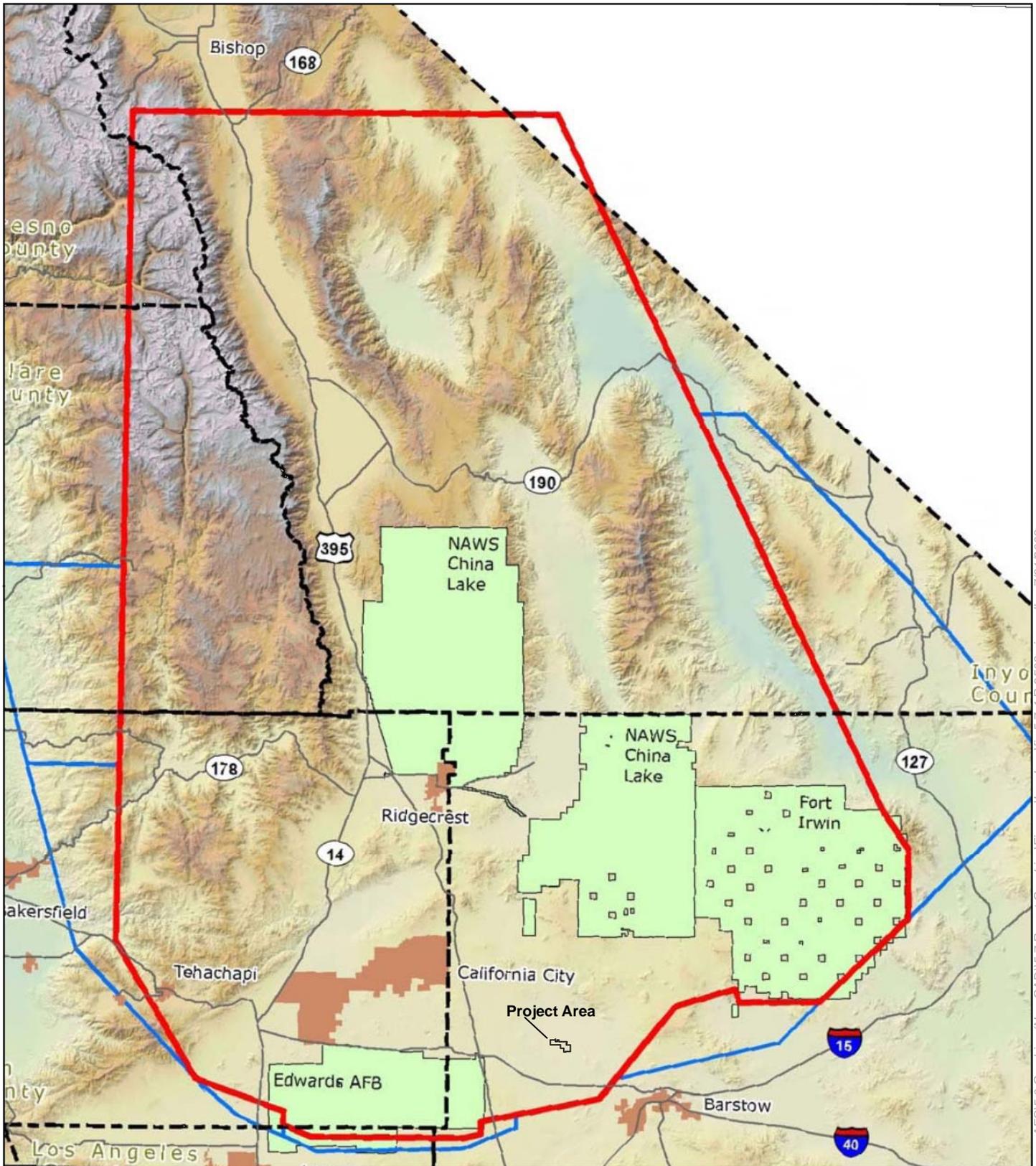
Mojave Solar Project
Figure 5.7-3A
Agricultural Land

Source: FMMP 2006; BLM 2009; Mojave Solar, LLC 2009

Mojave Solar

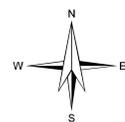
EDAW | AECOM

Date: July 2009



Mojave Solar Project
Figure 5.7-4
Joint Service Restricted R-2508 Complex

- R-2508 Complex**
- R-2508 Special Use Airspace (SUA)
 - Military Operations Areas (MOA) (Outside R-2508 SUA)



Mojave Solar

EDAW | AECOM

Date: July 2009

