5.6 Land Use

This section provides an inventory of existing and designated land uses, including agricultural uses, in the vicinity of the Almond 2 Power Plant (A2PP). For the purposes of this analysis, the environment study area is defined as those areas within 1 mile of the project site and within 0.25 mile of any linear project feature. Section 5.6.1 describes the environment that could be affected. Section 5.6.2 describes recent discretionary reviews by public agencies, including the City of Ceres and Stanislaus County. Section 5.6.3 provides an environmental analysis of the project in terms of land use. Section 5.6.4 discusses potential cumulative effects, and Section 5.6.5 discusses mitigation measures. Section 5.6.6 presents the laws, ordinances, regulations, and standards (LORS) applicable to land use. Section 5.6.7 provides agency contacts. Section 5.6.8 lists the state and local agencies involved in permitting the project, and describes the required permits. Section 5.6.9 provides the references used to develop this section.

5.6.1 Affected Environment

5.6.1.1 Existing Land Uses within the Study Area

The approximately 4.6-acre A2PP project site is composed of a 3.2-acre vacant parcel of disturbed industrial land Assessor's Parcel Number (APN) 041-006-039, and 1.4 acres of the existing Almond Power Plant site APN 041-006-026, which is immediately south of the project site. The entire project site is owned by the Turlock Irrigation District (TID). It is located in Ceres, California approximately 2 miles southwest of the Ceres city center. To the west of the A2PP site is the WinCo distribution warehouse. An approximately 1.85-acre unpaved area of WinCo's property north of the project site will be used as a project construction laydown area. On the north side of the project site is a farm supply facility. Lands to the east include various industrial facilities including a modular building distributor and a drilling equipment storage laydown area. A railroad line owned by Union Pacific Railroad (UPRR) is aligned along the eastern boundary of the project site.

Lands within a 1-mile radius of the A2PP site are within the City of Ceres and Stanislaus County. These lands are primarily agricultural fields and almond orchards (west, south, and east of the project site), single-family residences (northeast of the project site), and a community agricultural center (northwest of the project site). The closest single-family residences are located approximately 0.3 mile northeast of the project site. The City of Ceres Wastewater Treatment Plant (WWTP) is approximately 0.5 mile east of the project site. Figures 5.6-1a through 5.6-1d show existing land uses within 1 mile of project site.

Natural gas will be provided via one of two routes: an approximately 9.1-mile-long gas line that runs south along Crows Landing Road (Alternate A), or an approximately 11.1-mile-long gas line that runs south along Carpenter Road (Alternate B).[1] The pipeline will be constructed within existing TID or County road rights-of-way, adjacent to agricultural fields and rural residences, as well as the St. Stanislaus Golf Course. Figures 5.6-1a through 5.6-1d show existing land uses within 0.25 mile of the pipeline alignment.

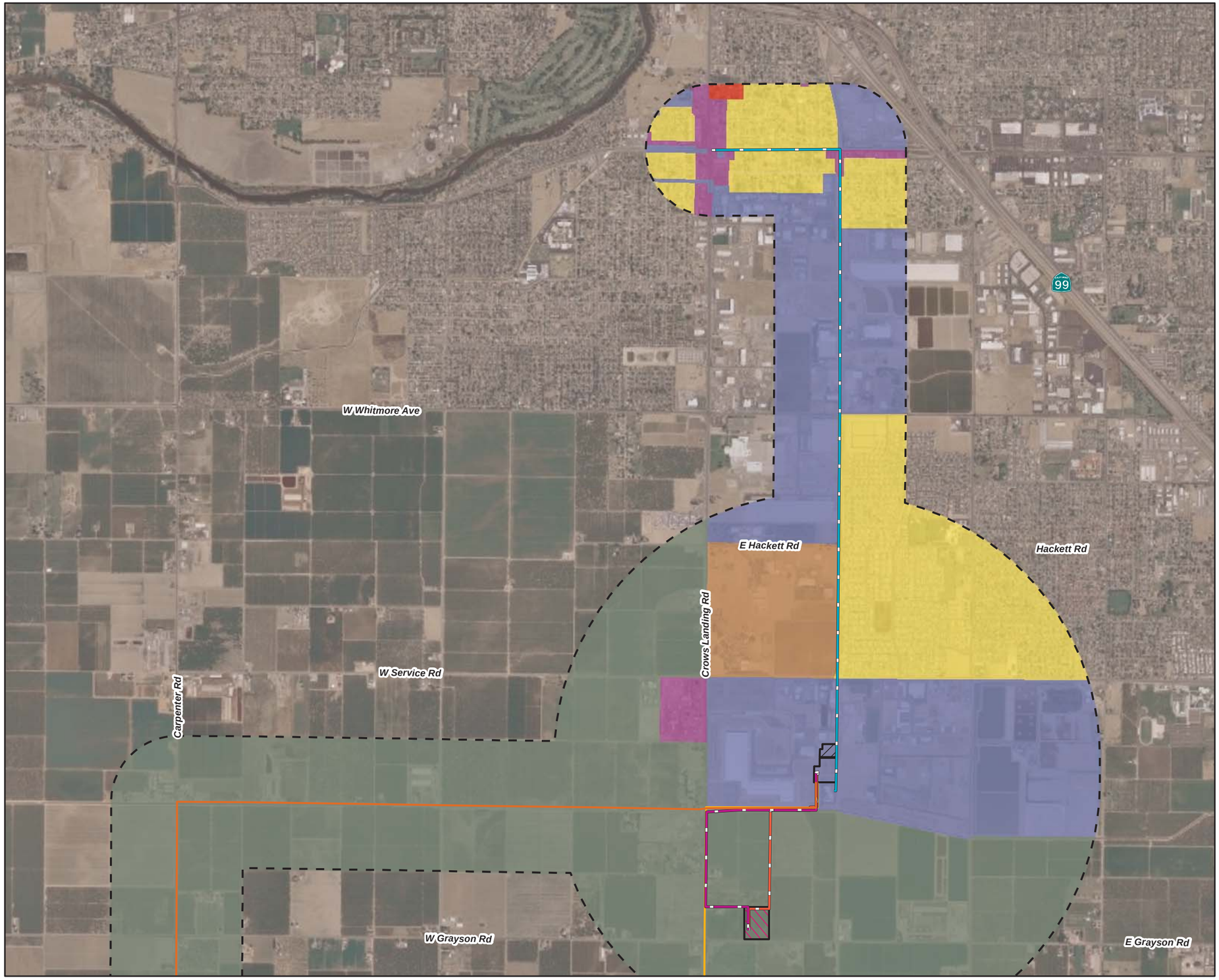
[1]Pacific Gas & Electric Company (PG&E) is currently examining the relative strengths of the two alignments. In order to allow the Application for Certification (AFC) to proceed, the two possible alternatives are presented in this AFC with same level of detail to allow complete evaluation of both alternatives. TID anticipates that PG&E will select a preferred route in late spring or early summer 2009. At that time, the route not selected will provide information for the California Energy Commission's Alternatives analysis.

Two new 115-kV transmission lines will be constructed for the project (known as transmission Corridors 1 and 2) from the power plant site to the proposed Grayson Substation, and will exist primarily within rights-of-way and agricultural access roads. Corridor 1 will exit the A2PP's southwest corner and be routed south along an adjacent access road, then west along TID Lateral 2, and then south on an agricultural access road, terminating at the proposed Grayson Substation.[2] Corridor 2 will exit the A2PP site's southwest corner, be routed west along TID Lateral 2, then south on Crows Landing Road, and then east along an agricultural access road turning south through an active agricultural field, terminating at the proposed Grayson Substation. Existing land uses within 0.25 mile of transmission Corridors 1 and 2 include the UPRR railroad line, agricultural fields and almond orchards, the WinCo distribution warehouse, the farm supply facility, and rural residences south of East Grayson Road. Figures 5.6-1a through 5.6-1d show existing land uses within 0.25 mile of the transmission corridors.

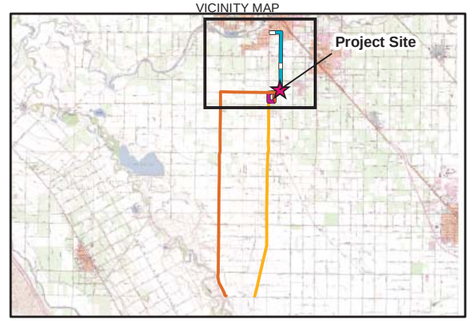
The TID will also reconductor an existing 69-kV sub-transmission line, extending from the A2PP site north along the UPRR and Pearson Avenue, and then west on East Hatch Road, terminating at the Crows Landing Substation. Existing land uses within 0.25 mile include industrial uses between the project site and East Service Road, and a mix of residential, commercial, and industrial uses between East Service Road and its termination point at Crows Landing Substation.

A database search was conducted to determine if schools (elementary, middle, and high), churches, child care/day care centers, parks and recreation centers, historic areas and other unique areas are located in the vicinity of the A2PP site. Table 5.6-1 shows the results of the database search, listing the name of the entity in each of these facility categories that is located closest to the project site. As shown, there are several facilities that are located within 1 mile of the proposed site; one middle and one elementary school located within 0.25 mile of Alternate A and B natural gas pipelines, respectively; one park within 0.25 mile of the reconductored 69-kV sub-transmission line; and there are no schools, child care facilities, parks, or historic areas located within 0.25 mile of the transmission Corridors 1 and 2. A discussion of scenic resources is provided in Section 5.13, Visual Resources.

[2] The proposed Grayson Substation is a component of the TID Hughson-Grayson 115-kV Transmission Line and Substation Project (the "Hughson-Grayson Project"). In addition to the substation, the Hughson-Grayson project consists of an approximately 10-mile-long, 115-kV transmission line; a 0.5-mile-long, 69-kV transmission line from the existing TID Almond Power Plant; and a second 69-kV transmission line that extends 0.8 mile east from the proposed substation. An environmental impact report for the Hughson-Grayson Project (State Clearinghouse Number 2009012075) is currently being prepared. The Notice of Preparation was issued on January 26, 2009, and reissued February 10, 2009. The Draft Environmental Impact Report is anticipated to be issued in July 2009.



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

Existing Land Use

- Agriculture
- Commercial
- Community Facility
- Industrial
- Residential
- School

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

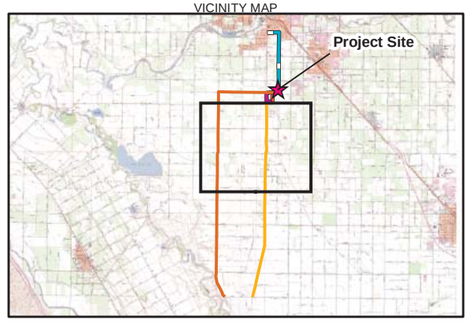
N

0 1,000 2,000
Feet

FIGURE 5.6-1A
EXISTING LAND USE
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL

VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

Existing Land Use

- Agriculture
- Commercial
- Community Facility
- Industrial
- Residential
- School

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

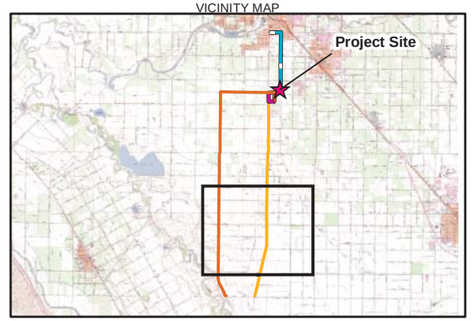
N

0 1,000 2,000
Feet

FIGURE 5.6-1B
EXISTING LAND USE
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL

VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

Existing Land Use

- Agriculture
- Commercial
- Community Facility
- Industrial
- Residential
- School

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. The Grayson Substation is being developed as a separate Project

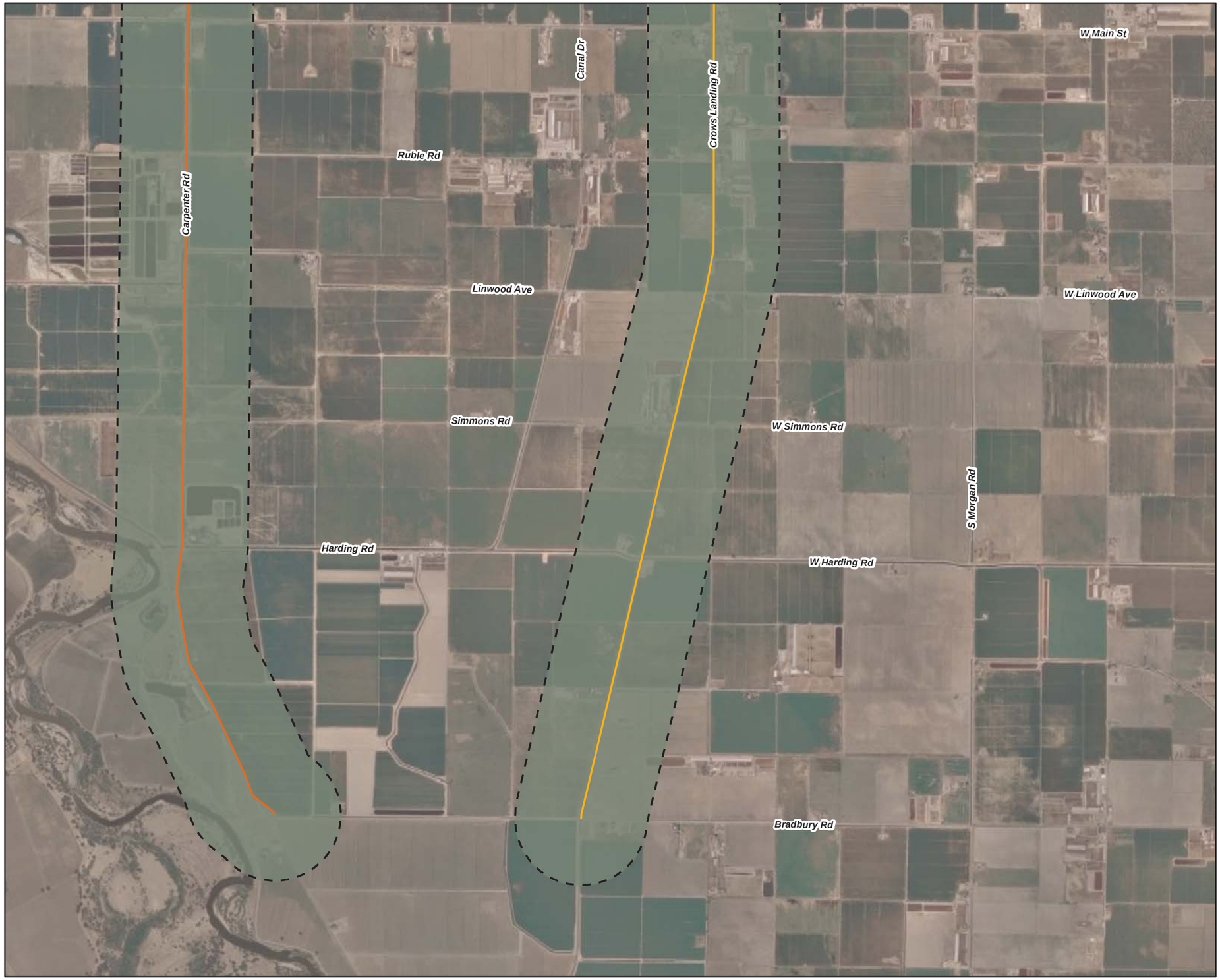
This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

N

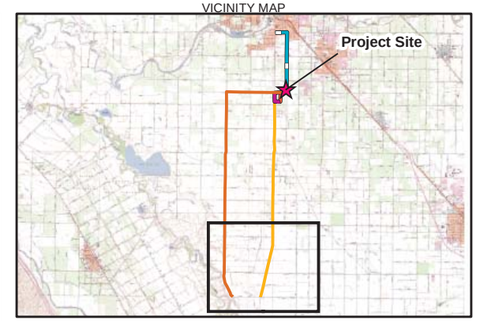
0 1,000 2,000
Feet

FIGURE 5.6-1C
EXISTING LAND USE
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

Existing Land Use

- Agriculture
- Commercial
- Community Facility
- Industrial
- Residential
- School

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

N

0 1,000 2,000
Feet

FIGURE 5.6-1D
EXISTING LAND USE
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL

TABLE 5.6-1
Distance from Project to Facility by Facility Type

Name of Facility	Approximate Distance from Nearest Project Feature
Schools	
Sinclear Elementary 1211 Hackett Road, Ceres, CA	0.8 mile from project site
Evelyn Hanshaw Middle School 1725 Las Vegas Street, Modesto, CA	0.6 mile from reconductored 69-kV sub-transmission line
Don Pedro Elementary 2300 E. Don Pedro Road, Ceres, CA	1.7 miles from project site
Blaker-Kinser Junior High 1601 Kinder Road, Ceres, CA	1.4 miles from project site
Central Valley High School 4033 S. Central Avenue, Ceres, CA	1.6 miles from project site 1.3 miles from transmission Corridors 1 and 2
Ceres High School 2320 Central Avenue, Ceres, CA	2.1 miles from project site
Bret Harte Head Start/Elementary School 909 Bret Harte Pl, Modesto, CA	2.1 miles from project site
Hidahl Elementary 2351 East Redwood Road, Ceres, CA	1.3 miles from transmission Corridors 1 and 2
Mountain View Middle School 10001 Crows Landing Road, Crows Landing, CA	0.1 mile from Alternate A natural gas pipeline 1.9 miles from Alternate B natural gas pipeline
Westport Elementary School 5218 S Carpenter Road, Modesto, CA	0.1 mile from Alternate B natural gas pipeline 1.9 miles from Alternate A natural gas pipeline
Churches	
Living Hope Foursquare Church 3933 Red Gum Court, Ceres, CA	0.9 mile from project site
Church of Christ 416 West Whitmore Avenue, Modesto, CA	1.5 miles from project site 0.8 mile from reconductored 69-kV sub-transmission line
Jehovah's Witnesses South 5047 Central Ave, Ceres, CA	1.7 miles from project site 1.0 mile from transmission Corridors 1 and 2
Valley Christian Center 2745 2nd Street, Ceres, CA	1.9 miles from project site
First Missionary Baptist Church 3025 Central Avenue, Ceres, CA	1.8 miles from project site
Child Care/Daycare Centers	
Ada's Tiny Town Daycare 1182 San Pedro Avenue, Ceres, CA	0.7 mile from project site
Grand Head Start 1317 Grandview Avenue, Ceres, CA	2.3 miles from project site 0.6 mile from reconductored 69-kV sub-transmission line
Kiddie Kingdom Daycare Pre-School Center 3900 Morgan Road, Ceres, CA	0.7 mile from project site

TABLE 5.6-1
Distance from Project to Facility by Facility Type

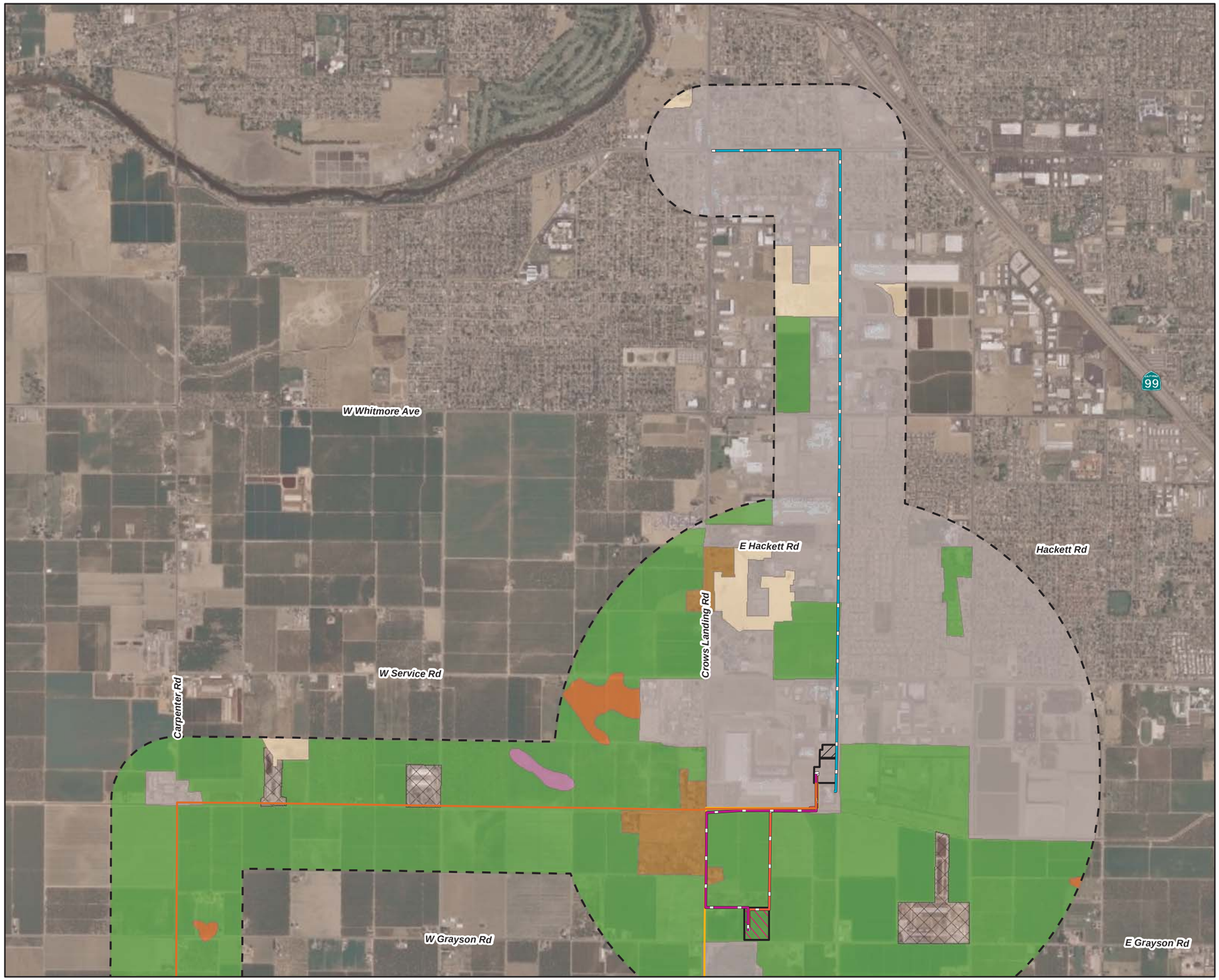
Name of Facility	Approximate Distance from Nearest Project Feature
Tender Heart Family Childcare 924 Fall River Drive, Modesto, CA	0.6 mile from reconductored 69-kV sub-transmission line
All Day Fun Family Child Care 1741 Olympia Street, Modesto, CA	2.2 miles from project site 0.5 mile from reconductored 69-kV sub-transmission line
Central CA Child Development 2250 Rockefeller Drive #1, Ceres, CA	1.8 miles from project site
Parks and Recreation Centers	
Strawberry Fields Park, Ceres, CA	0.9 mile from project site 0.3 mile from reconductored 69-kV sub-transmission line
Don Pedro Park, Ceres, CA	1.3 miles from project site
Whitmore Park, Ceres, CA	1.9 miles from project site
Parklawn Park, Modesto, CA	2.1 miles from project site 0.2 mile from reconductored 69-kV sub-transmission line
Historic Landmarks	
The Daniel C. Whitmore Family Home at: 2928 5th Street, Ceres, CA	1.8 miles from project site
Cemeteries	
Ceres Memorial Park 1801 East Whitmore Avenue, Ceres, CA	1.7 miles from project site 1.1 miles from reconductored 69-kV sub-transmission line

Source: Mapquest, 2008; Google Earth, 2008.

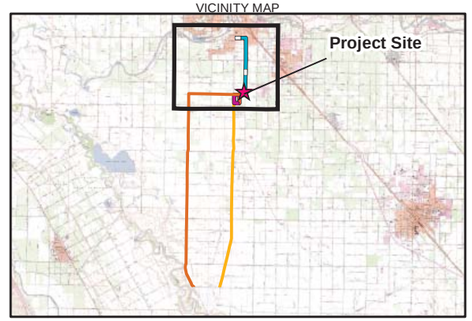
5.6.1.2 Agricultural Lands within the Study Area

The Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation (CDC) provides statistics on conversion of farmland to nonagricultural uses for Stanislaus County where the project is located. In 2006, Stanislaus County had approximately 395,678 acres of Important Farmlands (including Prime Farmland, Farmland of Statewide and Local Importance, and Unique Farmland) and an additional 441,435 acres of grazing land. In the period between 2004 and 2006, Important Farmlands had a net decrease of 1,301 acres (0.3 percent) within the county (CDC, 2006).

A review of the "Important Farmlands" mapping by the FMMP shows that the A2PP site, construction laydown area, and reconductored 69-kV sub-transmission line are designated as "Urban and Built Up Land." The natural gas pipeline routes (Alternate A and B) will be installed in existing County road rights-of-way and would not cross land with an Important Farmland designation. Corridor 1 will cross land that is designated "Prime Farmland" and "Rural," while Corridor 2 will cross land that is designated as "Prime Farmland." Figures 5.6-2a through 5.6-2d show important farmland designations within 1 mile of the project site, and within 0.25 mile of the natural gas pipeline and transmission line corridors.



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

FMMP Designation

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Unique Farmland
- Urban and Built-Up Land
- Rural
- Vacant
- No Value
- Land Committed to Nonagricultural Use

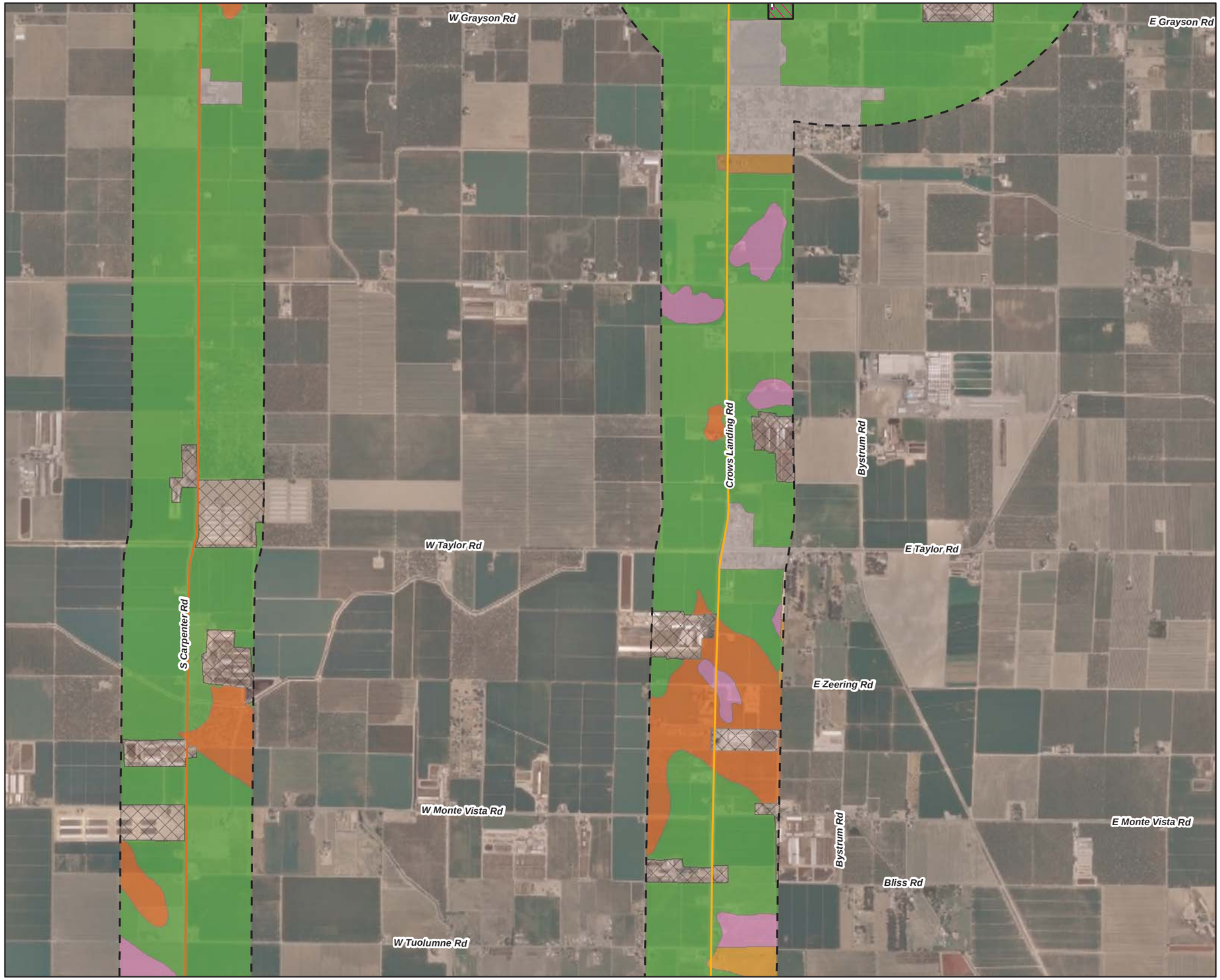
Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: California Department of Conservation, Framland Mapping and Monitoring Program (FMMP), Stanislaus County, 2006.
3. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

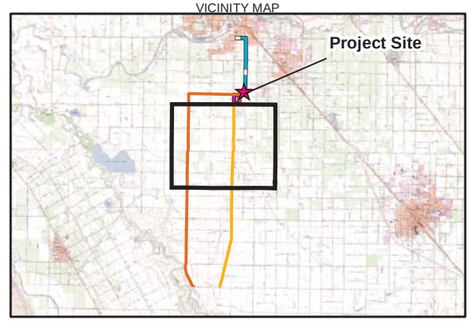
N

0 1,000 2,000
Feet

FIGURE 5.6-2A
IMPORTANT FARMLAND
ALMOND 2 POWER PLANT
CERES, CALIFORNIA



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

FMMP Designation

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Unique Farmland
- Urban and Built-Up Land
- Rural
- Vacant
- No Value
- Land Committed to Nonagricultural Use

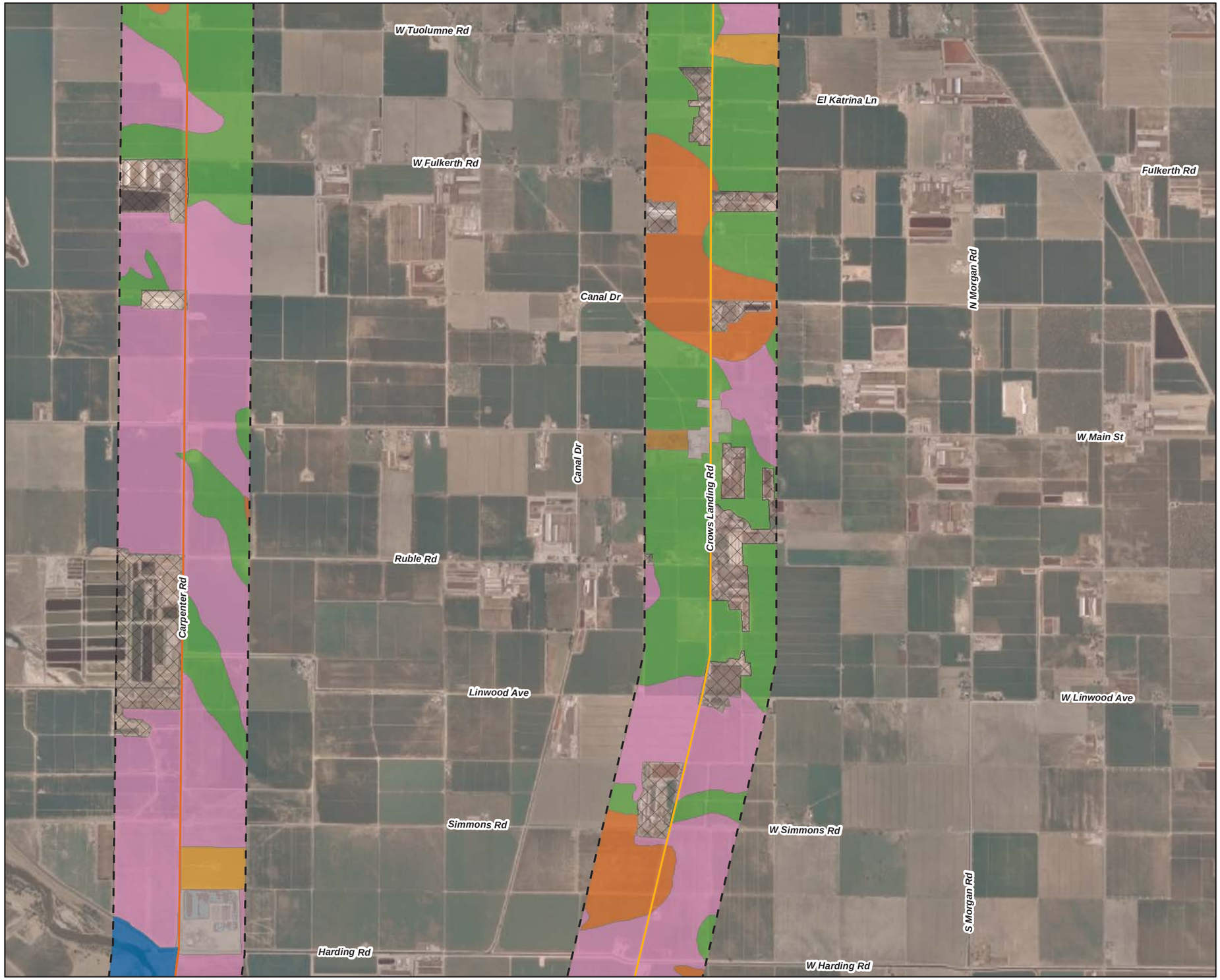
Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: California Department of Conservation, Framland Mapping and Monitoring Program (FMMP), Stanislaus County, 2006.
3. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

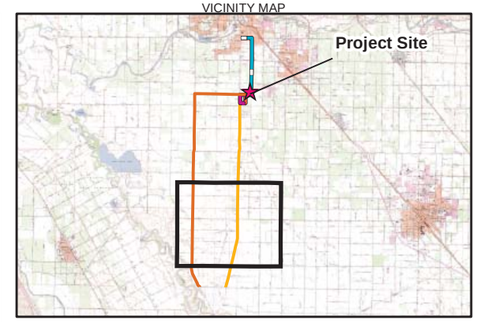
N

0 1,000 2,000
Feet

FIGURE 5.6-2B
IMPORTANT FARMLAND
ALMOND 2 POWER PLANT
CERES, CALIFORNIA



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

FMMP Designation

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Unique Farmland
- Urban and Built-Up Land
- Rural
- Vacant
- No Value
- Land Committed to Nonagricultural Use

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: California Department of Conservation, Framland Mapping and Monitoring Program (FMMP), Stanislaus County, 2006.
3. The Grayson Substation is being developed as a separate Project

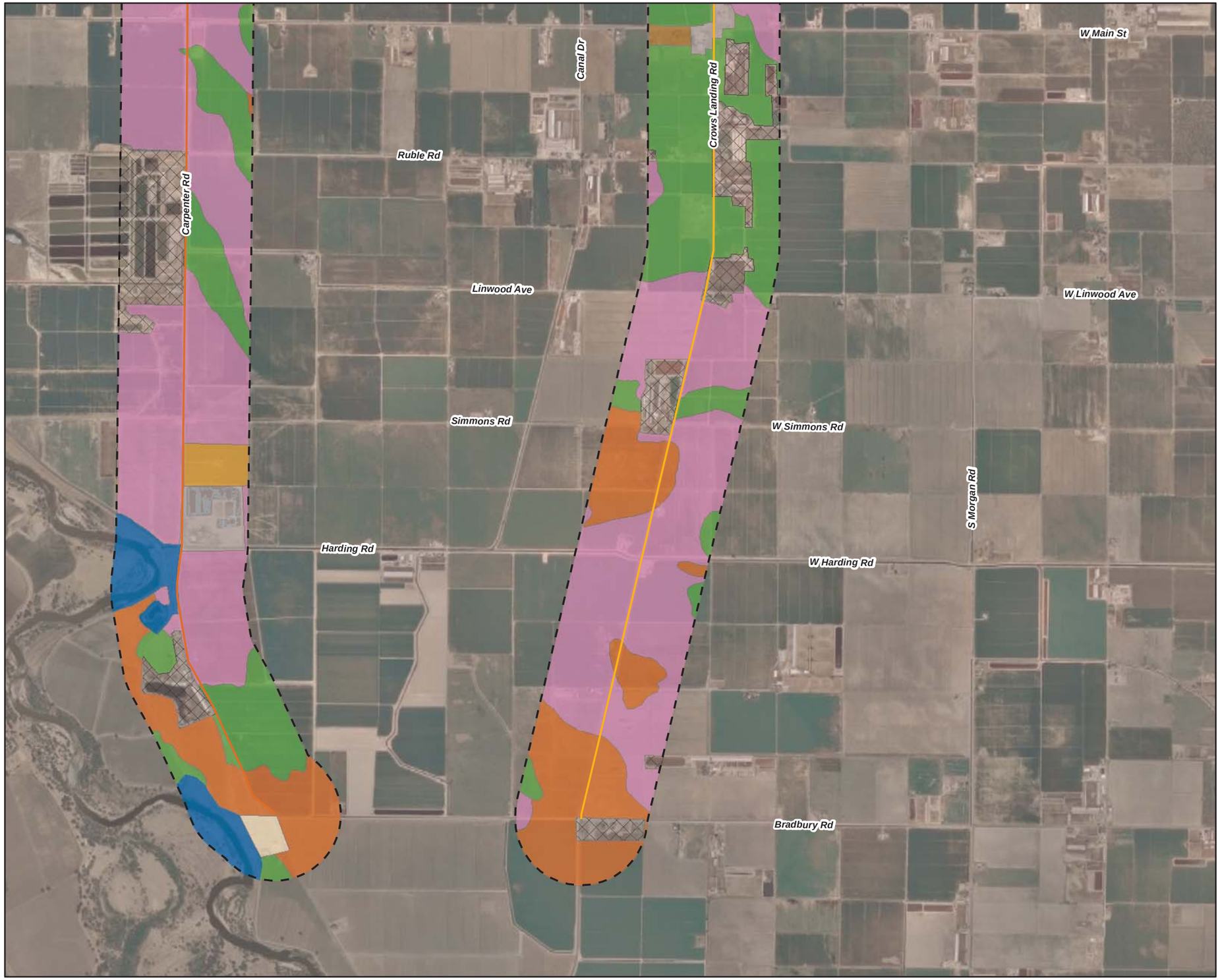
This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

N

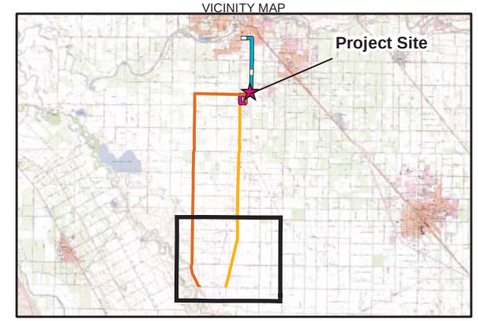
0 1,000 2,000
Feet

FIGURE 5.6-2C
IMPORTANT FARMLAND
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- Proposed Grayson Substation
- Laydown Area
- Project Site

FMMP Designation

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Unique Farmland
- Urban and Built-Up Land
- Rural
- Vacant
- No Value
- Land Committed to Nonagricultural Use

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: California Department of Conservation, Framland Mapping and Monitoring Program (FMMP), Stanislaus County, 2006.
3. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

N

0 1,000 2,000
Feet

FIGURE 5.6-2D
IMPORTANT FARMLAND
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL

The reconductored 69-kV sub-transmission line will not require ground disturbance; subsequently, parcels within and outside of the transmission line right-of-way will not be impacted. As shown in Table 5.6-2, no parcels with Williamson Act contracts or within a Farmland Security Zone would be affected by the power plant, laydown area, or alignment of the transmission corridors or natural gas routes.

TABLE 5.6-2
Williamson Act and Farmland Security Act Status of Parcels Affected by the Project

Assessor's Parcel Number	Williamson Act Status?	Farmland Security Act Status?	Notes[a]
Power Plant Site and Laydown Area			
041-006-039	N	N	Parcel to be affected by power plant
041-006-026	N	N	Parcel to be affected by power plant
041-006-038	N	N	Construction laydown area
Transmission Corridors 1 and 2			
041-006-038	N	N	Parcel to be affected by Corridors 1 and 2 alignment and construction.
041-007-005	N	N	Parcel to be affected by Corridor 1 alignment and construction.
041-007-004	N	N	Parcel to be affected by Corridors 1 and 2 alignment and construction.
041-006-039	N	N	Parcel to be affected by Corridors 1 and 2 construction.
041-007-003	N	N	Parcel to be affected by Corridor 1 and 2 alignment and construction.
041-007-009	N	N	Parcel to be affected by Corridor 2 construction.
041-007-010	N	N	Parcel to be affected by Corridor 1 and 2 alignment and construction.
Natural Gas Pipeline Alignment (Alternate A and B) [b]			
041-006-038	N	N	Parcel to be affected by Alternate A and B construction.

[a] The reconductored 69-kV sub-transmission line corridor will not require ground disturbance, therefore, no parcels will be affected.

[b] The alignment of natural gas routes Alternates A and B will be through existing TID and County roads rights-of-way.

5.6.1.3 Current Land Use Plans for the Study Area

The power plant site is located within the City of Ceres. The natural gas pipeline and transmission Corridors 1 and 2 are located within the jurisdiction of the City of Ceres and Stanislaus County. As such, the following documents were reviewed for project conformity:

- City of Ceres General Plan
- City of Ceres Title 18 Zoning
- Amendment No. 1 to the Redevelopment Plan for the Ceres Redevelopment Project
- Service Road Industrial Master Plan
- Stanislaus County General Plan
- Stanislaus County Title 21 Zoning

The reconductored 69-kV sub-transmission line is within the City of Ceres and the City of Modesto. As such, the following additional documents were reviewed for conformity:

- City of Modesto Final Urban Area General Plan
- City of Modesto Title 10 Planning and Zoning

Project conformity with current land use plans, policies and regulations is addressed in Table 5.6-6.

5.6.1.3.1 General Plan Land Use Designations within the Study Area

Land use provisions included in every California city and county general plan (California State Planning Law, Government Code §65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. For the purposes of this AFC, because the power plant is located on land located within Ceres, the reconductored 69-kV sub-transmission line is located within the cities of Ceres and Modesto, and the natural gas pipeline and transmission Corridors 1 and 2 are located predominantly within Stanislaus County, the project is analyzed in terms of its conformity with land use designations and policies described in both the cities of Ceres and Modesto, and Stanislaus County general plans. Figure 5.6-3a through 5.6-3d show the General Plan Designations within 1 mile of the project site and within 0.25 mile of all project linears.

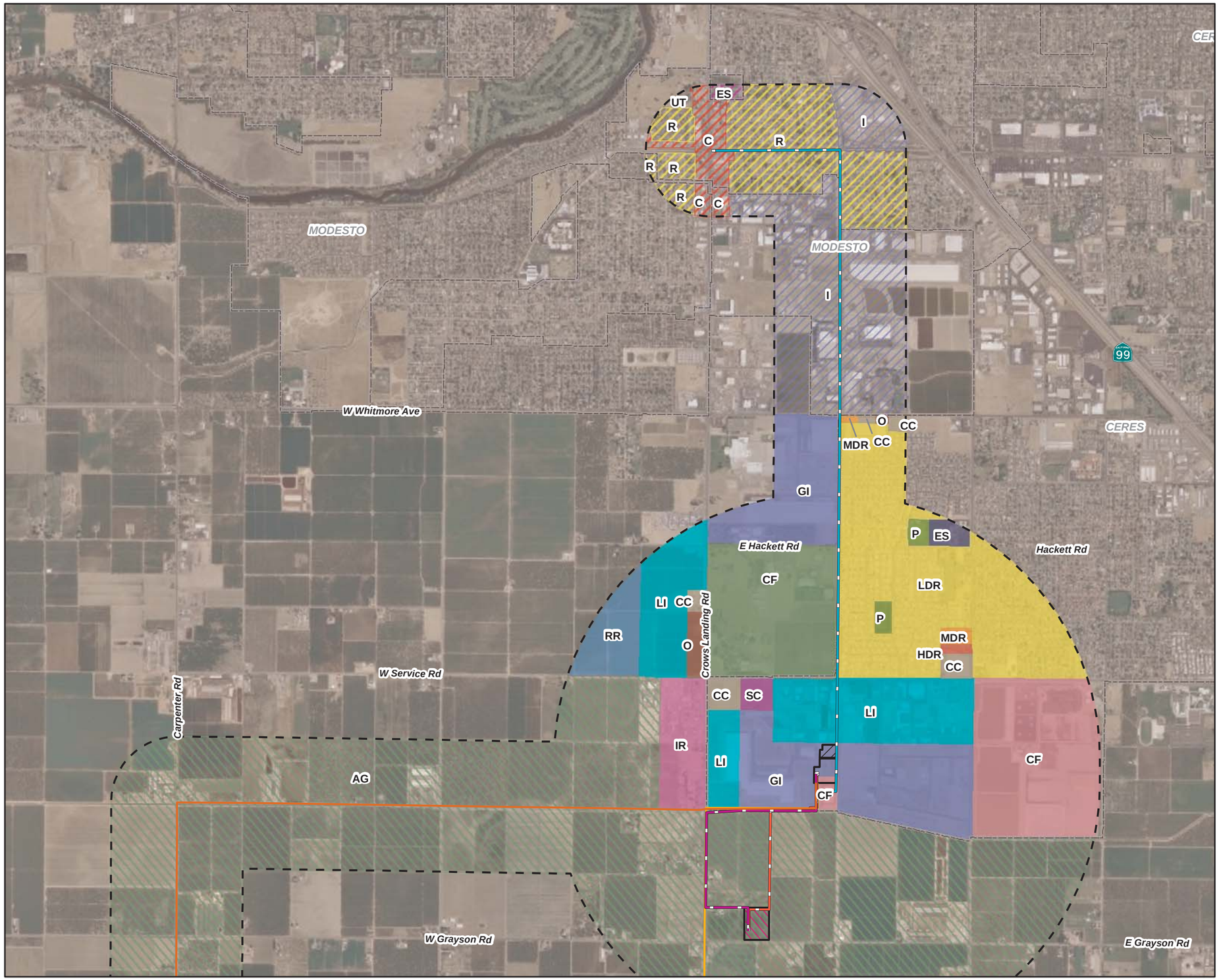
The A2PP site and construction parking and laydown area are designated by the City of Ceres as General Industrial (City of Ceres, 2008a). The natural gas pipeline and transmission Corridors 1 and 2 are located on land that is designated as General Industrial and Industrial Reserve by the City of Ceres, and Agriculture by Stanislaus County (Stanislaus County, 2000a; City of Modesto, 2008a). The reconductored 69-kV sub-transmission line route is on land designated Industrial and Residential by the City of Modesto, and Light Industrial, General Industrial, Community Facility, and Low Density Residential by the City of Ceres (City of Modesto, 2008a; City of Ceres, 2008a).

Table 5.6-3 lists the City and County General Plan land use designations and allowable uses within 1 mile of the power plant site and within 0.25 mile of project linears.

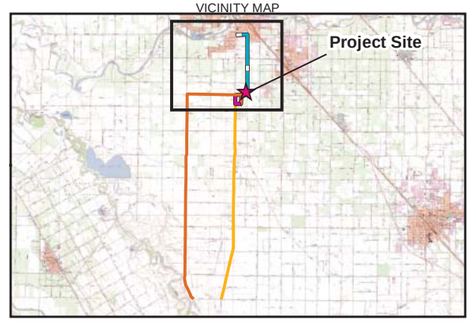
5.6.1.3.2 Zoning Designations within the Study Area

The zoning ordinance serves as the legal mechanism for implementation of the General Plan. It defines zones that dictate permitted uses, and can include design requirements such as setbacks and height limits. The City and County zoning ordinances are enforced by their respective planning and building departments.

The power plant, construction laydown area, and a portion of the natural gas pipeline, transmission Corridors 1 and 2, and the reconductored 69-kV sub-transmission line are zoned "Planned Community (PC)-50" by the City of Ceres. The purpose of the PC District is to establish a level of pre-planning for development of land and to encourage innovative design while ensuring good land use relationships and compatibility of uses. PC-50 is governed by the Service Road Industrial Master Plan, which permits community facilities, wholesale and community commercial, and light and general industrial such as the A2PP, all as defined by the Ceres Municipal Code (City of Ceres, 2008b).



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

General Plan Designations

City of Ceres

- Industrial, IND
- Industrial Reserve, IR
- Community Facility, CF
- Residential Reserve, RR
- Community Commercial, CC
- Community Facilities, CF
- Elementary School, ES
- General Industrial, GI
- High-Density Residential, HDR
- Light Industrial, LI
- Low Residential, LDR
- Medium - Density Residential, MDR
- Office, O
- Park, P
- Service Commercial, SC

City of Modesto

- Commercial, C
- Elementary School, ES
- Industrial, I
- Urban Transition, UT
- Residential, R

Stanislaus County

- Agriculture, AG

N

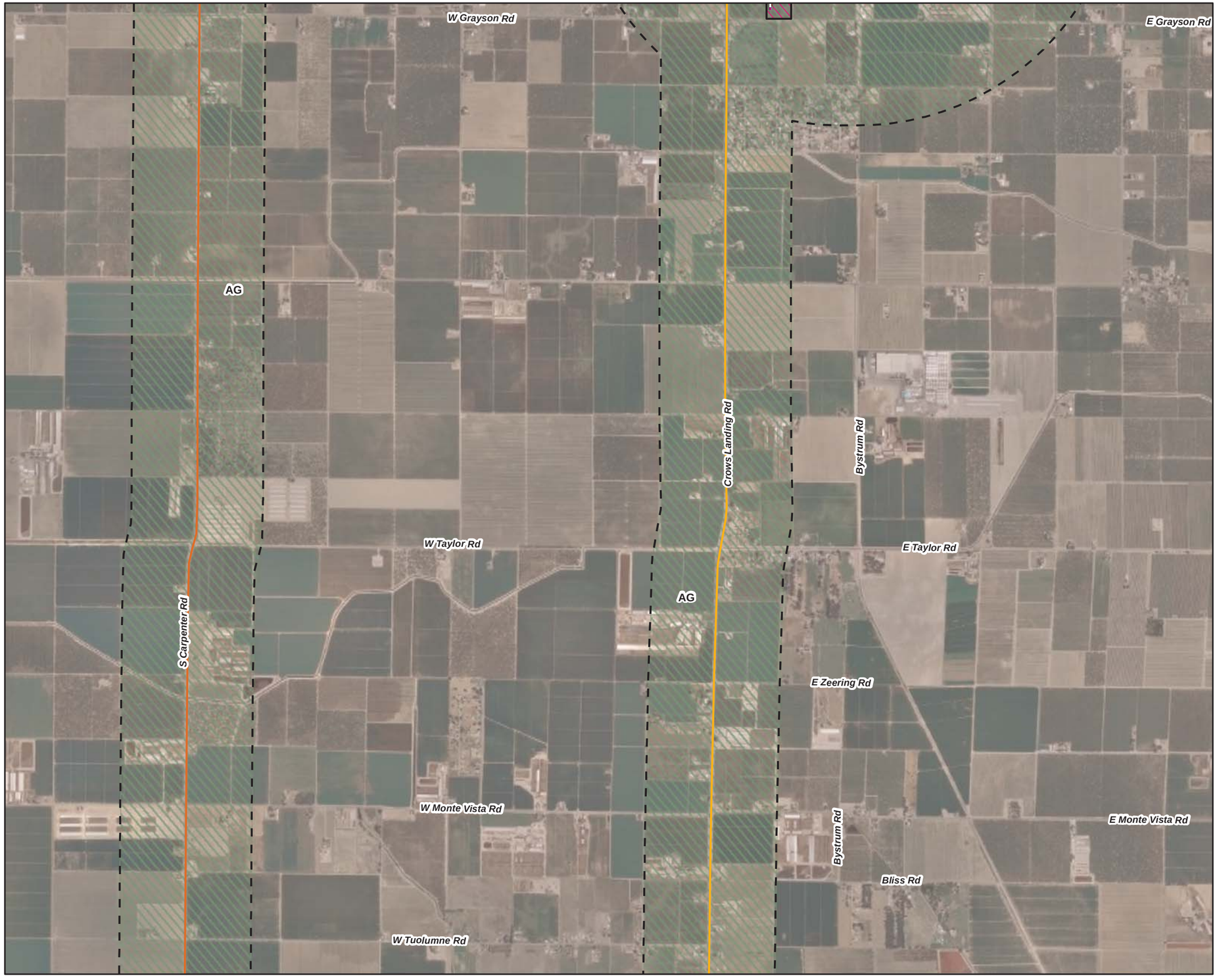
0 1,000 2,000
Feet

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Stanislaus County General Plan, 2008a. City of Ceres General Plan, 2008a. City of Modesto General Plan, 2008a.
3. The Grayson Substation is being developed as a separate Project

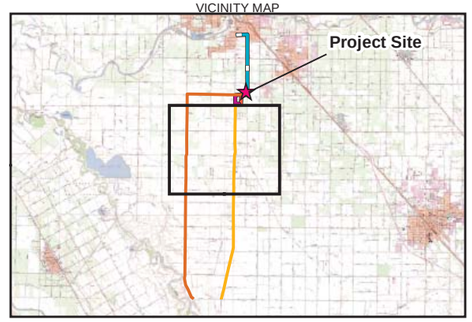
This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

FIGURE 5.6-3A
GENERAL PLAN DESIGNATIONS
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

General Plan Designations

City of Ceres

- Industrial, IND
- Industrial Reserve, IR
- Community Facility, CF
- Residential Reserve, RR
- Community Commercial, CC
- Community Facilities, CF
- Elementary School, ES
- General Industrial, GI
- High-Density Residential, HDR
- Light Industrial, LI
- Low Residential, LDR
- Medium - Density Residential, MDR
- Office, O
- Park, P
- Service Commercial, SC

City of Modesto

- Commercial, C
- Elementary School, ES
- Industrial, I
- Urban Transition, UT
- Residential, R

Stanislaus County

- Agriculture, AG

N

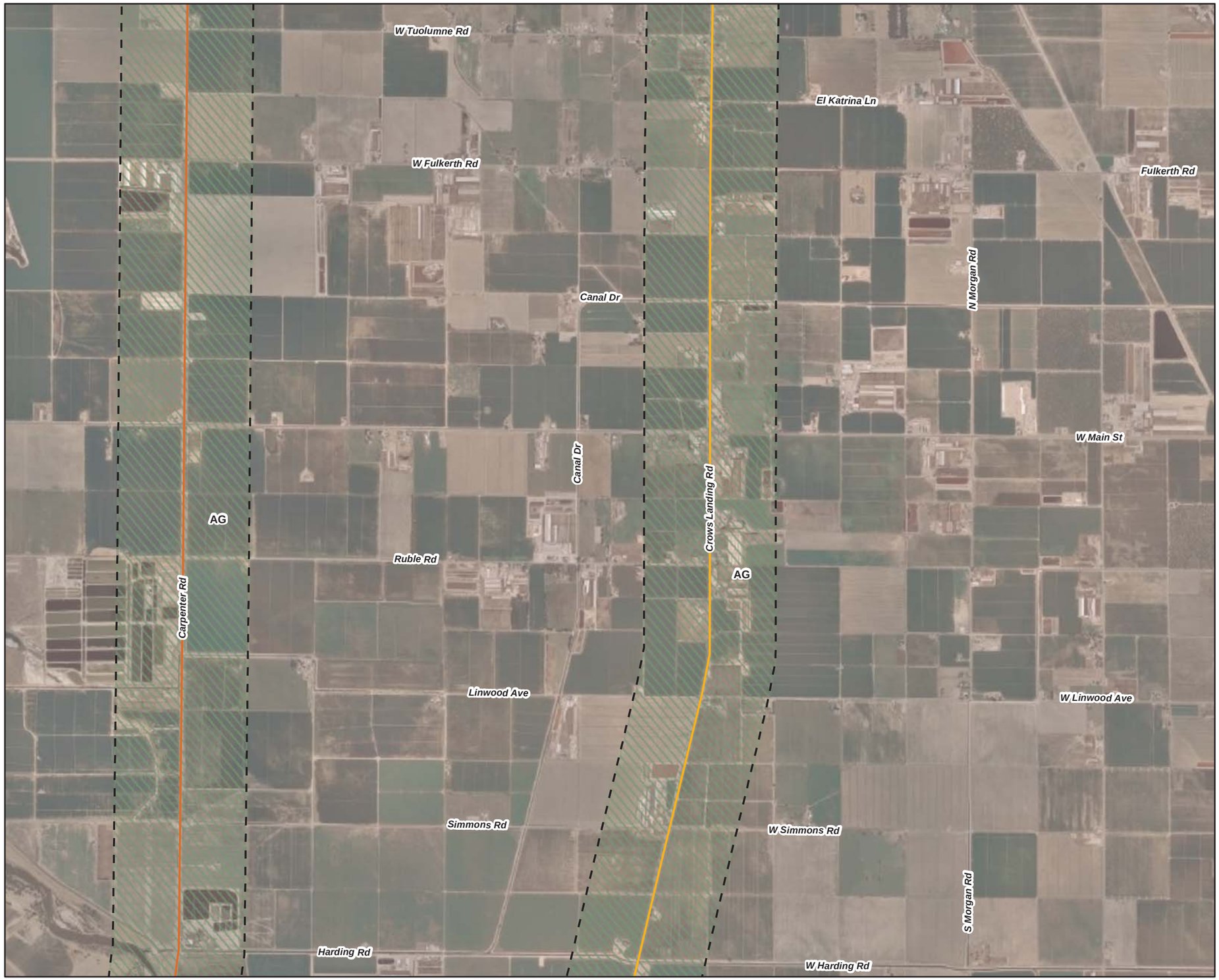
0 1,000 2,000

Feet

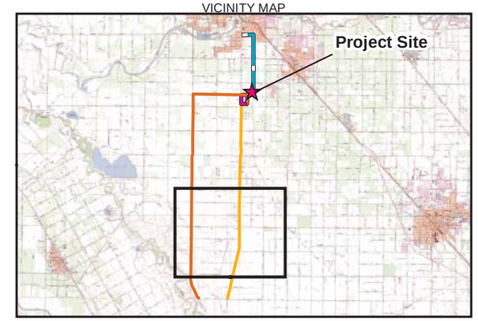
Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Stanislaus County General Plan, 2008a. City of Ceres General Plan, 2008a. City of Modesto General Plan, 2008a.
3. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

FIGURE 5.6-3B
GENERAL PLAN DESIGNATIONS
ALMOND 2 POWER PLANT
CERES, CALIFORNIA



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

General Plan Designations

City of Ceres

- Industrial, IND
- Industrial Reserve, IR
- Community Facility, CF
- Residential Reserve, RR
- Community Commercial, CC
- Community Facilities, CF
- Elementary School, ES
- General Industrial, GI
- High-Density Residential, HDR
- Light Industrial, LI
- Low Residential, LDR
- Medium - Density Residential, MDR
- Office, O
- Park, P
- Service Commercial, SC

City of Modesto

- Commercial, C
- Elementary School, ES
- Industrial, I
- Urban Transition, UT
- Residential, R

Stanislaus County

- Agriculture, AG

N

0 1,000 2,000
Feet

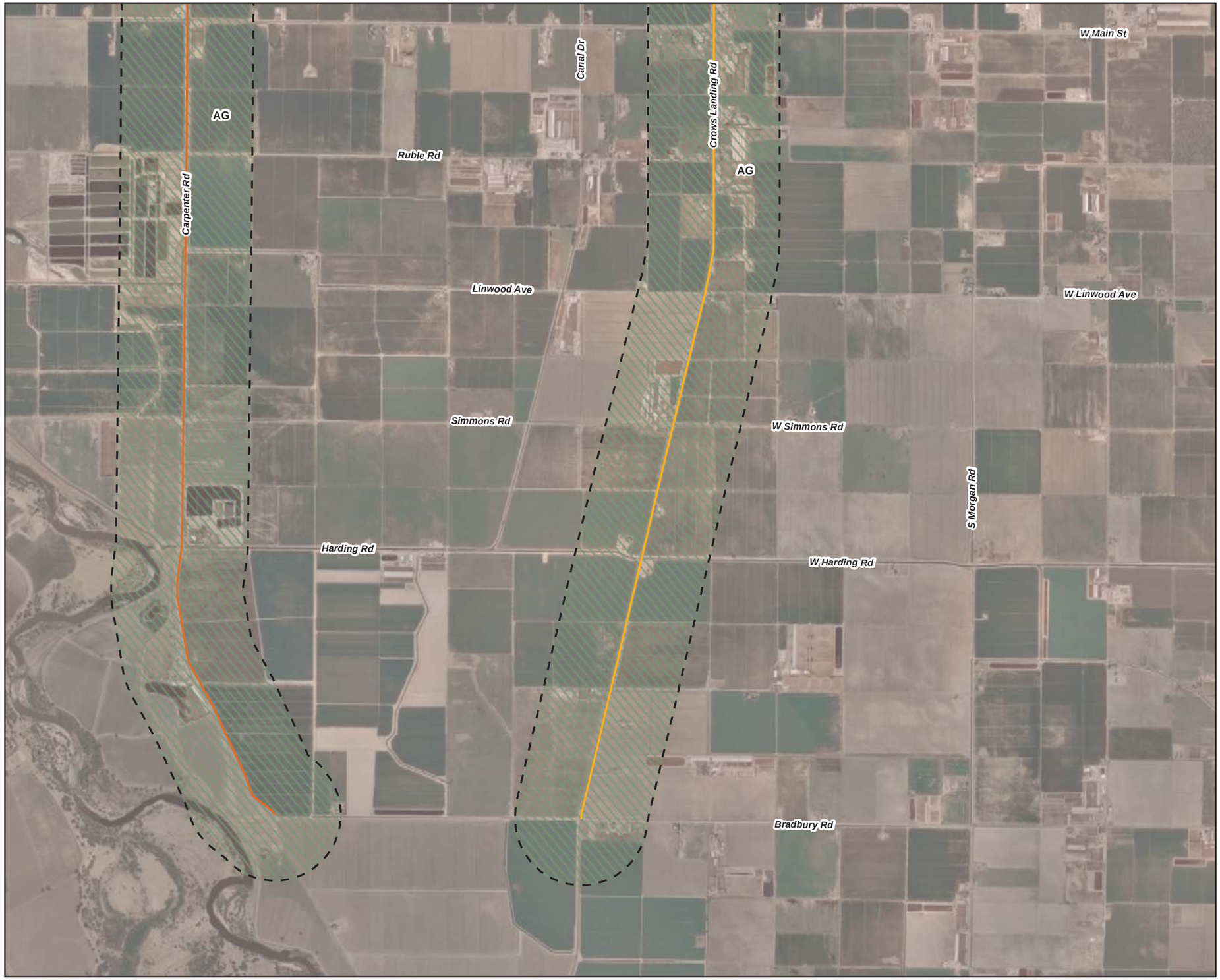
Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Stanislaus County General Plan, 2008a. City of Ceres General Plan, 2008a. City of Modesto General Plan, 2008a.
3. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

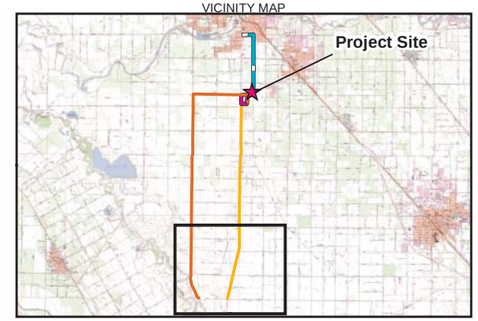
FIGURE 5.6-3C
GENERAL PLAN DESIGNATIONS
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL

SAC\\ZION\SACGIS\PROJ\TURLOCKIRRIGATIONDIS\383194\MAPFILES\APP_GP.MXD MHASKELL 4/21/2009 13:04:40



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

General Plan Designations

City of Ceres

- Industrial, IND
- Industrial Reserve, IR
- Community Facility, CF
- Residential Reserve, RR
- Community Commercial, CC
- Community Facilities, CF
- Elementary School, ES
- General Industrial, GI
- High-Density Residential, HDR
- Light Industrial, LI
- Low Residential, LDR
- Medium - Density Residential, MDR
- Office, O
- Park, P
- Service Commercial, SC

City of Modesto

- Commercial, C
- Elementary School, ES
- Industrial, I
- Urban Transition, UT
- Residential, R

Stanislaus County

- Agriculture, AG

N

0 1,000 2,000
Feet

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Stanislaus County General Plan, 2008a. City of Ceres General Plan, 2008a. City of Modesto General Plan, 2008a.
3. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

FIGURE 5.6-3D
GENERAL PLAN DESIGNATIONS
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL

TABLE 5.6-3
General Plan Land Use Designations and Allowable Uses

Land Use Designation	Allowable Uses
City of Ceres – Applicable to Areas Adjacent to the Project Site, and Laydown Area within a 1-mile Radius	
General Industrial (GI)	Designation is applied primarily in the western area of the General Plan Planning Area, and allows for a wide range of industrial uses. It provides for large-scale industrial/manufacturing uses, including manufacturing, food processing, motor vehicle service and repair, contractor yards, feed and fuel facilities, truck yards and terminals, warehousing and storage, wholesale, solid waste management and recycling, construction supplies and building material facilities, offices, and recreational uses. Uses located on sites adjacent to rail lines, major streets, and good freeway access are desirable. Development should not exceed a Floor Area Ratio (FAR) of 0.65.
Light Industrial (LI)	Provides for light industrial and heavy commercial uses, including light manufacturing and fabricating, contractor yards, vehicle service/repair, wholesale, lumber yards, hardware stores or other similar industrial and heavy commercial uses, offices, and recreational uses. Development should not exceed a FAR of 0.5.
Residential Reserve (RR)	Areas within the Planning Area that are not required to accommodate projected development through 2015 are designated as Residential Reserve, to indicate an overall intent that these areas will eventually be developed with residential uses.
Low Density Residential (LDR)	Provides opportunities for single-family homes on lots typically ranging in size from 5,000 to 7,000 square feet. Residential densities may not exceed 7.0 dwelling units (du) per gross acre.
Medium Density Residential (MDR)	Provides opportunities for single-family, attached family and multiple-family homes at relatively high densities on lots typically ranging in size from 3,000 to 5,000 square feet. Residential densities range from 7.0 to 12 du per gross acre.
High Density Residential (HDR)	Provides opportunities for attached family and multiple family homes at relatively high densities. Residential densities range from 12 to 25 du per gross acre.
Community Facilities (CF; CF-PSF)	Applies to the City's major public and private facilities and institutional uses, including the existing Almond Power Plant. Most common are public safety facilities (i.e., fire stations).
Community Commercial (CC)	Provides for a full range of retail and service uses such as retail stores, food, drug stores, clothing stores, specialty shops, motor vehicle sales and service, home furnishings, durable goods, real estate offices, restaurants, entertainment uses, florists, hotels/motels, and other similar uses that serve the general community. Development should not exceed a FAR of 0.5.
Service Commercial (SC)	Provides for heavy and wholesale commercial uses that do not need highly visible locations, or in locations where noise levels or other conditions may limit the suitability for other commercial uses. These uses can serve as a buffer between the freeway and residential or retail-oriented commercial areas. Allowable uses include repair facilities, distributing uses, building material sales, auto sales, and storage uses. Development should not exceed a FAR of 0.5.
Neighborhood Commercial (NC)	Provides for neighborhood retail and service uses such as supermarkets, pharmacies, dry cleaners, video stores, and other uses that serve nearby residential areas. Development should not exceed a FAR of 0.5.

TABLE 5.6-3
General Plan Land Use Designations and Allowable Uses

Land Use Designation	Allowable Uses
Elementary Schools (ES)	Applies to existing and proposed public schools.
Office (O)	Provides for medical, professional, administrative, general office, and limited commercial services such as restaurants, dry cleaners, and other similar uses intending to serve employees of the surrounding office uses. Development should not exceed a FAR of 1.0.
Parks (P)	Applies to existing and proposed public parks.
Residential Reserve (RR)	Applies to properties within the Planning Area considered for development with residential uses beyond the 2015 General Plan time frame. Allowable uses include those uses specified under Agriculture (A) designation, underlying County zoning, and existing rural residential uses. Limited unincorporated development consistent with County zoning is permitted; however, no substantial urban development or annexation may occur on these lands before the General Plan is amended to specify a primary land use designation for the property.
Agriculture (A)	Provides for agriculture and related uses with a 10-acre minimum lot size, and is generally applied to those lands outside of the City's Urban Growth Area.
City of Ceres – Applicable to a Portion of the Natural Gas Pipeline and Transmission Corridors 1 and 2, and the Reconductored 69-kV Sub-transmission Line and Land within a 0.25-mile Radius	
General Industrial (GI)	Designation is applied primarily in the western area of the General Plan Planning Area, and allows for a wide range of industrial uses. It provides for large-scale industrial/manufacturing uses, including manufacturing, food processing, motor vehicle service and repair, contractor yards, feed and fuel facilities, truck yards and terminals, warehousing and storage, wholesale, solid waste management and recycling, construction supplies and building material facilities, offices, and recreational uses. Uses located on sites adjacent to rail lines, major streets, and good freeway access are desirable. Development should not exceed a FAR of 0.65.
Industrial Reserve (IR)	Areas within the Planning Area that are not required to accommodate projected development through 2015 are designated as Industrial Reserve, to indicate an overall intent that these areas will eventually be developed with industrial uses.
Agriculture (A)	Provides for agriculture and related uses with a 10-acre minimum lot size, and is generally applied to those lands outside of the City's Urban Growth Area.
City of Modesto – Applicable to a Portion of the Reconductored 69-kV Sub-transmission Line and Land within a 0.25-mile Radius	
Industrial (I)	Provides for a full range of industrial uses, including but not limited to manufacturing, food processing, trucking, packing, and recycling, as well as those enterprises which may want to combine office and production aspects of their business in the same complex. Development should not exceed 0.3 to 0.5 FAR.
Residential (R)	Provides single-family detached housing, single-family attached housing, multi-family housing, and mobile homes up to 7.5 du per acre. Compatible uses in the residential designation may include schools, parks, and religious or community facilities.

TABLE 5.6-3
General Plan Land Use Designations and Allowable Uses

Land Use Designation	Allowable Uses
Commercial (C)	Provides for a range of commercial uses to serve the current and planned needs of Modesto's population. This designation encompasses a variety of service and retail uses, including but not limited to business, medical, and professional offices other than large office campuses, neighborhood retail centers, convenience retail, highway-oriented commerce (restaurants, gas stations, automotive repair, and service), Regional Commercial uses, and the downtown commercial districts. Development should not exceed a FAR of 0.35.
Stanislaus County – Applicable to Natural Gas Pipeline and Transmission Corridors 1 and 2 and Adjacent Areas within a 0.25-mile Radius	
General Agriculture	The majority of Stanislaus County is productive agricultural land. It is intended to preclude incompatible urban development within agricultural areas. The General Plan recognizes that areas identified as suitable for open space, recreation uses, or ranchette areas, including those in South Ceres, are also appropriate for the Agriculture designation.

Sources: City of Ceres, 1997, 2008a; City of Modesto, 2008a; Stanislaus County, 2000a; Camarena, 2008.

The reconductored 69-kV sub-transmission line is located on land that is designated as M-2 Heavy Industrial and R-1 Low Density Residential within the City of Modesto. The natural gas pipeline and transmission Corridors 1 and 2 are located on land that is designated as General Agriculture by Stanislaus County.

The zoning designations for land that is within a 1-mile radius of the project site and linears are listed in Table 5.6-4. The distribution of the zoning relative to the project site and linears is shown in Figures 5.6-4a through 5.6-4d.

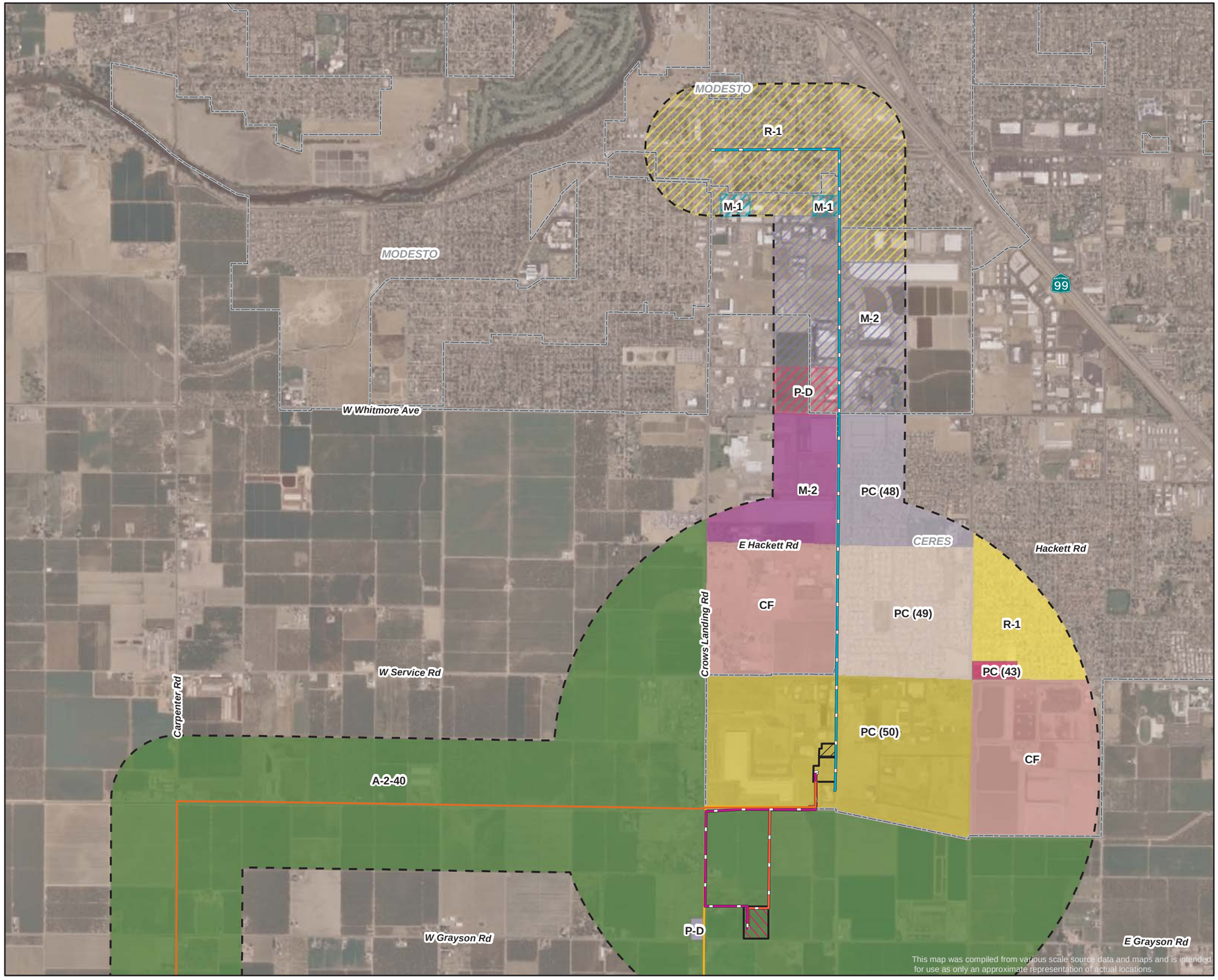
TABLE 5.6-4
Zoning Designations and Allowable Activities

Zoning Designation	Allowable Uses
City of Ceres – Applicable to Areas Adjacent to the Project Site, and Laydown Area within a 1-mile Radius	
Planned Community (PC)-48 and -49	The purpose of the PC District is to establish a level of pre-planning for development of land and to encourage innovative design while ensuring good land use relationships and compatibility of uses. PC-48 is governed by the Westpoint Master Plan, and PC-49 is governed by the Brown Annexation Master Plan, allowing residential uses and commercial which support the residential population.
Single Family Residential (R-1)	The purpose of the R-1 District is to provide for development of single-family residences with schools, parks, open spaces, and other public services.
Community Facility (C-F)	The purpose of the C-F District is to accommodate governmental, public utility, public education facilities, and quasi-public medical, cultural, and service facilities.
General Industrial (M-2) (Prezone)	The purpose of the M-2 District is to accommodate heavy industrial uses including manufacturing, processing and packaging; rail yards and repair shops, truck and motor terminals, and public and quasi-public storage and corporation yards.

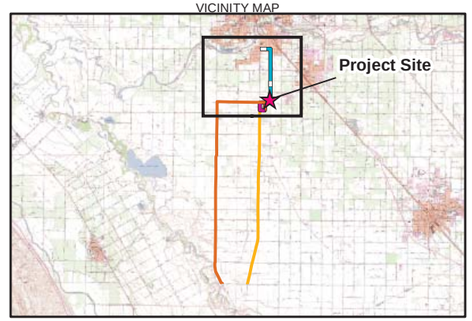
TABLE 5.6-4
Zoning Designations and Allowable Activities

Zoning Designation	Allowable Uses
City of Ceres – Applicable to a Portion of the Natural Gas Pipeline and Transmission Corridors 1 and 2, and the Reconductored 69-kV Sub-transmission Line within a 0.25-mile Radius	
Planned Community (PC)-50	The purpose of the PC District is to establish a level of pre-planning for development of land and to encourage innovative design while ensuring good land use relationships and compatibility of uses. PC-50 is governed by the Service Road Industrial Master Plan, which permits community facilities, wholesale and community commercial, and light and general industrial, as defined by the Ceres Municipal Code.
City of Modesto – Applicable to a Portion of Transmission Line within a 0.25-mile Radius	
Heavy Industrial (M-2)	The purpose of the M-2 District is to provide for heavy industrial uses, such as manufacturing, processing, and fabricating plants. Utility development is permitted as a conditional use.
Light Industrial (M-1)	The purpose of the M-1 District is to provide for industrial uses, such as breweries, recycling process facilities, and lumber and wood production facilities. Utility development is permitted as a conditional use.
Low Density Residential (R-1)	R-1 Districts typically include single-family and two-family homes, or a duplex if on a corner lot. Utility development is permitted as a conditional use.
Medium High Density Residential (R-3)	R-3 Districts permit higher density multi-family residential development. The number of dwelling units allowed is determined by the lot size.
Planned Development (P-D)	The purpose of the P-D District is to encourage creative and effective land uses for mixed and multi-purpose development. Planned Development Zones are individually tailored to specific parcels.
Neighborhood Commercial (C-1)	The purpose of the C-1 district is to encourage retail and service uses that typically serve neighborhoods such as grocery stores and banks.
Stanislaus County – Applicable to the Natural Gas Pipeline and Transmission Corridors 1 and 2 and Adjacent Areas within a Quarter-Mile Radius	
General Agriculture District (A-2-40)	The purpose of this District is to support and enhance agriculture as the predominant use in unincorporated areas of the County, and to protect open space lands. Public utility development may be allowed (as a Tier 3 use) when the Planning Commission finds that the use as proposed will not 1) be substantially detrimental to or in conflict with the agricultural use of the property or in the vicinity, and 2) be located in one of the County's most productive agricultural areas, as defined by the General Plan and approved by the County.
Planned Development (P-D)	The purpose of the P-D District is to provide opportunities for creative and cohesive design concepts. All uses, when consistent with the General Plan, are permitted in P-D districts and are subject to approval of a development plan by the planning commission.

Sources: City of Ceres, 2008b; City of Modesto, 2008b; Stanislaus County, 2008a and 2007.



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

City of Ceres

- Community Facility, CF
- Heavy Industrial, M-2
- Planned Community, PC(43)
- Planned Community, PC(48)
- Planned Community, PC(49)
- Planned Community, PC(50)
- Single Family Residential, R-1

City of Modesto

- Heavy Industrial, M-2
- Light Industrial, M-1
- Low-Density Residential, R-1
- Planned Development, P-D

Stanislaus County

- General Agriculture, A-2-40
- Planned Development, P-D

Notes:

1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Zoning for Stanislaus County, 2007a, City of Ceres 2008b Zoning Map, City of Modesto 2008b.
3. The Grayson Substation is being developed as a separate Project

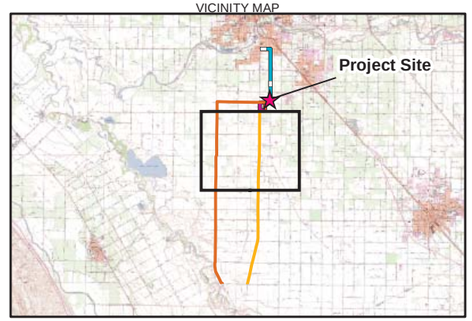
N

0 1,000 2,000

Feet

FIGURE 5.6-4A
ZONING DESIGNATION
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

City of Ceres

- Community Facility, CF
- Heavy Industrial, M-2
- Planned Community, PC(43)
- Planned Community, PC(48)
- Planned Community, PC(49)
- Planned Community, PC(50)
- Single Family Residential, R-1

City of Modesto

- Heavy Industrial, M-2
- Light Industrial, M-1
- Low-Density Residential, R-1
- Planned Development, P-D

Stanislaus County

- General Agriculture, A-2-40
- Planned Development, P-D

Notes:

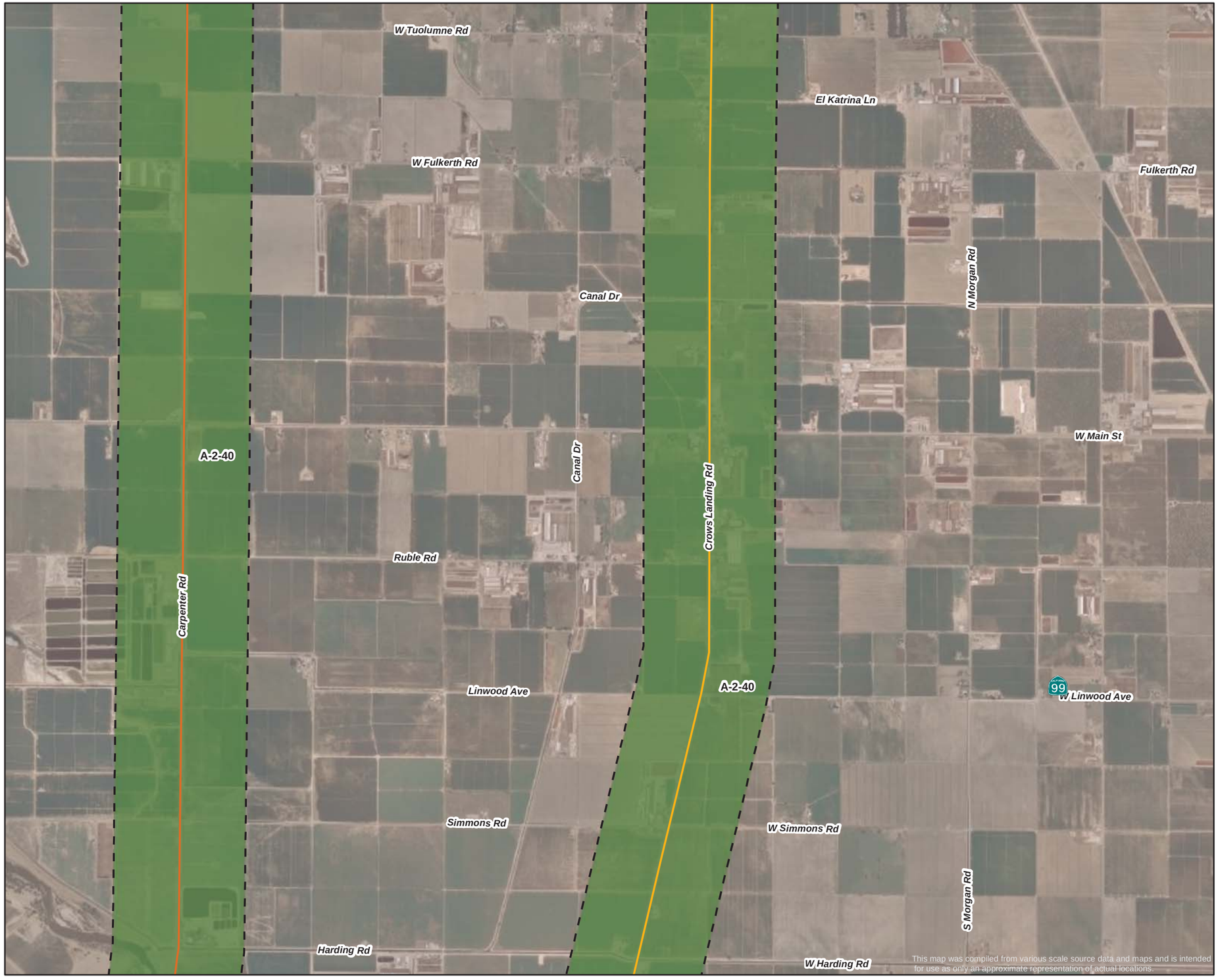
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Zoning for Stanislaus County, 2007a, City of Ceres 2008b Zoning Map, City of Modesto 2008b.
3. The Grayson Substation is being developed as a separate Project

N

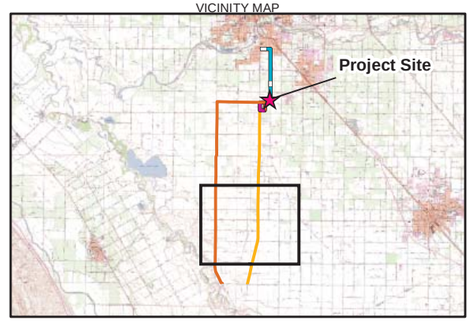
0 1,000 2,000

Feet

FIGURE 5.6-4B
ZONING DESIGNATION
ALMOND 2 POWER PLANT
CERES, CALIFORNIA



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

City of Ceres

- Community Facility, CF
- Heavy Industrial, M-2
- Planned Community, PC(43)
- Planned Community, PC(48)
- Planned Community, PC(49)
- Planned Community, PC(50)
- Single Family Residential, R-1

City of Modesto

- Heavy Industrial, M-2
- Light Industrial, M-1
- Low-Density Residential, R-1
- Planned Development, P-D

Stanislaus County

- General Agriculture, A-2-40
- Planned Development, P-D

Notes:

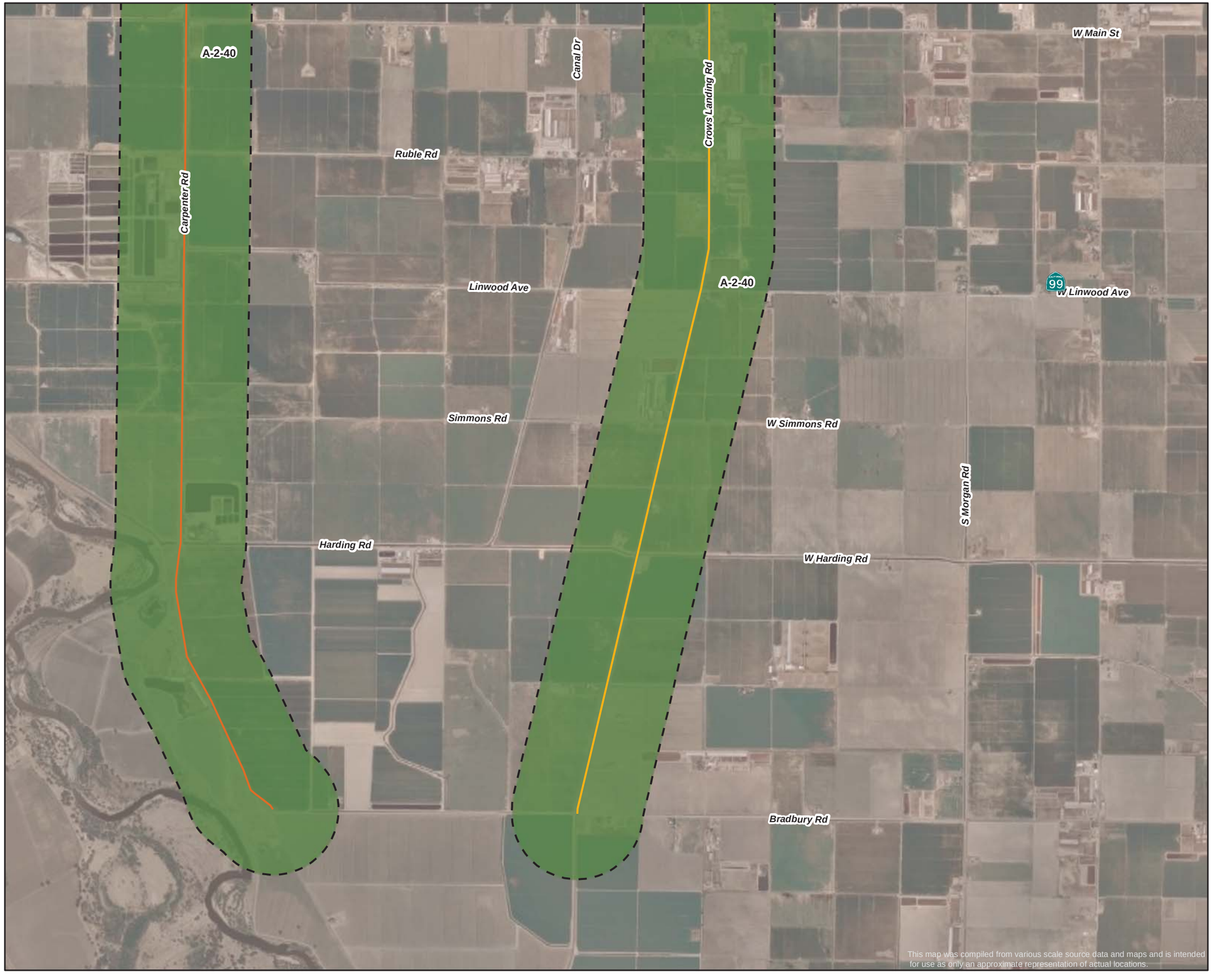
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Zoning for Stanislaus County, 2007a, City of Ceres 2008b Zoning Map, City of Modesto 2008b.
3. The Grayson Substation is being developed as a separate Project

N

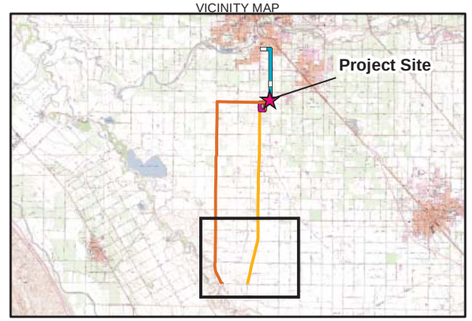
0 1,000 2,000

Feet

FIGURE 5.6-4C
ZONING DESIGNATION
ALMOND 2 POWER PLANT
CERES, CALIFORNIA



VICINITY MAP



LEGEND

- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Buffer
- City Boundaries
- Proposed Grayson Substation
- Laydown Area
- Project Site

City of Ceres

- Community Facility, CF
- Heavy Industrial, M-2
- Planned Community, PC(43)
- Planned Community, PC(48)
- Planned Community, PC(49)
- Planned Community, PC(50)
- Single Family Residential, R-1

City of Modesto

- Heavy Industrial, M-2
- Light Industrial, M-1
- Low-Density Residential, R-1
- Planned Development, P-D

Stanislaus County

- General Agriculture, A-2-40
- Planned Development, P-D

Notes:
1. 1 mile around Project Site, 1/4 mile around Natural Gas Pipelines and Transmisson Corridors.
2. Source: Zoning for Stanislaus County, 2007a, City of Ceres 2008b Zoning Map, City of Modesto 2008b.
3. The Grayson Substation is being developed as a separate Project

N

0 1,000 2,000
Feet

FIGURE 5.6-4D
ZONING DESIGNATION
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

CH2MHILL

5.6.1.3.3 Service Road Industrial Master Plan

The Service Road Industrial Master Plan provides a conceptual framework for the installation of public facilities, provision of public services, and future development within a 323-acre area bounded by Morgan Road to the east, TID Lateral 2 to the south, Crows Landing Road to the west, and East Service Road to the north. Figure 5.6-5a shows the boundaries for the Service Road Industrial Master Plan.

The Service Road Industrial Area was prezoned in 1990 to Planned Community (PC), requiring the preparation of an area-wide Master Plan that ensured that the City of Ceres growth and development are orderly and comprehensively planned. The Master Plan was approved in February 1996, and later amended in June 1999. The Service Road Industrial Master Plan is denoted in City zoning regulations as PC-50, which allows industrial uses like the A2PP, and includes development standards and policies required to be followed by developers pertaining to architectural building design, landscaping, parking, streets and traffic circulation, and public infrastructure.

Land use zones in the Master Plan include Light Industrial (M-1), General Industrial (M-2), and Community Facility (C-F); and Community Commercial (C-2) and Wholesale Commercial (C-3) permissible only in the plan area west of the UPRR. Uses and development standards within the PC zone are governed by the corresponding zones contained in the Ceres Municipal Code. The Master Plan zone designation applicable to the A2PP site and project linears is M-2 General Industrial. Allowable land uses and corresponding acreages for the Industrial Master Plan are summarized in Table 5.6-5. Figure 5.6-5a illustrates the boundaries of master plan use classifications relative to the power plant site and linears.

TABLE 5.6-5
Land Use Classifications for the Service Road Industrial Master Plan

Land Use Classification	No. of Acres	Description of Existing or Planned Allowable Uses
Community Facility (C-F)	6	Comprises existing TID facilities, including the 1-acre Gilstrap Substation at the southwest corner of Service Road and Morgan Road, and the 5-acre Almond Power Plant at the northwest corner of the UPRR and TID Lateral 2. The purpose of the C-F District is to accommodate governmental, public utility, public education facilities, and quasi-public medical, cultural, and service facilities.
Community Commercial (C-2)	20	These uses are intended for the development of a community-oriented shopping center, with an emphasis on servicing the needs of the surrounding daytime workforce.
Wholesale Commercial (C-3)	19	These uses are intended to develop with wholesale and heavy service commercial uses (i.e., building materials yards, nursery wholesalers, auto sales).
Light Industrial (M-1)	134	These uses are for development of light and specialized industrial uses and research and development uses.

TABLE 5.6-5
Land Use Classifications for the Service Road Industrial Master Plan

Land Use Classification	No. of Acres	Description of Existing or Planned Allowable Uses
General Industrial (M-2)	144	These uses are for the development of heavy industrial uses. As defined by the Ceres Municipal Code, principal uses in the General Industrial zones include manufacturing, processing and packaging; rail yards and repair shops, truck and motor terminals, and public and quasi-public storage and corporation yards.
Total acreage	**323**	

Source: City of Ceres, 1999; City of Ceres, 2008b.

5.6.1.3.4 Amendment No. 1 to the Redevelopment Plan for the Ceres Redevelopment Project

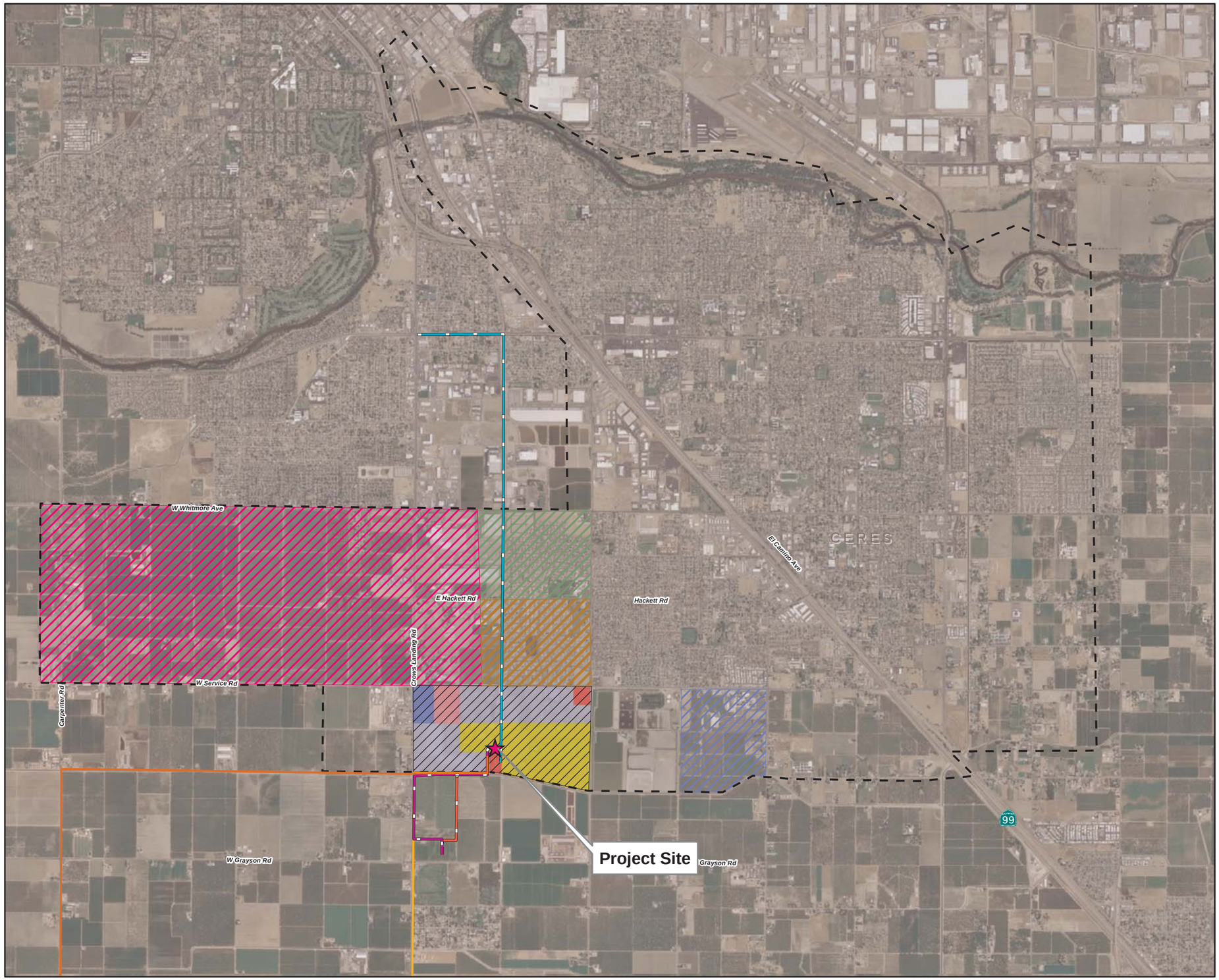
The Ceres Redevelopment Agency, formed in 1990, established the redevelopment project area to revitalize the community by attracting new development. The City's goals and objectives for redevelopment were formalized in 1991 in the City's Redevelopment Plan (City of Ceres, 1991 and 2002a). In 2002, the redevelopment area was expanded with the addition of 810 acres of City land and lands within unincorporated Stanislaus County, including the A2PP study area. A revised Redevelopment Plan for the expanded project area was issued in 2002, and outlines the City's redevelopment actions for land acquisition; redevelopment and redesign of public areas; construction of community facilities; and affordable housing development. To date, revitalization efforts have focused on downtown Ceres, and not in the project area. Figure 5.6-5b shows the boundaries for the redevelopment plan area in the vicinity of the project site, west of State Route 99 (City of Ceres, 2002b).

5.6.1.3.5 Airport Land Use Commission Plan

The Airport Land Use Commission Plan (2004) addresses land uses within 2 miles of five airports within Stanislaus County: Modesto City-County Airport, Oakdale Municipal Airport, Patterson Airport, Turlock Airpark, and Crows Landing Naval Auxiliary Landing Field. The project, including its linear elements, is not located within the planning boundaries for these five airports. Because the project site is located approximately 20,000 feet of the Modesto City-County Airport, a discussion regarding the airport may be found in Section 5.12, Traffic and Transportation.

5.6.2 Recent Discretionary Review by Public Agencies

The City of Ceres has jurisdiction over land use planning within city limits, which includes the parcel of land upon which the power plant site and construction and equipment laydown area will be located. The Stanislaus County has jurisdiction over land use planning on unincorporated county lands, including those lands where the natural gas pipeline will be located. Therefore, a list of discretionary approvals from both the City of Ceres and Stanislaus County was requested.



LEGEND

- Project Site
- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Ceres Sphere of Influence
- Brown Annexation Master Plan
- Copper Trails Master Pland and Annexation
- West Ceres Specific Plan
- Westpoint Master Plan
- Service Road Industrial Master Plan
- M-2
- M-1
- C-F
- C-3
- C-2

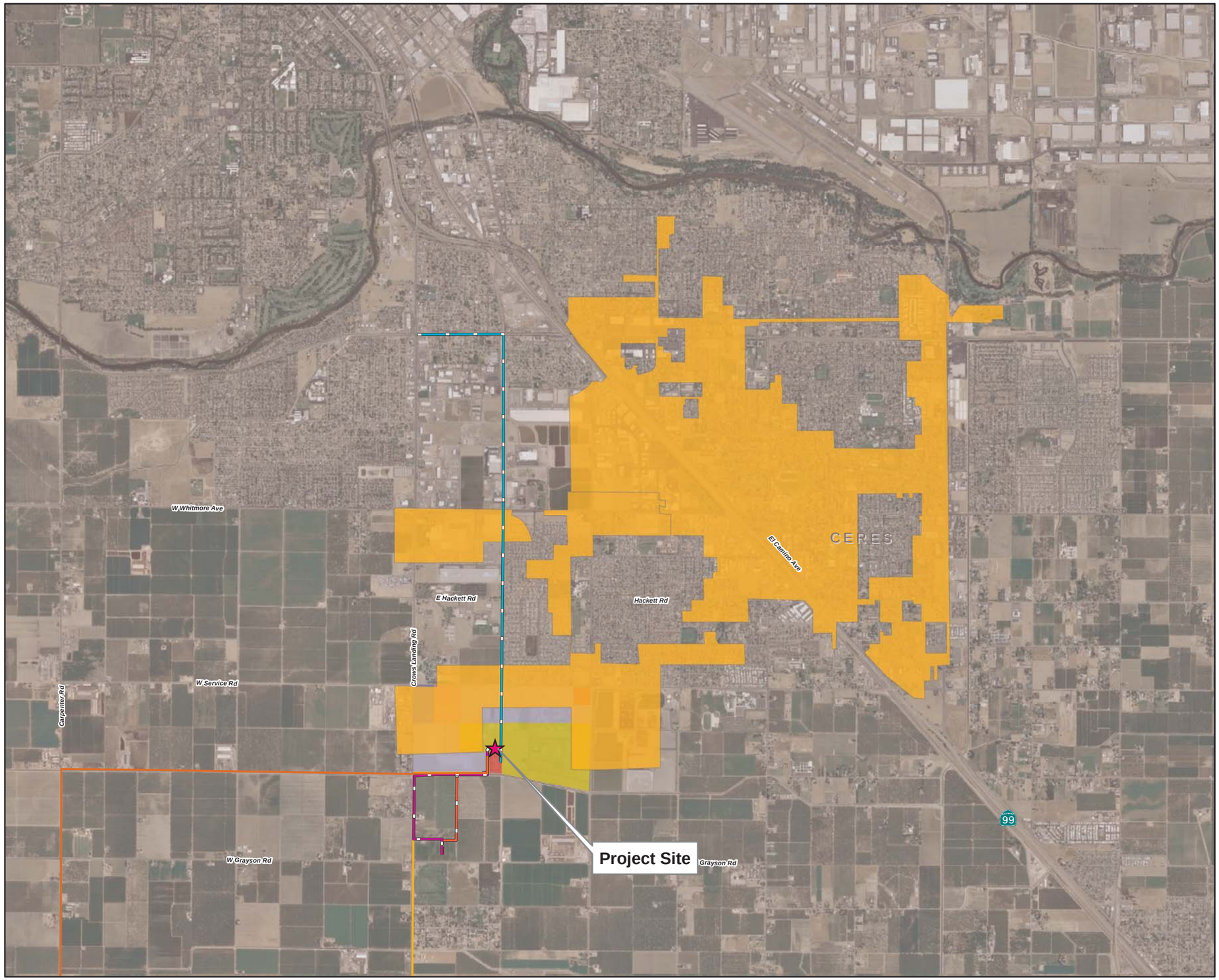
Notes:
1. Source: City of Ceres, 2002b
2. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

N

0 1,500 3,000
Feet

FIGURE 5.6-5A
AREA PLANS IN VICINITY OF THE PROJECT
ALMOND 2 POWER PLANT
CERES, CALIFORNIA



LEGEND

- Project Site
- Natural Gas Pipeline (Alternate A)
- Natural Gas Pipeline (Alternate B)
- 115-kV Circuit 1 Line (Corridor 1)
- 115-kV Circuit 2 Line (Corridor 2)
- Reconductored 69kV Sub-Transmission Line
- Ceres Redevelopment Project Added Territory

Notes:
1. Source: City of Ceres, 2002b
2. The Grayson Substation is being developed as a separate Project

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.

N

0 1,500 3,000
Feet

FIGURE 5.6-5B
AREA PLANS IN VICINITY OF THE PROJECT
ALMOND 2 POWER PLANT
CERES, CALIFORNIA

Within the City of Ceres, over the past 18 months, there were 42 projects in various stages of processing with the City. Most of these projects are residential, with some commercial and industrial projects proposed. During this same period within the City of Modesto, there were 115 projects in various stages, including zoning-related applications, as well as administrative plan reviews. Table 5.6A-1 and 5.6A-2 in Appendix 5.6A includes a list of major development projects within the cities of Ceres and Modesto (Westbrook, 2009; City of Ceres, no date, 2009; City of Modesto, 2008g).

The Stanislaus County Planning Department does not maintain a list of projects that have been approved or are currently under review. Therefore, a list of building permits approved by the County was obtained from the Stanislaus County Building Permits Division (Camarena, 2008). Within Stanislaus County, over the past 18 months, there were 936 projects that were each valued at over $25,000 in various stages of processing with the County. These projects were located in unincorporated areas throughout the county, as well as incorporated cities and towns. The types of projects include residential projects such as new residences, additions and remodels to existing residences, manufactured and mobile home renovations; commercial and industrial projects, such as new buildings, building conversions and improvements; and infrastructure improvements such as electrical service repairs and sewer connections. Table 5.6A-3 in Appendix 5.6A includes a list of major development projects within the County (Stanislaus County, 2008h and 2009).

Project status of these City and County projects ranges from preliminary review to complete.

5.6.2.1 Population and Growth Trends

Land use and growth trends identified for the study area are based on population estimates, projections, and current land use plans. Section 5.10, Socioeconomics, discusses population and growth trends of the City of Ceres and Stanislaus County.

5.6.3 Environmental Analysis

5.6.3.1 Significance Criteria

Significance criteria for impacts to land use were determined through review of applicable state and local regulations. Because of the CEC Site Certification Process pursuant to the Warren-Alquist Act, a certified agency program pursuant to the California Environmental Quality Act (CEQA), the following criteria developed from the CEQA Guidelines and the CEQA Checklist were used to evaluate the potential environmental impacts of the project:

- Will the project physically divide an established community?
- Will the project 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?
- 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 nonagricultural use?
- Will the project involve other changes in the existing environment which, given their location and nature, could result in conversion of Farmland to nonagricultural use?

5.6.3.2 Potential Effects on Land Use during Project Construction and Operation

5.6.3.2.1 Divide an Established Community

The project will not physically divide any community. It will be located on a site that has been zoned by the City as General Industrial within an industrial master plan area, and will be located adjacent to other industrial uses. The project will be adjacent to an existing power plant within an existing industrial area. The project will not involve the displacement of existing development, nor will it result in new development that will physically divide an existing neighborhood.

The natural gas pipeline and transmission Corridors 1 and 2 and the reconductored 69-kV sub-transmission line will not physically divide established communities. The lines will be located within existing roadway rights-of-way, agricultural access roads, and utility corridors.

5.6.3.2.2 Conflict with an Applicable Land Use Plan, Policy, or Regulation

The Stanislaus County and the cities of Ceres and Modesto general plans and zoning ordinances, as well as the City of Ceres' Service Road Industrial Master Plan, identify several goals and policies that are applicable to the project. The project will conform to those goals and policies, as described in Table 5.6-7.

The current City of Ceres General Plan land use designation at the power plant site, construction laydown area, and a portion of the natural gas pipeline route and transmission Corridors 1 and 2, and the reconductored 69-kV sub-transmission line is General Industrial, allowing for large-scale industrial uses, such as those proposed for the A2PP project. The City of Ceres zoning designation for this same area is PC-50, with a further designation of M-2 General Industrial pursuant to the Service Road Industrial Plan. Principal uses of General Industrial areas include heavy manufacturing and industrial, and public and quasi-public uses. Due to the nature of the allowable activities, a power plant is considered to be consistent with these plans and policies.

A power plant is a permitted use on the A2PP parcel with a General Plan designation of General Industrial (GI) and a zoning designation of General Industrial (M-2). Because the A2PP is consistent with the site's existing General Plan designation and zoning, no land use changes are required as a matter of law for the CEC to approve the A2PP.

The existing Almond Power Plant to the south has a Community Facilities (CF) General Plan designation and also Community Facilities (CF) zoning, which also allow for power-generating uses. TID understands that the City may prefer that both projects have the same General Plan designation and zoning. Accordingly, while changes in the General Plan designation and zoning are not required for the CEC's approval of the A2PP, TID would not object if the City chooses to change the General Plan designation and zoning of

the A2PP site. If the CEC approves the A2PP and the City thereafter seeks to change the General Plan designation and the zoning of the A2PP site, the City could use the CEC's Final Decision as CEQA documentation, if any is required, for the City's follow-on actions.

The current City of Modesto General Plan land use designation for the reconductored 69-kV sub-transmission line route is Industrial and Residential. The current zoning designations for this area are M-2 Heavy Industrial and R-1 Low Density Residential, which allow utility development as a conditional use.

The current Stanislaus County General Plan land use designation for the remaining portion of the natural gas pipeline and transmission Corridors 1 and 2 is General Agriculture. The current zoning designation for this area is A-2-40 General Agriculture. The natural gas pipeline will be constructed within lands designated as A-2-40 General Agriculture likely within existing County road rights-of-way, and, therefore, will be consistent with existing County zoning. Stanislaus County allows utility development within General Agricultural districts (as a Tier 3 use) by issuance of a permit, provided that the proposed use does not conflict with the agricultural uses in the vicinity and is not located within a productive agricultural area. (Stanislaus County, 2008a).

Construction of the natural gas pipeline will be temporary, after which existing agricultural and other uses will resume. Transmission line poles for Corridor 1 will be installed within a County road right-of-way, existing TID right-of-way, or agricultural access roads (located between parcel boundaries) and not on lands actively used for agriculture. Permanent conflicts with area agricultural uses are not anticipated, and upon completion of construction, adjacent agricultural uses will resume. Transmission line poles for Corridor 2 will also be installed within County road or TID rights-of-way, or agricultural access roads (between parcel boundaries), with the exception of the final 0.07-mile route segment near the proposed Grayson Substation. Construction of this segment will result in the installation of one transmission pole on approximately 4 square feet of agricultural land, and resulting in the long-term conversion of 4 square feet of farmland to non-agricultural use. When development projects require a General Plan or Community Plan amendment from Agricultural to a residential land use designation (which is not the case with the A2PP), Stanislaus County requires the replacement of agricultural land as mitigation at a 1:1 ratio within the county (Stanislaus County, 2000c). Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, this mitigation policy does not apply and no further mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" will result in a less-than-significant impact.

5.6.3.2.3 Convert Farmland to Non-agricultural Uses

The power plant will not be located on agricultural lands, or on any parcel that has a Williamson Act or Farmland Security Act contract associated with it. The alignment of the transmission corridors and natural gas pipeline alternates will not intersect any parcels with Williamson Act or Farmland Security Act contracts.

Development of the project will occur on 4.6 acres of CDC-designated "Urban and Built Up Land." The project site is currently disturbed vacant land. Development of the construction and equipment laydown area will result in a temporary conversion of CDC-designated "Urban and Built Up Land" from disturbed vacant land to a temporary construction use.

After project construction is complete, the construction laydown area will be restored to its pre-construction land use.

Alignment of the natural gas pipeline will occur within County road rights-of-way, and will not intersect any parcels with Williamson Act or Farmland Security Act contracts. The construction corridor will be approximately 50 feet wide, therefore, construction could result in minor and temporary impacts to adjacent land to County roads designated as "Urban and Built Up Land," "Prime Farmland," "Rural," "Farmland of Statewide Importance," "Unique Farmland," and "Farmland of Local Importance."Therefore, project implementation will result in no long-term conversion of farmland to non-agricultural use.

Transmission line poles for Corridor 1 will be installed within existing TID right-of-way or agricultural access roads and not on lands actively used for agriculture. However, construction could result in minor and temporary impacts to adjacent CDC-designated "Prime Farmland," located outside of the TID right-of-way or access roads. Upon completion of construction, agricultural activities could resume.

Transmission line poles for Corridor 2 will also be placed within County road or TID rights-of-way, or agricultural access roads (between parcel boundaries), with the exception of the final 0.07-mile route segment near the proposed Grayson Substation. Construction of this segment will result in the installation of one transmission pole on approximately 4 square feet of agricultural land. When development projects require a General Plan or Community Plan amendment from Agricultural to a residential land use designation (which is not the case with A2PP), Stanislaus County requires the replacement of agricultural land as mitigation at a 1:1 ratio within the county (Stanislaus County, 2000c). Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, this mitigation policy does not apply and no further mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" will result in a less-than-significant impact.

Reconductoring of the 69-kV sub-transmission line, which is an activity that is exempt from CEQA,[3] will not result in ground disturbance or change from its current use or CDC designation of "Urban and Built Up Land."

5.6.3.2.4 Cause Changes in the Environment Resulting in Conversion of Farmland

The project will not cause any changes in the environment resulting from conversion of farmland. Project construction and operation of the power plant will occur on 4.6 acres of disturbed vacant land. The use of the construction and equipment laydown area will not result in any permanent land use changes. The laydown area is currently disturbed land, and temporary use of the property during construction will not result in the conversion of farmland. In addition, the installation of the proposed natural gas pipelines and transmission Corridor 1 will result in only minor and temporary impacts to farmland.

As stated previously, with the exception of the final 0.07-mile segment near the proposed Grayson Substation, Corridor 2 will also be installed within County road or TID rights-of-

[3] CEQA Exemption for Reconductoring: 14 CCR 15302. Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: … (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

way, or agricultural access roads. Construction of this segment will result in the installation of one transmission pole on approximately 4 square feet of agricultural land, and resulting in the long-term conversion of farmland to non-agricultural use. Stanislaus County requires the replacement of agricultural land as mitigation at a 1:1 ratio within the county when development projects require a General Plan or Community Plan amendment from Agricultural to a residential land use designation (Stanislaus County, 2000c). Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, this mitigation policy does not apply and no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" will result in a less-than-significant impact. The reconductoring of the 69-kV sub-transmission line will involve replacing existing cables within the existing transmission corridor right-of-way, and will not require ground disturbance. No change in land use is expected.

5.6.3.3 Compatibility with Designated Land Uses and Applicable Planning Policies

The project is consistent with the goals and policies of applicable plans. Table 5.6-6 lists applicable local plans and policies and describes the project's conformity with them.

TABLE 5.6-6
Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
City of Ceres General Plan	
Chapter 1: Land Use and Community Design	
Goal 1.B: To grow in an orderly pattern consistent with economic, social, and environmental needs, maintaining Ceres' small town character and preserving surrounding agricultural lands.	The project is consistent. The project will have no effect on the City's ability to grow in an orderly pattern, while maintaining Ceres' small town character.
1.B.2. The City shall promote and support the development of a healthy balance of residential, commercial, and industrial businesses within the city.	The project is consistent. The power plant, laydown area, and a portion of the natural gas pipeline and transmission lines located within Ceres will be located within an existing industrial master plan area. Therefore, project development within Ceres will have no effect on the City's ability to promote and support the development of a healthy balance of residential, commercial, and industrial businesses.
1.B.3. The City shall ensure that future development occurs in an orderly sequence based on the logical extension of public facilities and services.	The project is consistent. The power plant, laydown area, and a portion of the natural gas pipeline and transmission lines located within Ceres will be located within an existing industrial area. Therefore, it will have no effect on the City's ability to grow in an orderly sequence.
Goal 1.G: To designate adequate land for and promote development of industrial uses to meet the present and future needs of Ceres residents for jobs and to maintain economic vitality.	The project is consistent. The power plant, laydown area, and portions of the natural gas pipeline and transmission corridors will be located within an existing industrial area, and will create employment opportunities during both construction and operation of the facility.

TABLE 5.6-6
Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
1.G.1. The City shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.	The project is consistent. The power plant, laydown area, and portions of the natural gas pipeline and transmission corridors will be located within an existing industrial area, with a land use designation of General Industrial (GI).
1.G.2. The City shall only approve new industrial development that has adequate infrastructure and services. Industrial development shall be required to provide sufficient buffering from residential areas to avoid impacts associated with noise, odors, and the potential release of noxious and hazardous materials.	The project is consistent. The project includes construction and operation of a natural gas pipeline and transmission corridors. Operation of these components will ensure that there is adequate infrastructure to support the project. The project will be located approximately 0.3 mile away from the nearest residential community. Sections 5.1, 5.5, and 5.7 of this AFC discuss potential air, noise, and hazardous materials impacts.
1.G.5. The City shall encourage industrial developments that include the following features: • Attractive building frontages that are readily visible from the public street (brick, wood façade) • Variation in the roofline (multi-panes, pitched roofs) • Articulation in the walls (insets, projections, canopies, wing walls, trellis) • Large parking areas with tree coverage separated into a series of smaller parking areas with the use of landscaping and the location of buildings • Outdoor service areas, loading bays and outdoor storage areas that are not readily visible to the public • Attractive landscaping to enhance the business by softening buildings and parking areas.	The project is consistent. TID will incorporate City design guidelines regarding industrial development into the project to the extent that it is standard and appropriate for a power plant project and the A2PP site, and with the approval of the CEC.
1.G.6. If demand for wet industry is indicated, the City shall accommodate such industries in industrially-designated areas in the southwestern part of the Planning Area, if it is economically feasible to provide water and treat and dispose of the wastes generated by such industries with a separate industrial wastewater treatment plant	The project is consistent. The project will be located within an industrial-designated area in the southwestern part of the Planning Area. The facility will receive service water from an onsite well currently in use at the existing Almond Power Plant, and will tie into the existing process and wastewater lines from the City of Ceres WWTP to the Almond Power Plant.
Service Road Industrial Master Plan	
General 1: Use and/or development standards not specifically addressed in this Master Plan or subsequent Development Plan, as required by the PC zone, shall be governed by the corresponding zones contained in the Ceres Municipal Code as follows: Community Facilities C-F; Community Commercial C-2; Wholesale Commercial C-3; Light Industrial M-1; General Industrial M-2.	The project is consistent. The project may be considered either as Community Facility or Light or General Industrial project, which are both addressed in the Service Road Industrial Master Plan.

TABLE 5.6-6
Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
General 3: Developments processed independent of a subdivision proposal that are consistent with the master plan and standards in the corresponding zones contained in the Ceres Municipal Code can be processed with an Architectural Site Plan Approval rather than a Development Plan.	The project is consistent. The project is consistent with the Service Road Industrial Master Plan.
General 4: The provisions contained in the Ceres Municipal Code shall govern the continued use, expansion, or re-establishment of nonconforming uses. The baseline for determining nonconformity is the list of uses, including livestock, identified for each property located in the Master Plan area listed in Appendix B.	The project is consistent. The project does not entail agricultural activities, a non-conforming use. The intended power plant use for the subject property is consistent with the zoning designation and the Ceres Municipal Code.
Industrial/Wholesale Commercial 1: Proposed industrial and wholesale commercial uses shall not be a significant nuisance to nearby residential uses. Adequate buffers shall be incorporated in the project through building orientation and design, fencing, landscaping, and any other methods as appropriate.	The project is consistent. The project is located approximately 0.3 mile from the nearest residential development. Existing buildings, East Service Road, as well as existing landscaping will provide an adequate buffer between these residences and the project.
City of Modesto General Plan	
Chapter III: Community Development	
Goal A: The Zoning Code (Title X of the Modesto Municipal Code) and the Zoning Map shall be used as the primary vehicle to guide future development in the Baseline Developed Area. A secondary vehicle is policies in existence in the Base Year (2007) of this General Plan.	The project is consistent. The reconductored sub-transmission line is an existing transmission line, within lands designated as Low Density Residential and Heavy Industrial, both of which allow utility development.
Goal H: Establish and maintain an orderly and compatible land use pattern. Evaluate land use compatibility, noise, traffic, and other environmental hazards when making land use decisions.	The project is consistent. The reconductoring of the 69-kV sub-transmission line will be within an existing transmission corridor and will not prohibit the City from encouraging orderly and compatible land use patterns.
Stanislaus County General Plan	
Chapter 1: Land Use Element	
Goal 1: Provide for diverse land use needs by designating patterns which are responsive to the physical characteristics of the land, as well as to environmental, economic, and social concerns of the residents of Stanislaus County.	The project is consistent. The project will not affect the County's ability to provide for diverse land use needs.

TABLE 5.6-6
Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
2. Land designated Agriculture shall be restricted to uses that are compatible with agricultural practices, including natural resources management, open space, outdoor recreation, and enjoyment of scenic beauty.	The project is consistent. The natural gas pipeline route and transmission Corridors 1 and 2 will be located adjacent to or within lands designated as Agriculture. Siting of these project features will have no significant effect on agricultural practices. Construction of the natural gas pipeline and transmission Corridor 1 will result in temporary impacts to agricultural lands adjacent to the road rights-of-way; however, no long-term impacts to agricultural operations on those parcels are expected. Construction and operation of transmission Corridor 2 will result in the long-term conversion of approximately 4 square feet of "Prime Farmland" to non-agricultural uses. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact.
Goal 2: Ensure compatibility between land uses.	The project is consistent. Siting of the natural gas and transmission corridors will not preclude other uses, including agriculture, residential, industrial, commercial, and open space areas from establishing.
14. Uses shall not be permitted to intrude into or be located adjacent to an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.	The project is consistent. Construction and operation of the natural gas pipeline and transmission Corridor 1 will not prohibit agricultural operations from occurring. Placement of a transmission pole in transmission Corridor 2 will result in the long-term conversion of approximately 4 square feet of "Prime Farmland" to non-agricultural uses. Agricultural uses could continue around the transmission pole. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact.
Goal 3: Foster stable economic growth through appropriate land use policies.	The project is consistent. The project will not affect the County's ability to foster stable economic growth.
16. Agriculture, as the primary industry of the County, shall be promoted and protected.	The project is consistent. Construction and operation of the natural gas pipeline and transmission corridors will not prohibit agricultural operations from occurring. The County's ability to promote and protect agriculture as the County's primary industry will not be affected.

TABLE 5.6-6
Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
Chapter 3: Open Space/Conservation Element	
Goal 3: Provide for the long-term conservation and use of agricultural lands.	The project is consistent. Construction and operation of the natural gas pipeline and transmission Corridor 1 will not prohibit agricultural operations from occurring. Construction of transmission Corridor 2 will result in the long-term conversion of approximately 4 square feet of "Prime Farmland" to non-agricultural uses. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact.
10. Discourage the division of land which forces the premature cessation of agricultural uses.	The project is consistent. Construction and operation of the natural gas pipeline and transmission Corridor 1 will not divide agricultural lands. The placement of one transmission pole for Corridor 2 will result in the long-term conversion of approximately 4 square feet of agricultural use to non-agricultural use. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact. Agricultural uses could continue in surrounding areas.
11. In areas designated "Agriculture" in the Land Use Element, discourage land uses which are incompatible with agriculture.	The project is consistent. Construction and operation of the natural gas pipeline and transmission Corridor 1 could temporarily disrupt some agricultural activities; however, upon completion of construction, agricultural activities will continue. Construction and operation of transmission Corridor 2 will result in the long-term conversion of approximately 4 square feet of agricultural land. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact.
Chapter 7: Agricultural Element	
Goal 2: Conserve our agricultural lands for agricultural uses.	The project is consistent. Construction of the natural gas pipeline and transmission Corridor 1 could temporarily disrupt some agricultural activities; however, upon completion of construction, agricultural activities will continue. Construction and operation of transmission Corridor 2 will result in the long-term conversion of approximately 4 square feet of agricultural land. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact.

TABLE 5.6-6
Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
2.5. To the greatest extent possible, development shall be directed away from the County's most productive agricultural areas.	The project is consistent. The location of the power plant and laydown area will be within an established industrial area. The supporting natural gas pipeline and transmission Corridor 1 are located adjacent to or within agricultural access roads. Upon completion of construction, agricultural uses could continue. Construction and operation of transmission Corridor 2 will result in the long-term conversion of approximately 4 square feet of agricultural land. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact.
2.14. When the County determines that the proposed conversion of agricultural land to non-agricultural uses could have a significant effect on the environment, the County shall fully evaluate on a project-specific basis the direct and indirect effects, as well as the cumulative effects of the conversion.	The project is consistent. Section 5.6.4 describes cumulative impacts from the project, including long-term conversion of agricultural land to non-agricultural uses
2.15. In order to mitigate the conversion of agricultural and resulting from a discretionary project requiring a General Plan or Community Plan amendment from 'Agriculture' to a residential land use designation, the County shall require the replacement of agricultural land at a 1:1 ratio with agricultural land of equal quality located in Stanislaus County.	The project is consistent. The project will result in the permanent conversion of approximately 4 square feet of agricultural lands to non-agricultural uses. Because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, no mitigation is required (Ford, 2009). Therefore, the conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact. Agricultural uses affected by construction of the natural gas pipeline and transmission Corridors 1 and 2 will resume upon construction completion. No impacts are anticipated.

Sources: City of Ceres, 1997, 2008a; Stanislaus County, 2000a, 2000b, 2000c, 2007.

5.6.4 Cumulative Effects

The CEQA Guidelines (Section 15355) defines cumulative effects as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Cumulative land use impacts could occur if the development of the project and other related past, present, and reasonably foreseeable probable future projects will be inconsistent with applicable plans and policies. The following subsections describe projects currently underway or in planning phases within the City of Ceres and Stanislaus County.

5.6.4.1 City of Ceres

For 2008-2009, the City of Ceres has 19 public works projects, five commercial/industrial projects, and 10 city-related plans or programs either planned or currently under way (see Appendix 5.6A). Of these projects, three are within a 1-mile radius of the power plant site

and/or gas pipeline route, transmission Corridors 1 and 2, and the reconductored 69-kV sub-transmission line, and include:

- **Crows Landing (Flea Market) and Ceres Lions Park Wells—** Addition of a 650- to 725-gallon-per-minute (gpm) well at the Crows Landing Flea Market and second 650-gpm well at Ceres Lions Park. Design of the pumps is currently underway.
- **Lagoon Cleaning Project—** As part of the City's effort to improve the treatment system, percolation ponds east of Morgan Avenue and south of East Service Road are being dredged, with completion expected in early 2009.
- **Larger Stand-by Power at Blaker Reservoir—** The City plans to either replace the existing stand-by power unit currently capable of powering two of the six booster pumps, with a power unit capable of running four booster pumps, or add a second unit to power the two additional pumps. This project is currently in the planning phase.

In addition to these capital projects, the City has an additional 30 approved project applications and five pending within the Planning Department. Of the 30 approved projects, three are industrial projects and are within the Service Road Industrial Master Plan area, two are residential projects within the Brown Annexation Master Plan area, and one is a residential project within the Westpoint Master Plan area; these projects are within approximately 1 mile of the project site. The pending applications include one residential project (34 units) and three commercial projects (a total of 410,000 square feet). These projects range between 2.5 to 3 miles away from the A2PP.

Because the A2PP will use limited amounts of groundwater, the A2PP and the Crows Landing (Flea Market) and Ceres Lions Park wells will not in combination result in any significant cumulative effects. Similarly, the effects of the Lagoon Cleaning Project, the dredging to improve the treatment system, percolation ponds east of Morgan Avenue and south of East Service Road, and the A2PP will not cause significant cumulative effects. A2PP is a customer of the City of Ceres WWTP and will have no additional onsite water treatment beyond what is already in use for the existing Almond Power Plant. The A2PP and the existing Almond Power Plant will share a retention pond that is being relocated to accommodate the A2PP. The City's plan to either replace the existing stand-by power or add a second unit at Blaker Reservoir will not result in any combined effects with the A2PP. The projects listed above are located at some physical distance from the A2PP and/or they are not expected to be in construction at the same time as the A2PP. Any construction-related impacts would be temporary. Accordingly, there will be no significant cumulative impacts associated with these projects and the A2PP.

The City also has several long-range planning efforts underway. Most notable are the West Ceres Specific Plan and the Copper Trails Master Plan and Annexation, both within approximately 1 mile of the project site. These projects are discussed below.

- **Draft West Ceres Specific Plan—** The Draft West Ceres Specific Plan encompasses approximately 960 acres of developed, undeveloped, and agricultural land to the west of the current city limits. Its study area is bounded by Whitmore Avenue to the north, Service Road to the south, Ustick Road to the west, and the UPRR line to the east (City of Ceres, 2008c and 2008d). It is anticipated that the Plan will propose a mix of residential (294 acres), office (17.7 acres), commercial (81.6 acres), and industrial (61.7 acres) uses to

be developed in this area. The Plan also includes two new schools, as well as parks and open space, to support the new community. The Preferred Conceptual Plan includes low-, medium-, and high-density residential, mixed office, and community facility uses along Service Road, closest to the A2PP site. The Plan is currently undergoing CEQA environmental review (City of Ceres, 2008e). The A2PP project is located outside of this planning area, approximately 0.25 mile to the south of the Plan's southeast study area corner (see Figure 5.6-5b).

- **Copper Trails Master Plan and Annexation**—The Copper Trails Master Plan study area encompasses 175 acres and is bounded by the TID Lateral 2 to the south, Blaker Road to the west, East Service Road to the north, and Central Avenue to the east. The Master Plan will include low-, medium-, and high-density residential uses with parks and open space, and the existing Central Valley High School. As part of the Copper Trails project, the wastewater treatment plant will be expanded. The project is located outside of the Copper Trails planning area, approximately one mile west of the Plan's study area (see Figure 5.6-5b) (City of Ceres, no date).
- **Maple Glen Master Plan and Annexation**—The Maple Glen Master Plan area is located directly east of the Copper Trails Master Plan, and consists of approximately 188 acres, and 910 low-, medium-, and high-density residences. The A2PP project is located approximately two miles from this Master Plan area (City of Ceres, no date).

Additionally, TID is preparing an environmental impact report for the TID Hughson-Grayson 115-kV Transmission Line and Substation Project, which includes the proposed Grayson Substation (State Clearinghouse Number 2009012075). In addition to the substation, the project consists of an approximately 10-mile-long, 115-kV transmission line; a 0.5-mile-long, 69-kV transmission line from the existing TID Almond Power Plant; and a second 69-kV transmission line that extends 0.8 mile east from the proposed substation. The Notice of Preparation was issued on January 26, 2009, and reissued on February 10, 2009. The Draft Environmental Impact Report is anticipated to be issued in July 2009.

There will be no significant cumulative impacts associated with the A2PP and these future planning efforts. None of these projects affect the A2PP site. Moreover, these planning processes are themselves subject to CEQA, and any specific projects that result from the planning process may be subject to further CEQA clearances. For future projects, the A2PP will be in the CEQA baseline. Accordingly, no significant cumulative impacts would result from the A2PP and these planning processes.

5.6.4.2 City of Modesto

In December 2008, there were 36 residential, commercial, and industrial projects in various stages within the City of Modesto. All of these projects are more than 4 miles from the reconductored 69-kV sub-transmission line, with the exception of a fast food and car wash development to be located at Crows Landing Road and West Whitmore Avenue. Construction of this project is expected to be completed by 2013. Accordingly, no significant cumulative impacts would result from the A2PP and these projects.

5.6.4.3 Stanislaus County

In December 2008, 29 project applications were under review within the Stanislaus County Planning Division including General Plan amendments and rezonings, and applications to develop residential, office, commercial, and industrial uses as well as religious, educational, and health institutions; agricultural-related uses; and natural resource extraction (Stanislaus County, 2008i and 2009). These projects are located elsewhere in the County in the areas of Salida, Waterford, Oakdale, Patterson, Keyes, Knights Ferry, Denaire, Turlock, Empire, Hughson, Newman, and Modesto, and thus would not result in any significant cumulative effects.

5.6.4.4 Cumulative Impacts

The A2PP is an allowable use within the cities of Ceres and Modesto and will not result in significant unmitigated adverse impacts. The project is consistent with applicable General Plan land use and zoning designations, and is similar to adjacent industrial uses. Therefore, the project will not contribute to cumulative impacts on land use.

Because the project site is not located on agricultural lands, the project has no impacts on agricultural lands that will combine with those of projects occurring elsewhere in the County.

5.6.5 Mitigation Measures

The project site, to be located on disturbed vacant industrial land, will not result in an impact on agricultural land uses. Development of the project is consistent with the City of Ceres' General Plan, Service Road Industrial Master Plan, and City zoning policies. The short-term conversion of vacant industrial land north of the project site for use as construction parking and equipment laydown will also result in no impacts on agricultural uses. Additionally, the land where the A2PP and laydown areas will be located does not have a Williamson Act contract associated with it. Because no impacts have been identified in relation to the power plant and associated laydown area, no mitigation is required.

Construction of the natural gas pipeline and transmission Corridor 1 will occur within the County road right-of-way, existing TID right-of-way, or agricultural access roads and not on lands actively used for agriculture. Construction could result in minor and temporary impacts to agricultural areas adjacent to the rights-of-way or access roads; agricultural land uses are expected to resume upon construction completion.

Transmission Corridor 2 would result in the long-term conversion of approximately 4 square feet of "Prime Farmland" to non-agricultural use. Agricultural uses surrounding this area could continue. TID consulted with Stanislaus County regarding the extent, duration, and severity of this conversion on agricultural land uses. TID confirmed with the County that because the project is not converting agricultural uses to residential uses or requiring a General Plan or Community Plan amendment, the County's mitigation policy for agricultural conversion does not apply and no mitigation is required (Ford, 2009). The conversion of approximately 4 square feet of "Prime Farmland" is a less-than-significant impact.

Reconductoring of the 69-kV sub-transmission line will not involve ground disturbance. No impacts are expected on existing land uses; therefore no mitigation is required.

The project will occur in compliance with all LORS applicable to the construction and operation of a power plant and its ancillary facilities, including the City of Ceres General Plan and Municipal Code Title 18, the City of Modesto General Plan and Municipal Code Title 10, the Service Road Industrial Master Plan, the Stanislaus County General Plan and Zoning Regulations Title 21.

5.6.6 Laws, Ordinances, Regulations and Standards

This subsection lists the land use LORS that apply to the project. Consistent with CEC AFC requirements, all plans and policies applicable to the 1-mile area surrounding the power plant site and the 0.25-mile area surrounding the project linears are summarized in this section. The power plant site, including all project components (power plant, natural gas pipeline, transmission Corridors 1 and 2, and the reconductored 69-kV sub-transmission line) are located in the cities of Ceres and Modesto, and Stanislaus County, and are subject to all of the cities of Ceres', Modesto's and Stanislaus County's General Plan policies and objectives. Table 5.6-7 lists the LORS, the agencies that administer them, and the AFC section in which the project's conformance with the LORS is discussed.

TABLE 5.6-7
Laws, Ordinances, Regulations, and Standards for Land Use

LORS	Requirements/Applicability	Administering Agency	AFC Section Explaining Conformance
Jurisdiction for the Project			
CEQA California Public Resources Code, Sections 21000-21178.1, including Guidelines for implementation of CEQA are codified in the California Code of Regulations (CCR) Sections 15000-15387.	Establishes policies and procedures for review of proposed power plants in California	California Energy Commission	Section 5.6.6.2
Warren-Alquist Act (Public Resources Code Section 25000 et seq.)	Legislation that created and gives statutory authority to the California Energy Commission.	California Energy Commission	Section 5.6.6.2
City of Ceres General Plan (1997 and 2008)	Comprehensive long-range plan to serve as the guide for the physical development of the City.	City of Ceres Community Development Department, Planning Division 2220 Magnolia Street Ceres, California 95307	Table 5.6-3 and 5.6-6 and Section 5.6.3.2.2
City of Ceres Title 18 Zoning (2008)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	City of Ceres Community Development Department, Planning Division 2220 Magnolia Street Ceres, California 95307	Table 5.6-4 and 5.6-5 and Section 5.6.3.3.2
Service Road Industrial Master Plan (1999)	Establishes zoning districts governing land use and the placement of buildings and improvements.	City of Ceres Community Development Department, Planning Division 2220 Magnolia Street Ceres, California 95307	Table 5.6-4 and 5.6-5 and Section 5.6.3.3.2

TABLE 5.6-7
Laws, Ordinances, Regulations, and Standards for Land Use

LORS	Requirements/Applicability	Administering Agency	AFC Section Explaining Conformance
Amendment No. 1 to the Redevelopment Plan for the Ceres Redevelopment Project (2002b)	Establishes the City's goals and objectives for redevelopment.	City of Ceres Community Development Department, Planning Division 2220 Magnolia Street Ceres, California 95307	Section 5.6.1.4.4
City of Modesto Final Urban Area General Plan (2008a)	Comprehensive long-range plan to serve as the guide for the physical development of the City.	City of Modesto Community Development Department, 1010 10th Street, Modesto, CA 95354	Table 5.6-3 and 5.6-6 and Section 5.6.3.2.2
City of Modesto Title 10 Zoning (2008b)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	City of Modesto Community Development Department, 1010 10th Street, Modesto, CA 95354	Table 5.6-4
Stanislaus County General Plan (2000a, 2000b, 2000c, 2007, 2008)	Comprehensive long-range plan to serve as the guide for the physical development of the County.	Stanislaus County Planning and Community Development Department 1010 10th Street Modesto, California 95354 (209) 525-6330	Table 5.6-3 and 5.6-6 and Section 5.6.3.2.2
Stanislaus County Zoning Regulations (Title 21) (2008)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	Stanislaus County Planning and Community Development Department 1010 10th Street Modesto, California 95354 (209) 525-6330	Table 5.6-4

5.6.6.1 Federal LORS

There are no federal land use LORS applicable to the project.

5.6.6.2 State LORS

The AFC process is the CEQA-equivalent certified regulatory program as set forth in the Public Resources Code and the Warren-Alquist Act and, therefore, fulfills the requirements of CEQA. CEQA is codified in the California Public Resources Code, Section 21000-21178.1. Guidelines for implementation of CEQA are codified in CCR Sections 15000-15387.

5.6.6.3 Local LORS

Land use provisions that are included in every California city and county general plan (California State Planning Law, Government Code §65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. The city and county zoning ordinances are enforced by their respective planning and building departments.

5.6.7 Agencies and Agency Contacts

Table 5.6-8 lists the agency contacts for land use issues and permits that are related to the project.

TABLE 5.6-8
Agency Contacts

Issue	Agency	Contact
Land Use Plans and Permits	City of Ceres	Tom Westbrook, Senior Planner City of Ceres Community Development Department, Planning Division 2220 Magnolia Street Ceres, California 95307 (209) 538-5778 E-mail: tom.westbrook@ci.ceres.ca.us
Land Use Plans and Permits	Stanislaus County	Angela Freitas, Deputy Director Stanislaus County Planning and Community Development Department 1010 10th Street Modesto, California 95354 (209) 525-6330 E-mail: planning@mail.co.stanislaus.ca.us
Encroachment Permit	Stanislaus County	David Gein, Engineer Stanislaus County Public Works Department, Engineering Services Group 1010 10th Street, Suite 3500 Modesto, California 95354 (209) 525-6550

5.6.8 Permits and Permit Schedule

Table 5.6-9 lists the permits and permit schedule for land use, and includes potential permits for construction and operation of the A2PP, natural gas pipeline, transmission Corridors (1 and 2), as well as the reconductored 69-kV sub-transmission line.

TABLE 5.6-9
Permits and Permit Schedule

Permit	Agency Contact	Schedule
Encroachment Permit (portions of reconductored 69-kV sub-transmission line)	Wendy Correia, Civil Engineering Technician City of Modesto, Land Development Engineering 1010 Tenth Street, Suite 3300 Modesto, CA 95354 (209) 571-5569 Email: wcorreia@ci.modesto.ca.us	Prior to Construction
Encroachment Permit (portions of the natural gas pipeline and transmission Corridor 1)	David Gein, Engineer Stanislaus County Public Works Department 1010 10th Street, Suite 3500 Modesto, California 95354 (209) 525-6550	Prior to Construction

5.6.9 References

Airport Land Use Commission. 2004. Airport Land Use Commission Plan. Adopted on May 20, 2004.

California Department of Conservation (CDC). 2006. Stanislaus County Important Farmland Data Availability. Table A-41 Stanislaus County 2004-2006 Land Use Conversion. Accessed online at http://redirect.conservation.ca.gov/DLRP/fmmp/product_page.asp on December 16, 2008.

Camarena, Javier/Stanislaus County Planning and Community Development, Assistant Planner. 2008. Personal communication with Aarty Joshi/CH2M HILL. December 22 and 30.

City of Ceres. No date. City of Ceres Major Projects List FY 2008/09. Accessed online on December 18 at http://www.ci.ceres.ca.us/index-MajorProjectListAndMap2009.pdf.

City of Ceres. 2009. Development Application Submittal List. Provided by Tom Westbrook, Senior Planner at City of Ceres City of Ceres Planning Department on January 8.

City of Ceres. 2008a. City of Ceres 2007 General Plan Land Use Diagram.

City of Ceres. 2008b. City of Ceres Municipal Code – Title 18, Zoning, Chapter 18.08 – Community Facilities Zone (C-F), Chapter 18.20 - P-C, Planned Community Zone, Chapter 18.32 – M-1, Light Industrial Zone, Chapter 18-34 M-2, General Industrial Zone. Accessed online on December 18 at http://municipalcodes.lexisnexis.com/codes/ceres/maintoc.htm.

City of Ceres. 2008c. West Ceres Specific Plan Location Map. February.

City of Ceres. 2008d. West Ceres Opportunities and Constraints Analysis. May.

City of Ceres. 2008e. CEQA Form B Notice of Preparation. December 22.

City of Ceres. 2008f. City of Ceres Planning Commission Minutes. Minutes for May 5.

City of Ceres. 2008g. City of Ceres Planning Commission Minutes. Minutes for June 16.

City of Ceres. 2002a. Amendment No. 1 to the Redevelopment Plan for the Ceres Redevelopment Project. June.

City of Ceres. 2002b. Amendment No. 1 to the Redevelopment Plan for the Ceres Redevelopment Project: Figure 1 Existing Project Area and Added Territory. Revised May 29.

City of Ceres. 1999. Service Road Industrial Master Plan. Amended June 28.

City of Ceres. 1997. City of Ceres General Plan. Adopted February 24.

City of Ceres. 1991 Redevelopment Plan for the Ceres Redevelopment Project Area No. 1. July.

City of Modesto. 2008a. Final Urban Area General Plan. October 14, 2008.

City of Modesto. 2008b. City of Ceres Municipal Code – Title 10, Planning and Zoning. Accessed online on January 16, 2009 at http://www.ci.modesto.ca.us/ccl/municode/default.htm.

City of Modesto. 2008c. City of Modesto Planning Commission Minutes. Minutes for February 11.

City of Modesto. 2008d. City of Modesto Planning Commission Minutes. Minutes for February 25.

City of Modesto. 2008e. City of Modesto Planning Commission Minutes. Minutes for July 7.

City of Modesto. 2008f. City of Modesto Planning Commission Minutes. Minutes for December 1.

City of Modesto. 2008g. Planning Division Monthly Activity Report. December.

Ford, Kirk/Stanislaus County Planning and Community Development Department. 2009. Personal communication with Susan Strachan/Strachan Consulting on February 24.

Gein, David/Stanislaus County Public Works Department. 2009. Personal communication with Aarty Joshi/CH2M HILL on January 8.

Google Earth. 2008. Internet search for locations of schools, churches, child care centers, daycare centers, parks, recreation centers, historic areas, quarries, and mines relative to the project site. Accessed online on December 10.

Mapquest.com. 2008. Internet search for locations of schools, churches, child care centers, daycare centers, parks, recreation centers, historic areas, quarries, and mines relative to the project site. Accessed online on December 10 and 15 at http://www.mapquest.com.

Pacific Gas & Electric (PG&E). 2006. Final PG&E San Joaquin Valley Operation & Maintenance Habitat Conservation Plan. December.

Stanislaus County. 2009. Building Permits Issued between June 1, 2007 through March 31, 2008.

Stanislaus County. 2008a. Stanislaus County Code – Title 21 Zoning, Chapter 21.01 - General Provisions, Chapter 21.12 – Definitions, Chapter 21.16 – Districts Generally, Chapter 21.20 – General Agriculture District (A-2). Accessed online on December 18 at http://qcode.us/codes/stanislauscounty/view.php?topic=21&frames=off.

Stanislaus County. 2008b. Stanislaus County, Planning and Community Development, website accessed on December 23 at http://www.stancounty.com/planning/cdbg/redev-areas.shtm.

Stanislaus County. 2008c. Stanislaus County Planning Commission. Minutes for January 3.

Stanislaus County. 2008d. Stanislaus County Planning Commission. Minutes for February 7.

Stanislaus County. 2008e. Stanislaus County Planning Commission. Minutes for February 21.

Stanislaus County. 2008f Stanislaus County Planning Commission. Minutes for July 17.

Stanislaus County. 2008g. Stanislaus County Planning Commission. Minutes for November 20.

Stanislaus County. 2008h. Building Permits Issued for Months April 2008 through November 2008. Accessed online on December 30 at http://www.stancounty.com/planning/bp/reports.shtm.

Stanislaus County. 2008i. Stanislaus County Planning and Community Development – Active Planning Projects. Accessed on December 8 at http://www.stancounty.com/planning/pl/act-projects.shtm.

Stanislaus County. 2007. Zoning Districts Map. Created on February 16.

Stanislaus County. 2000a. Stanislaus County General Plan. Chapter 1 Land Use Element.

Stanislaus County. 2000b. Stanislaus County General Plan. Chapter 3 Conservation/Open Space Element.

Stanislaus County. 2000c. Stanislaus County General Plan. Chapter 7 Agricultural Element.

Westbrook, Tom/City of Ceres Planning Department. 2009. Personal communication with Aarty Joshi/CH2M HILL on January 5.