

7.4 LAND USE AND AGRICULTURE

This section describes land use, land use designations, zoning, and agricultural uses in the vicinity of the proposed Marsh Landing Generating Station (MLGS), which extends to a 1-mile radius around the project site (including linear facilities). It also summarizes adopted local plans and policies that pertain to the project and presents an analysis of its compatibility with existing land uses and consistency with adopted local plans and policies. It describes local planning actions and permits that will be required for the MLGS project.

7.4.1 Affected Environment

7.4.1.1 Regional Setting

The MLGS site is located in northern California, in the unincorporated area of eastern Contra Costa County between and adjacent to the cities of Antioch and Oakley, approximately 35 miles east of San Francisco. The MLGS site is within Contra Costa County but adjacent to the City of Antioch, as shown on Figure 7.4-1. The project is within the City of Antioch's Sphere of Influence, in an area called the Eastern Waterfront Employment Area, shown on Figure 7.4-2. The City of Antioch is pursuing annexation of 500 acres within this region of Contra Costa County that include the project site.

Contra Costa County is adjacent to Alameda, San Joaquin, Sacramento, and Solano counties in northern California. It is one of nine counties in the San Francisco Bay Area. Contra Costa County covers about 733 square miles and extends from the northeastern shore of San Francisco Bay easterly about 50 miles to San Joaquin County. The county is bordered on the south and west by Alameda County and on the north by Suisun Bay, San Pablo Bay and the San Joaquin River. Contra Costa County's population is approximately 1,024,300 (Census Bureau, 2008). The City of Antioch's population is approximately 100,600, and the City of Oakley's is 28,800 (Census Bureau, 2008).

Contra Costa County ranges from urban to rural lands. The western and northern shorelines are highly industrialized, including several power generation facilities, chemical plants, and petroleum processing facilities. The interior sections are suburban/residential, commercial, and light industrial. In the west and central portions of the county, the primary land uses are suburban cities and towns. In the eastern portion of the county, land uses are primarily agricultural and open space. As shown in Table 7.4-1, approximately 75 percent of the county was used for nonurban uses in 2000, including agriculture, wetlands, parks, recreation, or general open space (Contra Costa County, 2005).

Contra Costa County has 19 incorporated cities: Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, and Walnut Creek. Of the County's residents, approximately 84 percent live in the incorporated cities, and 16 percent reside in the unincorporated areas (Contra Costa County, 2008).

Since the 1940s there has been a significant decrease in agricultural production in Contra Costa County (Contra Costa County, 2005). This decline can be largely attributed to the increasing urbanization of the area, which gradually converts agricultural lands to housing and other urban uses. In 1940 there were approximately 400,000 acres in agricultural production in the county, by 2000 there had been a 50 percent decrease. While production has been declining, the gross value of agricultural product sales in 2000 was \$92.6 million dollars.

From 1990 to 2006, the population in the City of Antioch grew by nearly 62 percent, from 62,195 to 100,586 residents, according to the U.S. Census Bureau (Census Bureau, 2008). The population of Contra Costa County grew by 27 percent during this same time period, adding 220,600 residents. The

population in and around Antioch grew rapidly as it became a place where first-time home buyers could purchase homes in the Bay Area. Consequently, the housing market in this area has also suffered in the last year or so due to the disruption and resulting instability in the residential mortgage industry, with Antioch being cited as having the highest rate of home foreclosure in the Bay Area (McCormick et al., 2007).

The population of the County is expected to continue to grow to 1,128,800 by 2020, which would represent an increase of 9 percent over current population levels (ABAG, 2008; Contra Costa County, 2005).

7.4.1.2 Land Use in the Site Vicinity

The land immediately surrounding the MLGS project site is used for industrial purposes. The land in the general vicinity of the project site contains a mix of industrial and commercial uses, undeveloped land, open space, and agricultural, recreational and residential uses, as shown on Figure 7.4-3. Several vacant or undeveloped parcels are in the project vicinity. The majority of the agricultural lands shown on Figure 7.4-3 are vineyards.

The Burlington Northern Santa Fe railroad runs in an east-west direction just south of the MLGS site. State Route (SR) 4 and SR 160 are located nearby as well. Access to rail and water transportation as well as the highway system has contributed to industrial development in the area.

Areas south and west of the MLGS project site (closer to the City of Antioch center) have new and growing residential developments. In addition, several residences in the project vicinity are co-located with commercial and industrial areas. Along Neroly Road, south of 18th Street, several residences are mixed with small businesses (e.g., auto repair). To the east of PG&E's Gateway Generating Station (GGS) are three residences that are considered caretakers residences associated with the marinas.

In the City of Oakley, north of Main Street and east of Bridgehead Road, an area currently in agricultural use is planned for future commercial development. The River Oaks Crossing Specific Plan EIR has been drafted but not officially adopted. In addition, in the City of Antioch, an area just east of Phillips Lane has been cleared and is planned for future residential development. These future uses are also shown on Figure 7.4-3.

Several recreational, religious, educational, and natural resource protection areas are within 1 mile of the project site, as shown on Figure 7.4-3. The nearest residence (in a residential area) is approximately 2,000 feet from the project site boundary to the southwest. Other unique land uses include:

- Caretaker's residence in the Sportsmen Yacht Club (3301 Wilbur Avenue)
- Oak View Memorial Cemetery (2500 E. 18th Street)
- Holy Cross Cemetery (2200 E. 18th Street)
- Cornerstone Christian Center (1745 E. 18th Street)
- Live Oak Community Christian Church (5471 Live Oak Ave)
- BridgeWay Church and Christian Center School (3415 Oakley Road)
- Antioch Youth Sports Complex (1037 Apollo Court)
- Antioch Regional Shoreline Park (Bridgehead Road and Highway 160)
- Almondridge Park (Almondridge Drive and Beechnut Street)
- Antioch Dunes National Wildlife Refuge (Wilbur Avenue)

A list of assessor's parcel numbers and ownership information is provided in Appendix M.

7.4.1.3 Land Use Designations

The MLGS project site is in the unincorporated portion of Contra Costa County, but adjacent to the City of Antioch. The City of Antioch has initiated annexation of a 500-acre area called the Eastern Waterfront Employment Area, which includes the project site. The Contra Costa County Local Agency Formation Commission has considered the annexation proposal, the City of Antioch and Contra Costa County are actively negotiating the terms of annexation, and the City of Antioch expects to complete annexation of the area in early 2009.

Since local jurisdiction of the MLGS project site is likely to change based on annexation to the City of Antioch, this analysis considers both Contra Costa County's and the City of Antioch's land use designations (and laws, ordinances, regulations, and standards [LORS]) for the project site. The Delta Diablo Sanitation District (DDSD) Bridgehead Lift Station is within the City of Antioch's jurisdiction and is unaffected by any potential annexation.

Within 1 mile of the project site are four jurisdictions: Contra Costa and Sacramento Counties, and the Cities of Antioch and Oakley. The discussion below of zoning and general plan designations presents the land use designations within 1 mile of the project site as designated by each jurisdiction.

Zoning Designations

Zoning designations within 1 mile of the MLGS project site are shown on Figure 7.4-4 and listed on Table 7.4-2.

The area north of the BNSF railroad tracks is generally zoned for heavy and light industrial uses. Just south of the railroad tracks but north of 18th Street most of the area is zoned for business centers and commercial uses. There is a residential neighborhood north of 18th Street and west of Willow Avenue. South of 18th Street, most of the area is zoned as planned development districts intended to accommodate a mix of residential, commercial and industrial development.

The MLGS site is currently zoned as Heavy Industrial by Contra Costa County. According to the Contra Costa Zoning Ordinance the Heavy Industrial district is intended to support "heavy industrial manufacturing uses of all kinds, including, but not limited to, the manufacturing or processing of petroleum, lumber, steel, chemicals, explosives, fertilizers, gas, rubber, paper, cement, sugar, and all other industrial or manufacturing products shall be permitted in the H-I district." There are no lot area, height, or side yard regulations or limitations in the Heavy Industrial zoning district.

The City of Antioch has not pre-zoned the MLGS project site but has indicated that zoning will be compatible with the MLGS project.

The Bridgehead Lift Station is currently zoned Planned Business Center by the City of Antioch. This designation is defined as:

This district provides sites in landscaped settings for office centers, research and development facilities, limited industrial activities (including production and assembly, but no raw materials processing or bulk handling), limited warehouse type retail and commercial activities, and small-scale warehousing distribution. Individual business centers would have a common architectural and landscape treatment, while architectural variation is encouraged between centers. The district is consistent with the Business Park and Light Industrial General Plan Designations, as well as with the Somersville Road Corridor, Eastern Waterfront, SR-4/SR-160 Business Park, and East Lone Tree Focused Planning Areas.

General Plan Designations

The Contra Costa County and the Cities of Antioch and Oakley's General Plans encourage future development in the vicinity of the project. This area is envisioned as a hub for future regional employment due to the existing facilities, and access to rail service and transportation. Much of the lands that are currently undeveloped or in agricultural use is designated for future business park development. This is consistent with the county-wide growth management program that aims to concentrate future development around existing urban centers and create an agricultural hub in the southeastern portion of the County (Contra Costa County, 2005).

General Plan designations within 1 mile of the MLGS project site are shown on Figure 7.4-5 and listed on Table 7.4-3. Residential uses in the project vicinity are not expected to expand beyond what is currently in development (see Figure 7.4-3).

The MLGS project site is currently in unincorporated Contra Costa County and the County's General Plan designates the majority of the site as Heavy Industrial and a narrow strip of land along the river as Open Space (OS). The Heavy Industrial classification is generally consistent with existing land use and allows for:

Activities requiring large areas of land with convenient truck and rail access. These uses are typically not compatible with residential uses in close proximity and the operations conducted may be characterized by noise or other conditions requiring spatial separation. Uses may include metalworking, chemical or petroleum product processing and refining, heavy equipment operation and similar activities. The following standards apply:

- Maximum site coverage: 30 percent
- Maximum floor area ratio: 0.67
- Average employees per gross acre: 45 employees

The County Open Space designation includes lands such as wetlands that are significant ecological resources or geologic hazards that are not otherwise designated in the General Plan as Public Space or similar. According to the General Plan, the most appropriate uses in Open Space areas involve resource management. Currently, this designation applies to a portion of the existing Contra Costa Power Plant (CCPP) site that includes developed areas (e.g., the administration building) and will also apply to a small portion of the proposed MLGS site where several of the existing fuel storage tanks are located.

The City of Antioch's General Plan also addresses the MLGS project site. The site is designated as General Industrial and is included in the Eastern Waterfront Employment Focus Area (see Figure 7.4-2). According to the General Plan, areas designated as General Industrial:

Are intended for a range of industrial businesses, including uses, which, for reasons of potential environmental effects are best segregated from other, more sensitive, land uses, such as residential neighborhoods. Primary processing industries involving the mechanical or chemical transformation of raw materials or the blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations would generally be appropriate only within this designation. Industrial uses that may require massive structures outside of buildings, such as cranes or conveyer systems, or open air storage of large quantities of raw or semirefined materials are also limited to this land use designation. Maximum allowable development intensity: FAR [floor area ratio] of 0.55.

The City of Antioch's General Plan designates the Bridgehead Lift Station as Light Industrial. This use is designated for "industrial uses compatible with a location in closer proximity to residential development

than General or Rail-Served industrial areas. Maximum allowable development intensity: FAR of 0.55.” Appropriate land uses include Light Manufacturing and Assembly Use:

Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operations. Light manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman’s quarters.

Important Farmland

The California Department of Conservation, Office of Land Conservation, maps important farmlands, as well as grazing and other lands throughout California. Important farmlands are divided into the following four categories based on their suitability for agriculture:

- **Prime Farmland** is land that has the best combination of physical and chemical characteristics for crop production. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed.
- **Farmland of Statewide Importance** is land other than Prime Farmland that has a good combination of physical and chemical characteristics for crop production.
- **Unique Farmland** does not meet the criteria for Prime Farmland or Farmland of Statewide Importance but has been used for the production of specific high-economic-value crops.
- **Farmland of Local Importance** is either currently producing crops or has the capability of production, but does not meet the criteria of the categories above.

Agricultural lands surrounding the project site are used primarily for vineyards. Figure 7.4-3 shows the location of current agricultural lands within 1 mile of the project site. Figure 7.4-6 shows the total acreage of areas mapped as important farmland. The estimated acreage of important farmland within 1 mile of the project is approximately 557 acres. As shown on Figure 7.4-3, Existing Land Uses, not all of the areas mapped as important farmland on Figure 7.4-6 are currently in agricultural production.

No Williamson Act contracts are within 1 mile of the project site.

7.4.1.4 Project Parcel Legal Status

The MLGS will be situated on a parcel of approximately 27 acres that will be created by a subdivision of the existing single parcel that constitutes the site of the CCPP. The parcel will be purchased by Mirant Marsh Landing, LLC (Mirant Marsh Landing) from Mirant Delta, LLC (Mirant Delta).

The CCPP and the MLGS will have separate ownership, financing arrangements, and operations. This separateness and the independence of the MLGS are dictated by the different life cycles of the MLGS and the CCPP. The currently operating generating units at the CCPP (Units 6 and 7) have been in operation since 1964. In addition to having a significantly shorter life expectancy than the MLGS, which is expected to operate for more than 30 years after its commercial operation date, these units have a different risk and operating profile than the MLGS.

The CCPP (together with the existing Pittsburg Power Plant) is owned by Mirant Delta. The MLGS will be owned and operated by Mirant Marsh Landing. While Mirant Marsh Landing and Mirant Delta have ultimate common ownership under Mirant Americas, Inc., and its parent Mirant Corporation, they are separate limited liability companies with separate assets and liabilities. It is necessary under Mirant Delta's financing arrangements, and it is an anticipated requirement under Mirant Marsh Landing's financing arrangements, that the CCPP and the MLGS operate independently.

The subdivision of the parcel will be initiated with Contra Costa County or the City of Antioch, depending on the status of annexation. The process could take approximately 6 months to complete. Either agency would require approval of a tentative subdivision map through the minor subdivision process.

The MLGS will require easements from Mirant Delta including, but not limited to easements for site access, temporary use of construction laydown and mobilization areas, and natural gas, water, and electric transmission facilities. The project's natural gas, water, and electric transmission lines will traverse portions of the CCPP. Access to the MLGS site will occur via the existing CCPP access roads, and construction laydown, offices and parking will be located on approximately 14 acres of the CCPP site. Mirant Marsh Landing and Mirant Delta will enter into easement agreements to convey the necessary legal rights for these activities. In addition, the MLGS gas connection line will cross portions of PG&E's GGS property to the east. This gas line will be installed within the boundaries of an existing easement across the GGS site. Mirant Delta's existing gas line for the CCPP is already located in that easement.

The water supply and wastewater lines, in addition to crossing the CCPP site, will run along Wilbur Avenue to the DDSD's Bridgehead Lift Station. These lines will be constructed and installed within existing rights-of-way along Wilbur Avenue. Water treatment facilities will also be constructed at the Bridgehead Lift Station as part of the project. These facilities will be constructed and operated by DDSD. Mirant Marsh Landing and DDSD will enter into an agreement for the supply of recycled water to the MLGS and the return of project wastewater to the Bridgehead Lift Station facility.

7.4.1.5 Recent and Proposed Zoning and General Plan Amendments

Within 1 mile of the MLGS project site (which, for purposes of this analysis, encompasses the sites of the water lines and the Bridgehead Lift Station water treatment facilities), there have been two proposed or approved zoning amendments within the last 18 months, as shown in Table 7.4-4. There have been no General Plan amendments.

In the City of Antioch, undeveloped land just south of the MLGS project site was rezoned from Planned Business Center (PBC) to Planned Development (PD) for the construction of an office/warehouse distribution center.

The River Oaks Crossing Specific Plan will rezone an area designated for heavy industrial uses to mixed commercial use for a 770,000-square-foot mixed commercial use development. The parcel is currently in agricultural use. The Specific Plan Final EIR is now being considered by the City of Oakley for adoption and approval.

7.4.2 Environmental Consequences

7.4.2.1 Significance Criteria

Appendix G of the California Environmental Quality Act (CEQA) describes project-related effects that would normally be considered to have a significant effect on the environment. Based on this guidance, project-related land use and agriculture impacts are considered significant if the project would:

- Physically divide an established community;
- Conflict with any applicable land use plan and policies;
- Conflict with any applicable habitat conservation plan or natural community conservation plan;
- Result in degradation or loss of available agricultural land, agricultural activities, or agricultural land productivity in the project site;
 - Alteration of agricultural land characteristics due to plant air emissions;
 - Conversion of prime or unique farmland, or farmland of statewide importance, to non-agricultural use.

Consistency with applicable habitat conversation and natural community plans is discussed in Section 7.2, Biological Resources.

7.4.2.2 Compatibility with Established Land Uses

The MLGS project will be constructed on approximately 27 acres within the site of an existing power plant that has been in operation for over 50 years. Several other industrial uses surround the project site as discussed in Section 7.4.1.2. Therefore the MLGS project is consistent with historic and existing land uses. Because of its location within an existing industrial developed area, the project will not physically divide an established community. Therefore, impacts associated with land use compatibility will be less than significant.

The project's water transmission lines will be constructed within an already disturbed existing right-of-way along Wilbur Avenue to the DDS's Bridgehead Lift Station. The improvements at the Bridgehead Lift Station will occur on a site already in light industrial use and will be compatible with existing uses. Construction and operation of these facilities will not conflict with existing or adjacent land uses, and therefore impacts to land uses will be less than significant.

7.4.2.3 Consistency with Adopted Local Goals and Policies

The MLGS project will conform to Contra Costa County's Growth Management Program by siting development within the Urban Limit Line, avoiding conversion of agricultural and open space and by locating in close proximity to existing infrastructure. The additional offsite infrastructure required for the project (i.e., water and gas transmission lines) will be constructed by Mirant Marsh Landing and will not require an extension of service outside of existing service areas.

Contra Costa County's General Plan expresses the broad goals and policies, and specific implementation measures, which will guide decisions on future growth, development, and the conservation of resources in the county. Specific General Plan policies applicable to the MLGS project are discussed in Section 7.4.5.3. The General Plan contains a variety of policies in nine elements: Land Use, Growth Management, Transportation and Circulation, Housing, Public Facilities/Services, Conservation, Open Space, Safety, and Noise. Many of the policies are aimed at balancing growth and preserving the openness of the county and its agricultural industry while still encouraging infill development and industrial growth. The development of the MLGS project is consistent with the overall goals and policies of the Contra Costa General Plan. The project will site new industrial growth within an existing industrial area that is planned for future industrial growth.

The majority of the MLGS site is designated for Heavy Industry uses in the County's General Plan. Energy production facilities are consistent with this designation. This designation also includes maximum site coverage and floor area ratio standards of 30 percent and 0.67, respectively. Based on the

site design layout presented in Figure 2.3-1a, the estimated site coverage of the MLGS is 44 percent and the floor area ratio is also 0.44. MLGS will employ 20 people, which is below the maximum threshold in the General Plan of 45 employees/acre. While the site coverage of the project exceeds the recommended maximum site coverage threshold for the Heavy Industrial designation in the General Plan, the MLGS will be sited in an area already covered with structures (i.e., five fuel tanks) and therefore will not significantly change the site's existing coverage level. Moreover, the site coverage for the combined operations of the CCPP and the MLGS is less than the maximum site coverage threshold of 30 percent. The MLGS project also will be sited approximately 1,000 feet from Wilbur Avenue, with the MLGS project site separated from the public road by an intervening parcel that will continue to be owned by Mirant Delta. This intervening parcel will serve as a buffer between publicly accessible areas and the MLGS project. As discussed in Section 7.11, Visual Resources, the project will have less-than-significant visual impacts on the surrounding area.

A small portion of the MLGS site along the San Joaquin River is designated as Open Space in the County General Plan. However, this land was developed with fuel oil storage tanks in 1952, prior to the County's designation as Open Space. While the development of industrial facilities technically is not consistent with an open space designation, construction of the MLGS will not change the fact that industrial facilities (i.e., the tanks) already exist in the area of the site that is designated as Open Space. The industrial structures associated with the MLGS will simply replace those existing industrial structures. The General Plan's Open Space policies also appear to be inconsistent with other policies in both General Plans that support and encourage heavy industrial development in this area. The MLGS will be redeveloping existing industrial developed areas consistent with the goals of the County General Plan. In addition, siting of areas for public access in close proximity to existing and proposed power plant facilities would pose a public safety and security risk.

In determining consistency with the General Plan, the County considers all of the applicable goals and policies of the Plan and determines whether the project is consistent with the intent and vision set forth in the Plan (Roch, 2008). Consistent with many of the goals and policies of the Contra Costa General Plan, the MLGS will develop an existing industrial site, within the Urban Limit Line, set back from Wilbur Avenue, with industrial development in close proximity to transportation (both highway and rail) corridors, generating employment and supporting the tax base of the County. Therefore the development of the MLGS is consistent with the planned future development of Contra Costa County as presented in its General Plan.

The entire MLGS site is zoned by Contra Costa County for Heavy Industrial development. Development of energy production facilities is consistent with this designation.

The City of Antioch's General Plan also contains goals, policies and implementation measures to guide future growth. Specific General Plan policies applicable to the project are discussed in Section 7.4.5.3. The City's of Antioch's General Plan contains policies pertaining to growth management, land use, community image and design, economic development, circulation, public services and facilities, housing, resource management and environmental hazards. Many of the policies are aimed at balancing housing and employment growth and enhancing the visual character and image of the community, anticipating significant future growth. The MLGS site is in the City of Antioch's Sphere of Influence in areas designated for future employment growth. The General Plan designates the MLGS site for General industry. Development of energy production facilities is consistent with this designation and is consistent with the goals and policies of the General Plan. The City of Antioch has expressed support for the project and has indicated that the future zoning of the site will be consistent with what is proposed.

The Bridgehead Lift Station is an existing light industrial facility. Improvements on the BLS site will be consistent with the City of Antioch's zoning and general plan designations for the site.

In addition, the CEC and the CPUC have specific policies encouraging development of new generation facilities on existing brownfield sites. The MLGS is consistent with these policies.

7.4.2.4 Impacts to Agricultural Lands

Agricultural uses occur within 1 mile of the MLGS; however, the project site has been developed as a power generating facility since the early 1950s. No agricultural uses, or Williamson Act contracts, exist on the site and therefore the project will not result in a direct impact to agricultural uses.

There are agricultural lands in the general vicinity of the project site as shown on Figure 7.4-6 that could be subject to air emissions and deposition from construction and/or operations. Ambient air quality standards are developed to be protective of both human and biological health. Since the project meets local, regional, state and federal air quality standards as described in Section 7.1, no adverse impacts to soils or agriculture are expected from the project's air emissions.

7.4.3 Cumulative Impacts

As described in Table 7.4-4, seven projects have been proposed or recently approved in the vicinity of the MLGS project site. Four of these developments (i.e., River Oaks Crossing Specific Plan, Markstein Distribution Center, Vineyard Business Park Phase III, and Oakley Village Light Industrial Park) involve the expansion or creation of additional office/commercial development centers in the project vicinity.

The Almondridge East Plan requested approval for a change in the architecture of a previously approved 81 single-family-home residential development. This request does not intensify or change the residential land uses already approved for the site and shown on Figure 7.4-3.

One new residential development has been conditionally approved by the City of Antioch, a 16-unit residential development just north of Oakley Road and west of Phillips Lane. The surrounding area is primarily residential uses, just south of an existing residential neighborhood and west of the Almondridge East residential development.

These projects do not significantly change the land uses in the vicinity of the project site nor would they be expected to have significant cumulative impacts to environmental resources. Many of the proposed developments will be on parcels that are already developed or vacant.

While the development of these projects will result in the conversion of some agricultural lands, the change is not significant. The project will not result in impacts to agriculture and therefore will not contribute to cumulative impacts to land use or agriculture.

7.4.4 Mitigation Measures

No significant adverse land use impacts were identified; therefore, no mitigation measures are proposed.

7.4.5 Laws, Ordinances, Regulations, and Standards

The MLGS project will be constructed and operated in accordance with all laws, ordinances, regulations, and standards applicable to land use. Federal, state, and local LORS applicable to protecting public health are discussed below and summarized in Table 7.4-5.

7.4.5.1 Federal

No federal LORS are applicable to land use in the vicinity of the project.

7.4.5.2 State

CEQA Public Residential Code §21000-21177 requires appropriate mitigation measures for potential environmental impacts to land use from a project.

7.4.5.3 Local

Contra Costa County General Plan

Contra Costa County's General Plan (adopted in 2005) governs growth and development within the County through 2020. The Zoning Ordinance supports the implementation of the General Plan. Voter initiatives in Contra Costa County established two growth management programs that work together to guide development in the cities and unincorporated areas of the county: the Urban Limit Line and 65/35 Land Preservation Standard. The Urban Limit Line designates areas for future urban development and the 65/35 Land Preservation Standard states that 65 percent of the county must remain nonurban. The County's General Plan implements these policies as well. Specific policies in Contra Costa County's General Plan applicable to the project include:

Policy 3-2: Job infill shall be supported and stimulated where the jobs/housing ratio shows an overabundance of housing to jobs.

Policy 3-3: As feasible, areas experiencing rapid urban growth shall be developed so as to provide a balance of new residential and employment opportunities.

Policy 3-5: New development within unincorporated areas of the County may be approved, providing growth management standards and criteria are met or can be assured of being met prior to the issuance of building permits in accordance with growth management.

Policy 3-8: Infilling of already developed areas shall be encouraged. Proposals that would prematurely extend development into areas lacking requisite services, facilities and infrastructure shall be opposed. In accommodating new development, preference shall generally be given to vacant or under-used sites within urbanized areas, which have necessary utilities installed with available remaining capacity, before undeveloped suburban lands are utilized.

Policy 3-30: A variety of appropriately-sized and well-located employment areas shall be planned in order that industrial and commercial activities can contribute to the continued economic welfare of the people of the County and to the stable economic and tax bases of the County and various cities.

Policy 3-31: Employment centers in the County are shall be designed to be compatible with the nature of the surrounding area.

Policy 3-42: Industrial development shall be concentrated in select locations adjacent to existing major transportation corridors and facilities.

Policy 3-43: Industrial employment centers shall be designed to be unobtrusive and harmonious with adjacent areas and development.

The MLGS will be developed on an existing power plant site within the Urban Limit Line. The area has been industrially developed for more than 50 years; therefore, new industrial development is compatible with the nature of the surrounding area. The residential neighborhood closest to the MLGS site is

approximately 2,000 feet to the southwest. The site is in close proximity to needed infrastructure (i.e., water and electric and gas transmission lines) and any offsite expansion facilities will be constructed by Mirant Marsh Landing and will not require an extension of service outside of existing service areas. The MLGS site is in close proximity to major transportation corridors (State Route [SR] 4 and SR 160) as well as the Burlington Northern Santa Fe [BNSF] railroad. The project will provide additional employment opportunities adjacent to a growing residential population.

Policy 3-19: Buffers shall be provided between new industrial developments and residential areas by establishing setbacks, and park-like landscaping or other appropriate mechanisms.

No residential developments are adjacent to the project site. The nearest residential neighborhood is approximately 2,000 feet to the southwest of the project site boundary. The MLGS site is set back approximately 1,000 feet from Wilbur Avenue due to the existence of an intervening parcel of land that will continue to be owned by Mirant Delta. There are additional residences to the east of the project site, on the other side of the CCPP site and the PG&E GGS site, but these residences are nonconforming “caretaker” residences that were sited in industrial zones.

Policy 3-20: Where new electrical transmission lines are proposed, they should be developed parallel to existing transmission lines to the extent feasible. Mitigation of the environmental impact of building these facilities should be in close proximity to the area of impact.

New transmission lines will be built on the MLGS site and will connect directly to the adjacent PG&E switchyard after crossing a narrow section of the CCPP site.

Policy 3-11: Urban uses shall be expanded only within an Urban Limit Line where conflicts with the agricultural economy will be minimal.

Policy 8-2: Areas that are highly suited to prime agricultural production shall be protected and preserves for agriculture and standards for protecting the viability of agricultural land shall be established.

Policy 8-4: Areas designated for open space/agricultural uses shall not be considered as a reserve for urban uses and the 65 standard for non-urban uses must not be violated.

While agricultural uses are located within 1 mile of the project site, the project will not conflict with these nearby uses or convert any agricultural land to nonagricultural uses. The County and City General Plans designate the existing agricultural lands surrounding the project site for future nonagricultural uses (e.g., business parks).

Contra Costa County Zoning Ordinance

The zoning designation of the project site is Heavy Industrial which is consistent with power generating facilities.

City of Antioch General Plan

The City of Antioch’s General Plan was adopted in 2003 and guides development through the next 25 years. The City’s General Plan policies are also consistent with the County’s Growth Management Program as discussed above. Specific General Plan policies relevant to the project include:

Policy 4.3.2.b: Give priority to new development utilizing existing and financially committed infrastructure systems over development needing financing and construction of new infrastructure systems.

Policy 4.3.2.d: Concentrate large-scale industrial uses along the waterfront east of Rodgers Point and within areas designated for industrial use along existing rail lines. Limit employment-generating uses adjacent to residential areas and within mixed-use planned communities to business parks and office uses.

Policy 4.4.4.2.c: Take advantage of existing rail facilities within the community by permitting the development of rail-served industrial uses.

Policy 6.3.5.b: Work toward redevelopment of existing heavy industrial areas along Wilbur Road and Fourth Street to increase their overall employment density.

The MLGS will redevelop a portion of an existing industrial site within an industrial area. This redevelopment takes advantage of existing and nearby infrastructure (i.e., water and electric and gas transmission lines, major transportation corridors, rail facilities). The project will expand the existing heavy industrial development along Wilbur Road, providing additional employment.

Policy 4.4.4.2.d: Ensure appropriate separation and buffering of manufacturing and industrial uses from residential land uses.

No residential developments are adjacent to the project site. The nearest residential neighborhood is approximately 2,000 feet to the southwest of the project site boundary. As noted above, the additional residences to the east of the project site are nonconforming “caretaker” residences sited in industrial zones.

Policy 4.4.6.3.1: As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, require dedication and improvement of a riverfront trail and linear park.

The project site falls between Rodgers Point and SR 160. The existing CCPP site has facilities along the shoreline of the San Joaquin River, including cooling water intake structures, outfall channels and water treatment facilities. The MLGS site will abut the stormwater outfall channel of the existing CCPP along the San Joaquin River. Due to the existing infrastructure along the shoreline and the proximity to existing and proposed power plant facilities, dedication of a riverfront trail or linear park would pose a public safety and security risk.

Policy 4.4.4.2.e: All manufacturing and industrial uses shall be adequately screened to reduce glare, noise, dust, and vibrations.

Policy 5.4.2.c: Maintain view corridors from public spaces to natural ridgelines and landmarks, such as Mount Diablo and distant hills, local ridgelines, the San Joaquin River, and other water bodies.

Policy 5.4.2.j: Within multi-family, commercial, office and business parks, and industrial developments, screen enclosures, loading areas, mechanical equipment, and outdoor storage areas from view from public streets, and, as appropriate, from other public views.

Policy 5.4.2.o: Design onsite lighting to improve the visual identification of adjacent structures.

Policy 5.4.2.p: Lighting should accommodate night use of streets and promote security while complying with the provision of a dark night sky. Streetscape areas that are used by pedestrians at night should be well lit. Within rural and open space areas, limit street lighting to intersections and other locations that are needed to maintain safe access (e.g., sharp curves).

Policy 5.4.10.a: The primary design objective for industrial development is the arrangement of structures and functions in an efficient manner. Within the constraints of utility and economic feasibility, manufacturing and industrial buildings shall display architectural statements that are aesthetically pleasing, and shall be designed in accordance with the following design guidelines:

- Architectural design and details are generally to be oriented toward public views with utilitarian work, maintenance, and storage areas screened from public view.*
- Architectural design and details should be used to break up the boxlike appearance of the tilt-up construction typically used for industrial buildings.*
- Although no particular “style” is suggested, the use of contemporary, clean, architectural expressions is encouraged.*
- Blank building elevations plotted parallel to public streets and highways are inappropriate. Variety should be provided in the surface of exterior walls facing public streets or highways with pilasters, deep reveals at construction joints, and staggering of wall components to create projections and recesses in an otherwise flat wall surface.*

Policy 5.4.10.b: Entries into industrial buildings should be well defined through the use of projections, recesses, entry space frames, pergolas, colonnades, raised planters, seating elements, surface texture and enhanced paving elements, low-level lighting bollards, or other elements designed to announce entrance into these structures. Blank unarticulated building entries are to be avoided.

Policy 5.4.10.c: Where long, linear walls or fences are needed, a combination of wall/fence along a landscape berm is to be encouraged.

Policy 5.4.10.d: Truck docks and trash storage areas are to be closed off by roll-down or another appropriate type of door, and should be arranged in an organized manner, integrated within the overall design of the project.

Policy 5.4.10.e: Service areas should be simple and efficient, and not interfere visually or physically with other building operations. Service areas should not be visible from public roadways and highways.

Policy 5.4.10.f: On-site parking and loading areas within manufacturing and industrial developments shall be designed in such a manner as to provide direct access to major or local industrial streets, while prohibiting primary access through residential areas.

Policy 5.4.10.g: Signs for multi-tenant uses shall be integrated with building designs and coordinated to create an overall sign theme for the project.

Policy 5.4.10.h: Adequate lighting shall be required to provide adequate lighting for the security and safety of on-site parking, loading, shipping and receiving, and pedestrian and working areas.

Policy 5.4.13.c: Limit the size of signs to that necessary to adequately provide identification and direction.

Policy 5.4.13.g: Pole signs are not to be permitted. Signs are to be designed to reflect the general low-rise character of the City. Low monument-type signs are appropriate for identifying freestanding commercial uses, shopping centers, and business/office complexes. Where roof signs are permitted, they are to be architecturally integrated with the overall building design.

The project site is separated from the public road by an intervening parcel of land that will continue to be owned by Mirant Delta. MLGS will be designed to be as unobtrusive as possible while maintaining functionality of the site. For a more detailed discussion of the potential visual impacts of the project, see Section 7.11.

7.4.6 Involved Agencies and Agency Contacts

Depending on the status of annexation, Contra Costa County or the City of Antioch will have jurisdiction over the MLGS site and will review the proposed development plans for consistency with their respective zoning ordinances and general plans. In addition, the City of Oakley is across the street from the Bridgehead Lift Station and will be interested in following the development of that site as well as the MLGS project. Local jurisdictions have expressed support for the MLGS project and a willingness to cooperate throughout the permitting process. Involved agencies are listed in Table 7.4-6.

7.4.7 Permits Required and Permit Schedule

Permits required for the MLGS project are listed in Table 7.4-7. The California Energy Commission (CEC) has exclusive authority to license power plants in California. According to Public Resources Code section 25500:

The issuance of a certificate by the Commission shall be in lieu of any permit, certificate or similar document required by any state, local or regional agency. . . and shall supercede any applicable statute, ordinance or regulation of any state, local or regional agency . . .

Nonetheless, barring a finding that a project is required for the public convenience and necessity and that there are no more prudent and feasible means of achieving that convenience and necessity (20 CCR 7752 [1]), the CEC may not issue a license for a project that is inconsistent with local land use designations.

As discussed above, the MLGS is consistent with the overall goals and policies of both the City of Antioch's and Contra Costa County's General Plan and zoning ordinance. While the project does not technically meet the Contra Costa County policy for open space designations and maximum site coverage guideline, development of the MLGS will not alter the character or use of the existing site and is consistent with the overall intent and direction presented in these plans.

Local approval will be necessary to create the new 27-acre parcel that will be the MLGS site. Mirant Delta will seek local approval to subdivide the existing CCPP site in order to sell the portion constituting the MLGS site to Mirant Marsh Landing. A lot subdivision is a discretionary approval that is subject to CEQA, but in this case, the CEQA review of the subdivision will be subsumed by the CEC's process. The timeline and process for lot subdivision with Contra Costa County are described in Table 7.4-7.

7.4.8 References

- ABAG (Association of Bay Area Governments), 2008. Population by County, 1860-2000. Website. <http://www.bayareacensus.ca.gov/historical/copop18602000.htm>. January 3, 2008.
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- Sacramento County, 1993. Sacramento County General Plan. Adopted December 15, 1993. Accessed March 27, 2008 at <http://www.planning.saccounty.net/general-plan/index.html>.



Land Use	Acres¹
Residential	67,910
Local ²	15,100
Basic ³	14,800
Streets/Highways	24,300
Non-urban ⁴	357,890

Source: Contra Costa County, 2005
Notes:
¹ Acreages are rounded to nearest 10 acres.
² Local serving employment land uses are occupied by local serving industries and businesses.
³ Basic employment land uses are occupied by manufacturing industries and those which export products or act as suppliers to other regional industries.
⁴ Non-urban land uses include agriculture, wetlands, parks, recreation, or general open spaces..

Table 7.4-2 Zoning Designations Within 1 Mile of the Project (Page 1 of 2)	
Contra Costa County	
HI – Heavy Industrial	Intended for heavy industrial manufacturing uses of all kinds, including, but not limited to, the manufacturing or processing of petroleum, lumber, steel, chemicals, explosives, fertilizers, gas, rubber, paper, cement, sugar, and all other industrial or manufacturing products.
D-1 – Two-family residential district	Intended for single-family detached units, crop and tree farming, publicly owned parks and playgrounds, residential elderly care facility, family day care home and aviaries as well as a two-family dwelling unit (duplex) (where lots are greater than 8,000 square feet).
R-10 – Single Family Residential	Intended for single-family detached units, crop and tree farming, publicly owned parks and playgrounds, residential elderly care facility, family day care home and aviaries. Lot size required for each dwelling unit is 10,000 square feet.
L-I – Light Industrial	Intended for industrial uses which do not necessarily require or use steam generated on the premises as a prime power for the manufacturing process carried on, or extensive loading docks or similar facilities for the receiving or shipment of raw materials or semi-finished or finished products. Uses which emit dust, smoke, fumes, noise, or brilliant light may be established only after issuance of a land use permit.
R-40 – Single Family Residential	Intended for single-family detached units, crop and tree farming, agricultural stand, keeping livestock, publicly owned parks and playgrounds, residential elderly care facility, family day care home and aviaries. Lot size required for each dwelling unit is 40,000 square feet.
C-M – Controlled Manufacturing	Intended to set up certain restrictions and conditions compatible with adjacent residential areas, both as to appearance and type of industry.
Contra Costa County	
A-2 – General Agricultural District	Intended for all types of agriculture and agricultural uses, a grower stand or farm stand, a detached single-family dwelling on each parcel, foster home or family care home, a family day care home, and certain residential second units.
City of Antioch	
P-D – Planned Development	Intended to accommodate a wide range of residential, commercial and industrial land uses which are mutually supportive and compatible with existing and proposed development on surrounding properties.
R-6 – Single-family Residential District	This district allows a maximum of six dwelling units per gross acre respectively, consistent with the Low Density Residential General Plan Designation, of two to four dwelling units per gross developable acre, and with the Medium-Low Density Residential General Plan Designation of four to six dwelling units per gross developable acre.
C-2 – Neighborhood/Community Commercial District	This district allows limited commercial offices, retail stores and service establishments which are compatible with, and dependent upon residential developments.

Table 7.4-2 Zoning Designations Within 1 Mile of the Project (Page 2 of 2)	
C-3 – Regional Commercial District	This district provides for retail and service commercial uses of a regional nature, including those in and adjacent to large centers with one or more full-time department stores with a typical minimum of 75,000 square feet of floor area.
PBC – Planned Business Center	This district provides sites in landscaped settings for office centers, research and development facilities, limited industrial activities (including production and assembly, but no raw materials processing or bulk handling), limited warehouse type retail and commercial activities, and small-scale warehousing distribution.
City of Oakley	
H-I – Heavy Industrial	N/A
L-I – Light Industrial District	This district provides designated areas for limited manufacturing and other light industrial uses within the City of Oakley, which are compatible with business parks and adjacent residential areas.
P-1 – Planned Unit Development	A large-scale integrated development, infill development, or a General Plan special area of concern provides an opportunity for, and requires cohesive design when flexible regulations are applied, whereas the application of conventional regulation, designed primarily for individual lot development, to a large-scale development, infill development, or special area may create a monotonous and inappropriate neighborhood or development.
R-B – Retail Business District	This district is designed to retain small-scale businesses and facilities that will provide a wide range of services to adjacent neighborhoods and to the community as a whole. The R-B District is intended for small-scale developments that are adjacent to, or within the vicinity of, residential districts.
R-10 - Single Family Residential District	This district allows a designated area for single-family residential district development designed to provide as much compatibility as possible with nearby zoning. Intense agricultural uses which create strong or obnoxious odors, or which might disturb adjacent or nearby residential areas with noise or vibration are not appropriate for the single-family residential zoning districts. Average lot size is 10,000 square feet.
Sacramento County	
AG-80 – Permanent Agricultural zone	Minimum parcel size of 80 gross acres. This agricultural extensive zone permits one single-family residence per parcel as well as all agricultural uses. The purpose of this zone is to promote long-term agricultural use and to discourage the premature and unnecessary conversion of agricultural land to urban uses. Accessory dwellings for agricultural employees are permitted. Most institutional uses are allowed with a use permit.
DW – Delta Waterway	This zone regulates uses along the Sacramento River and along the waterways in the area commonly known as the “Delta Area.” These areas should remain in as natural a state as possible.

Table 7.4-3 General Plan Designations Within 1 Mile of the Project	
Contra Costa County	
Heavy Industrial	HI
Light Industrial	L-I
Open Space	OS
Delta Recreation	DR
Public/Semi-Public	P
Parks and Recreation	PR
Single-Family Residential – Medium	SM
City of Antioch	
Medium Low Density Residential (6 du/acre)	MLDR
Open Space	OS
Medium Density Residential (10 du/acre)	MDR
Regional Commercial	RC
Commercial	C
Business Park	BP
Transit Oriented Development	TOD
Light Industrial	LI
Heavy Industrial	HI
City of Oakley	
Delta Recreation	DR
Business Park	BP
Commercial Recreation	CR
Light Industrial	LI
Commercial	C
Utility Energy	UE
Public and Semi-Public	P
Sacramento County	
Recreation	PR
Agricultural Cropland/Resource Conservation Area	RC
Natural Preserve	NP
Note: du/acre = dwelling units per acre	

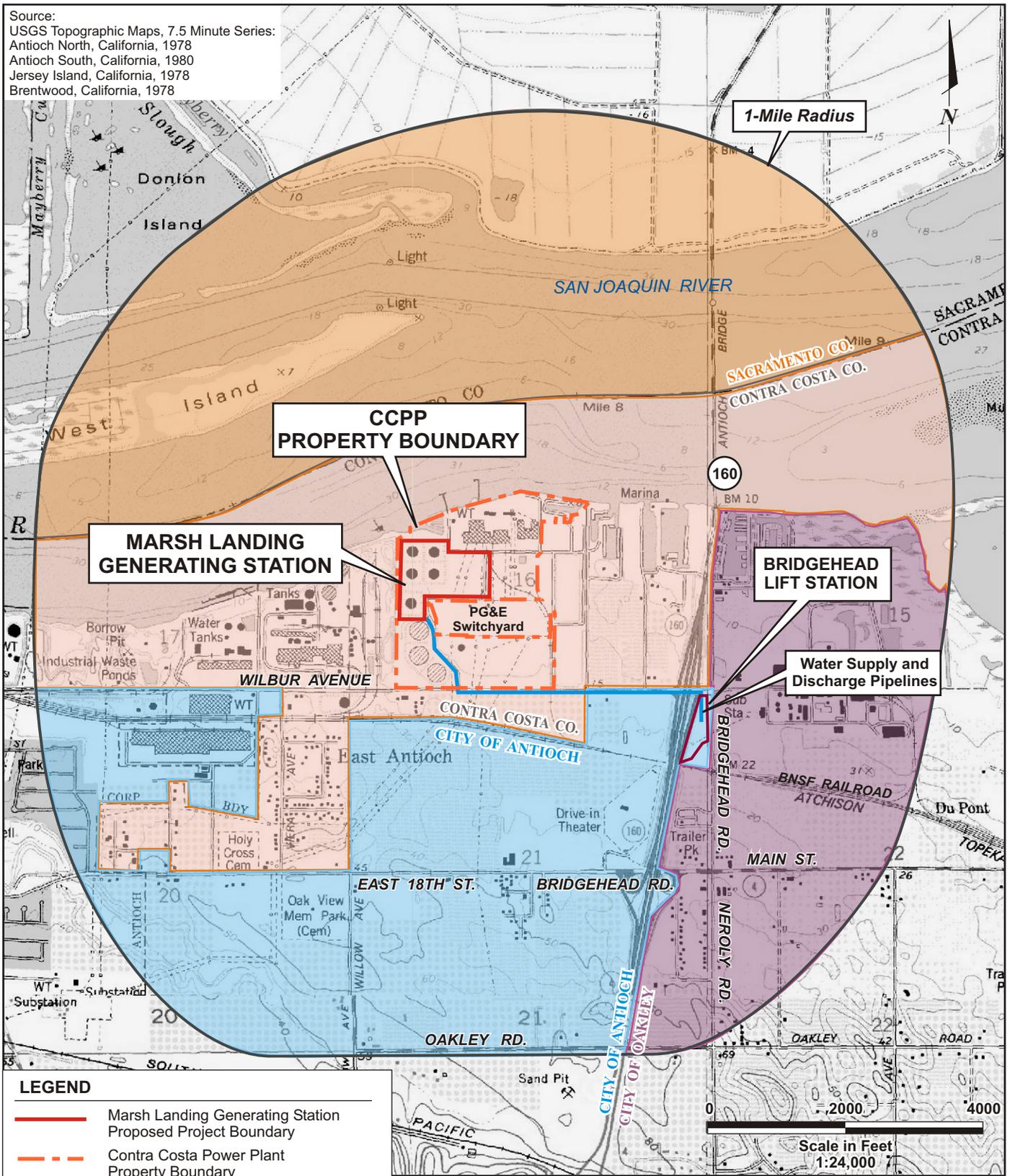
Table 7.4-4 Recent and Proposed Development Applications in the Project Vicinity		
Jurisdiction/Project Location	Project Description	Status
Recent and Proposed Zoning and General Plan Amendments		
City of Antioch		
Undeveloped land west of State Route 160 at the northern terminus of Drive-In Way, City of Antioch (APN 051-052-110)	Markstein Distribution Center – ARCO National Company requested that the Planning Commission review a Final Development Plan, rezone, and use permit for an office/warehouse distribution center to be constructed in two phases totaling 135,888 square feet.	Approved
City of Oakley		
North side of Main Street between Bridgehead Road and Big Break Road immediately east of State Route 160, Oakley	River Oaks Crossing Specific Plan– The plan area is 76.4 acres and includes 770,000 square feet of commercial, restaurant, and hotel uses. The plan area is designated for commercial development by the General Plan. The Specific Plan project included rezoning from Heavy Industrial (HI) to Specific Plan-2 (SP-2).	Planning Commission recommended approval of the Specific Plan and certification of the Final EIR on April 7, 2008. Scheduled to be considered by the City Council on May 13, 2008.
Discretionary Reviews Within a 1-Mile Radius of the Project Site		
City of Antioch		
A 2.88-acre site on Vineyard Drive, north of 18th Street, City of Antioch (APN 051-052-072)	Vineyard Business Park Phase III – Cranmer Properties, Inc., requested that the Design Review Board approve the proposal to create three multi-tenant office/warehouse buildings totaling approximately 36,640 square feet on a 2.88-acre site.	Conditionally approved
A 22-acre site on the east side of Phillips Lane, approximately 700 feet south of East 18th Street, City of Antioch (APN 051-200-015 and 051-200-053)	Almondridge East Plan 1 and Plan 3– KB Homes South Bay, Inc., requested approval of architecture for two new floor plans. The Almondridge East development is 81 single-family homes.	Conditionally approved
5.5 acres on the north side of Oakley Road, approximately 1,300 feet west of Philips Lane, City of Antioch (APN 051-180-014)	Discovery Builders requested approval of a 16-unit residential planned development.	Conditionally approved
City of Oakley		
259 Sandy Lane, Oakley	Oakley Village Light Industrial Park – Conditional Use Permit including 72,964 square feet retail/office and 158,801 square feet mini storage	Application on hold pending City funding of infrastructure improvements
Contra Costa County		
1633 Viera Avenue, Antioch (APN #051-074-010)	Modification to Land Use Permit #03-2082 to include alcohol sales (Leos Produce and Mini Market)	Application submitted.

Table 7.4-5 Applicable Land Use Laws, Ordinances, Regulations, and Standards			
Laws, Ordinances, Regulations, and Standards	Applicability	Administering Agency	AFC Section
Federal			
None Applicable			
State			
California Environmental Quality Act (CEQA), Pub. Res. Code §§21000-21177	Requires evaluation of impacts to land use and mitigation measures for potential impacts.	CEC	7.4.4
Local			
Contra Costa County General Plan	General Plan includes policies to guide new development (including industrial development standards).	Contra Costa County	7.4.2.3 and 7.4.5.3
Contra Costa County Zoning Ordinance	Ordinance sets standards for development in Heavy Industrial (H-I) zone	Contra Costa County	7.4.2.3 and 7.4.5.3
City of Antioch General Plan	General Plan includes policies to guide new development (including industrial development standards).	City of Antioch	7.4.2.3 and 7.4.5.3
City of Antioch Zoning Ordinance	Ordinance sets standards for development in General Industrial (G-I) zone	City of Antioch	7.4.2.3 and 7.4.5.3

Table 7.4-6 Involved Agencies and Agency Contacts			
Issue	Agency/Address	Contact/Title	Telephone
Contra Costa County Planning and Zoning	Contra Costa County, Planning Department 651 Pine Street, 4th Floor - North Wing Martinez, CA 94553	Heather Trent, Planning Technician	(925) 335-1312 htren@cd.cccounty.us
Contra Costa County Planning and Zoning	Contra Costa County, Planning Department 651 Pine Street, 4th Floor - North Wing Martinez, CA 94553	Patrick Roch, Division Manager, Advanced Planning	(925) 335-1242 proch@cd.cccounty.us
City of Antioch Planning and Zoning	City of Antioch – Community Development Department P.O. Box 5007 Antioch, CA 94531	Victor Carniglia, Deputy Director	(925) 799-7035 vcarniglia@ci.antioch.ca.us
City of Antioch Planning and Zoning	City of Antioch – Planning Department P.O. Box 5007 Antioch, CA 94531	Alejandro Diaz, Planner	(925) 779-6176
City of Oakley Planning and Zoning	City of Oakley – Community Development Department 3231 Main Street Oakley, CA 94561	Rebecca Willis, Director	(925) 625-7006 willis@ci.oakleyca.us
City of Oakley Planning and Zoning	City of Oakley – Planning Department 3231 Main Street Oakley, CA 94561	Alison Thornberry, Assistant Planner	(925) 625-7000 thornberry@ci.oakley.ca.us
Sacramento County Planning and Zoning	Sacramento County – Planning and Community Development Department 827 7th Street, Room 230 Sacramento, CA 95814	Jane Petrie, Planner	(916) 874-6400 petriej@saccounty.net

Table 7.4-7 Permits Required		
Responsible Agency	Permit/Approval	Schedule
Contra Costa County	Lot Subdivision	Contra Costa County: Within thirty (30) days after receipt of an application, the County must determine whether it is “complete,” or else the application is deemed complete. Gov. Code § 65943 subd.(a), (b). Once the application for approval of a tentative map is complete, the County may approve the map as submitted or require modifications. In the case of a proposed tentative map for a minor subdivision, the advisory agency must hear the application within fifty (50) working days after filing it and thereafter render a decision within fifteen (15) calendar days unless these time limits have been extended by mutual consent of the parties concerned.

Source:
 USGS Topographic Maps, 7.5 Minute Series:
 Antioch North, California, 1978
 Antioch South, California, 1980
 Jersey Island, California, 1978
 Brentwood, California, 1978



LEGEND

- Marsh Landing Generating Station Proposed Project Boundary
- - - Contra Costa Power Plant Property Boundary
- Bridgehead Lift Station
- Water Supply and Discharge Pipelines
- Unincorporated Contra Costa County
- City of Antioch
- City of Oakley
- Sacramento County

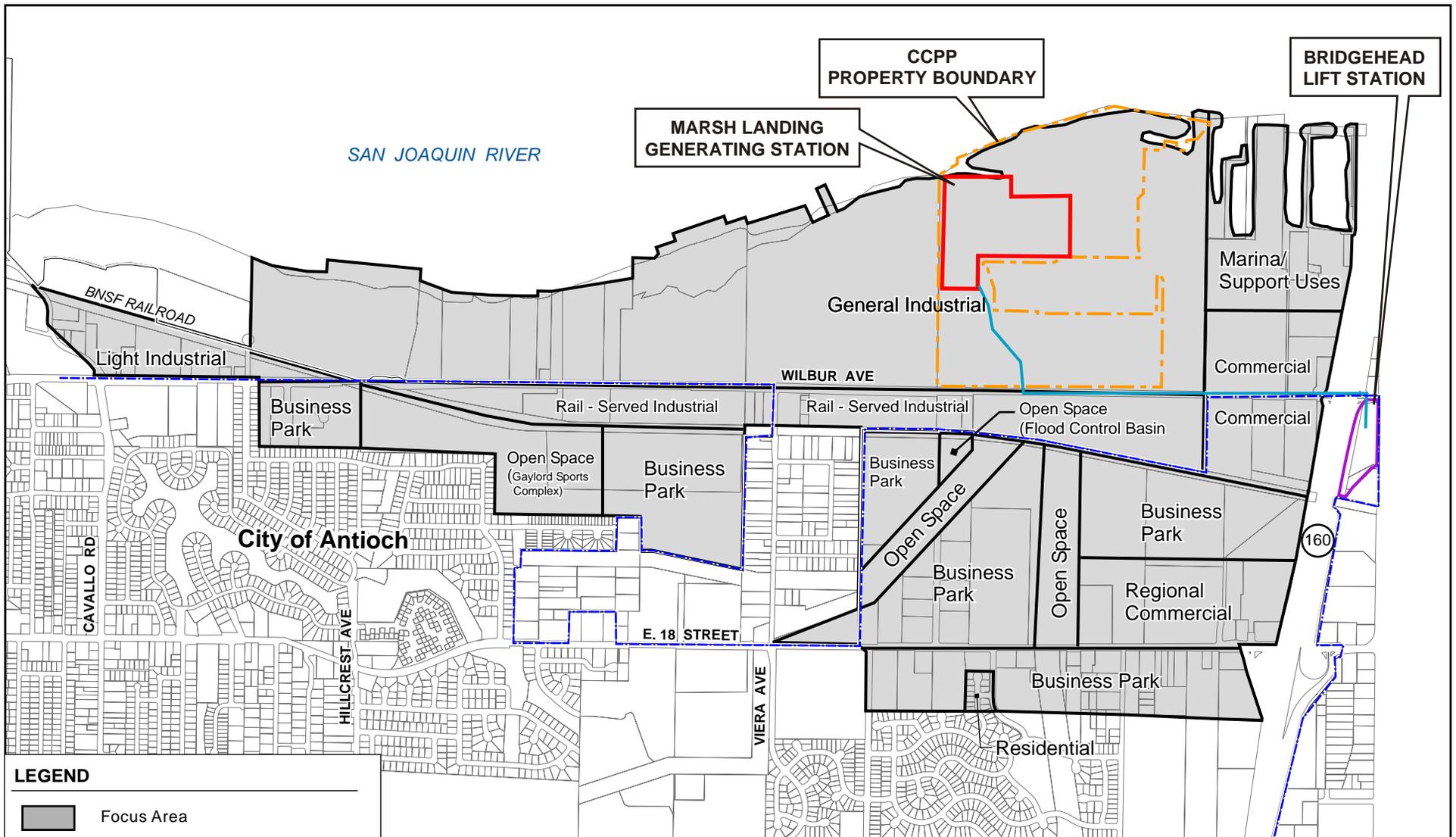
JURISDICTIONAL BOUNDARIES IN THE AREA SURROUNDING THE SITE

May 2008
 28067344

Marsh Landing Generating Station
 Mirant Marsh Landing, LLC
 Contra Costa County, California



FIGURE 7.4-1

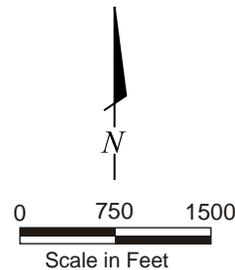


LEGEND

- Focus Area
- Antioch City Limits
- Marsh Landing Generating Station Proposed Project Boundary
- Contra Costa Power Plant Property Boundary
- Bridgehead Lift Station
- Water Supply and Discharge Pipelines

Note:
This area is the Eastern Waterfront Employment Focus Area as designated in the City of Antioch General Plan, 2003.

Source: City of Antioch General Plan 2003



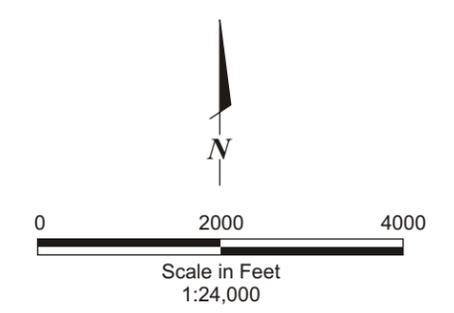
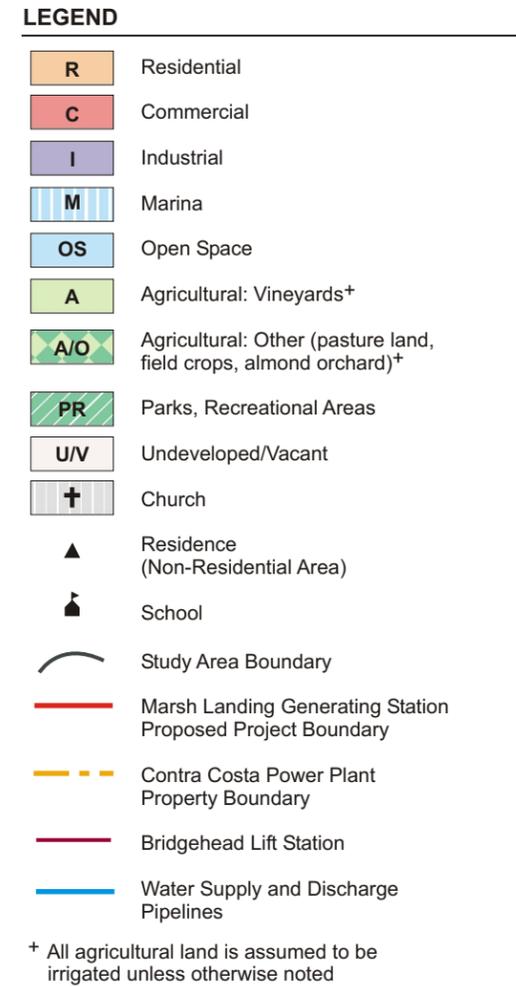
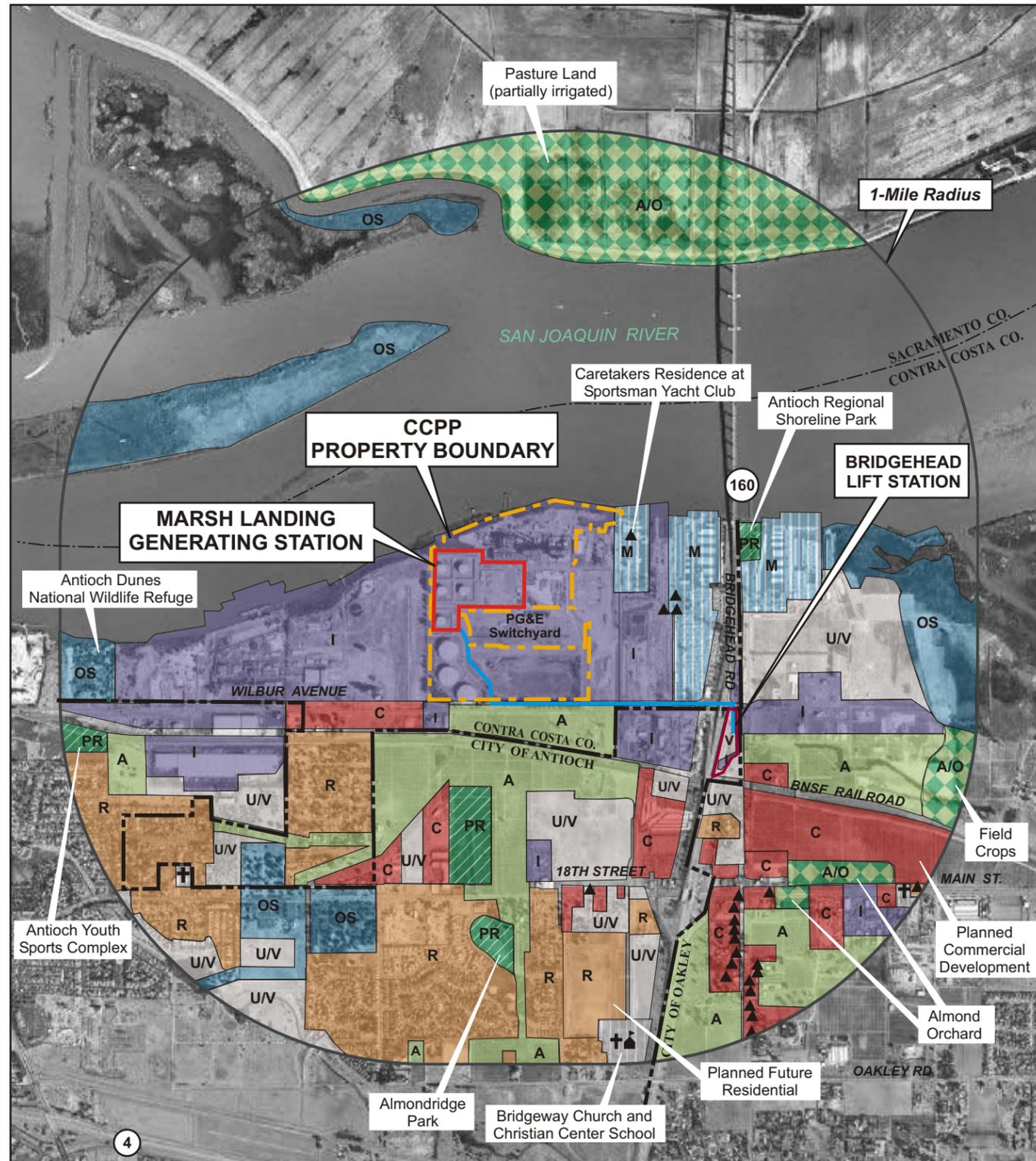
**CITY OF ANTIOCH
FUTURE LAND USE DESIGNATIONS FOR
PORTIONS OF ITS SPHERE OF INFLUENCE**

May 2008
28067344

Marsh Landing Generating Station
Mirant Marsh Landing, LLC
Contra Costa County, California



FIGURE 7.4-2



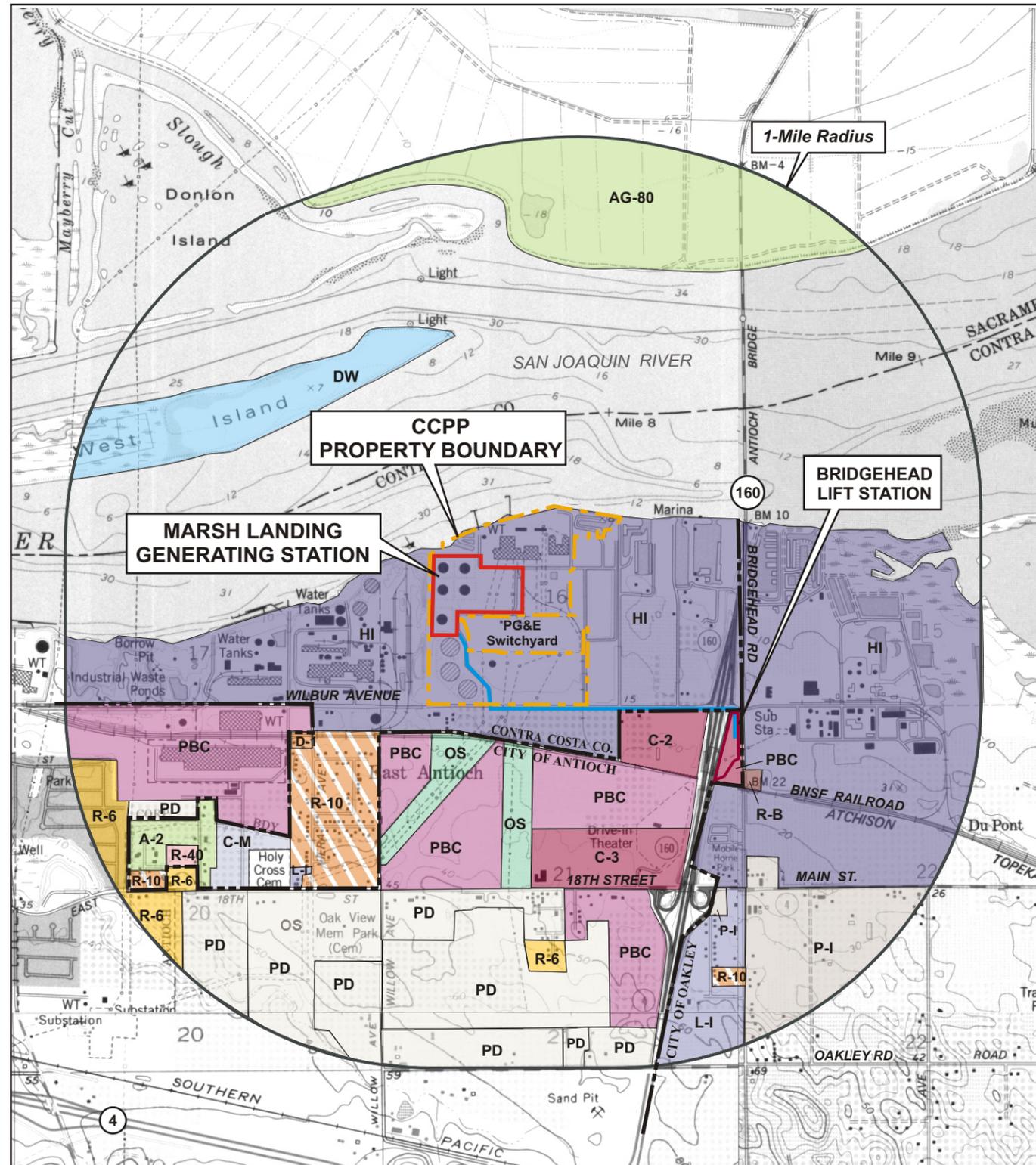
Sources:
 - Google Earth 2006
 - URS site visit, November 2007

EXISTING LAND USES IN THE AREA SURROUNDING THE SITE

May 2008
 28067344
 Marsh Landing Generating Station
 Mirant Marsh Landing, LLC
 Contra Costa County, California



FIGURE 7.4-3



LEGEND

Residential

- R-10** Single-Family Residential District (*Contra Costa County & City of Oakley Designation*)
- R-40** Single-Family Residential (*Contra Costa County Designation*)
- D-1** Two-Family Residential District (*Contra Costa County Designation*)
- R-6** Single-Family Low Density Residential District (4-6 DU/Acre) (*City of Antioch Designation*)

Open Space/Agriculture

- OS** Open Space (*City of Antioch Designation*)
- A-2** General Agricultural District (*Contra Costa County Designation*)
- AG-80** General Agricultural District (*Sacramento County Designation*)
- DW** Delta Waterway (*Sacramento County Designation*)

Industrial

- HI** Heavy Industrial (*Contra Costa County & City of Oakley Designation*)
- L-I** Light Industrial (*Contra Costa County & City of Oakley Designation*)
- C-M** Controlled Manufacturing (*Contra Costa County Designation*)

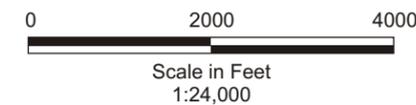
Commercial

- C-2** Community Commercial (*City of Antioch Designation*)
- C-3** Regional Commercial District (*City of Antioch Designation*)
- PBC** Planned Business Center (*City of Antioch Designation*)
- R-B** Retail Business (*City of Oakley Designation*)

Mixed Use

- PD** Planned Development District (*City of Antioch Designation*)
- P-I** Planned Unit Development (*City of Oakley Designation*)

- Study Area Boundary
- Marsh Landing Generating Station Proposed Project Boundary
- Contra Costa Power Plant Property Boundary
- Bridgehead Lift Station
- Water Supply and Discharge Pipelines



Source:
 USGS Topographic Maps, 7.5 Minute Series:
 Antioch North, California, 1978
 Antioch South, California, 1980
 Jersey Island, California, 1978
 Brentwood, California, 1978

Sources:
 - City of Antioch Zoning Map, March 26, 2006
 - Contra Costa County Zoning Map, April 16, 2007
 - City of Oakley Zoning designations, March 24, 2008
 - Sacramento County Zoning designations, March 21, 2008

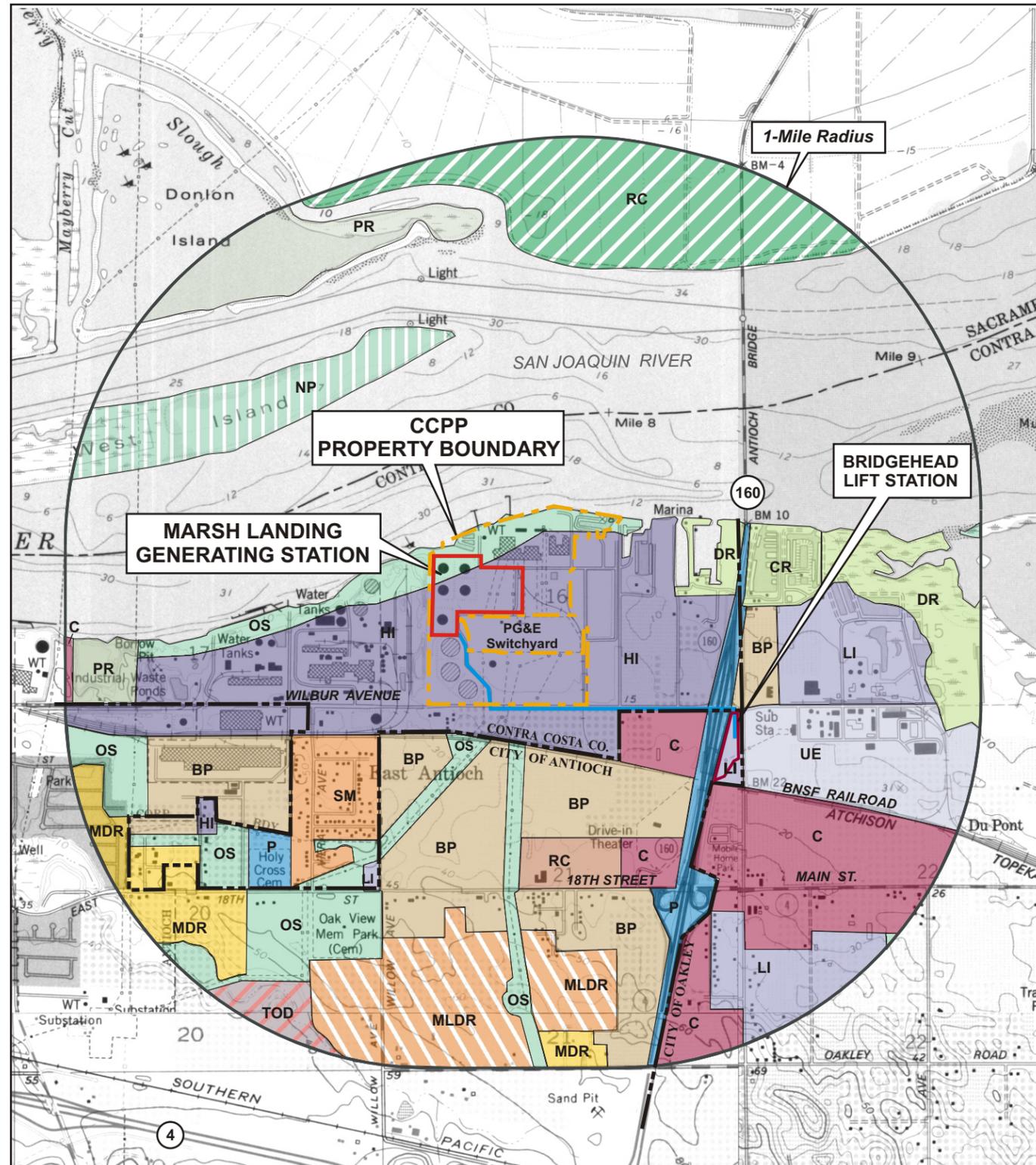
ZONING DESIGNATIONS

Marsh Landing Generating Station
 Mirant Marsh Landing, LLC
 Contra Costa County, California

May 2008
 28067344



FIGURE 7.4-4



LEGEND

Residential

- SM Single-Family Residential Medium
- MDR Medium-Density Residential
- MLDR Medium Low-Density Residential

Open Space/Recreation

- OS Open Space
- PR Parks and Recreation
- DR/CR Delta Recreational/Commercial Recreational
- P Public/Semi-Public
- RC Resource Conservation Area
- NP Natural Preserve

Industrial

- HI Heavy Industrial
- LI Light Industrial
- UE Utility Energy

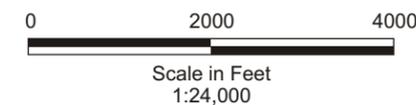
Commercial

- C Commercial
- RC Regional Commercial
- BP Business Park

Mixed-Use

- TOD Transit Oriented Development

- Study Area Boundary
- Marsh Landing Generating Station Proposed Project Boundary
- Contra Costa Power Plant Property Boundary
- Bridgehead Lift Station
- Water Supply and Discharge Pipelines



Source:
 USGS Topographic Maps, 7.5 Minute Series:
 Antioch North, California, 1978
 Antioch South, California, 1980
 Jersey Island, California, 1978
 Brentwood, California, 1978

Note:
 This figure represents future land uses as designated in the various jurisdictions General Plans.

- Sources:
- Contra Costa General Plan Map, 2005
 - City of Antioch General Plan Map, 2003
 - City of Oakley General Plan Map, 2002
 - Sacramento County General Plan Map, 1993

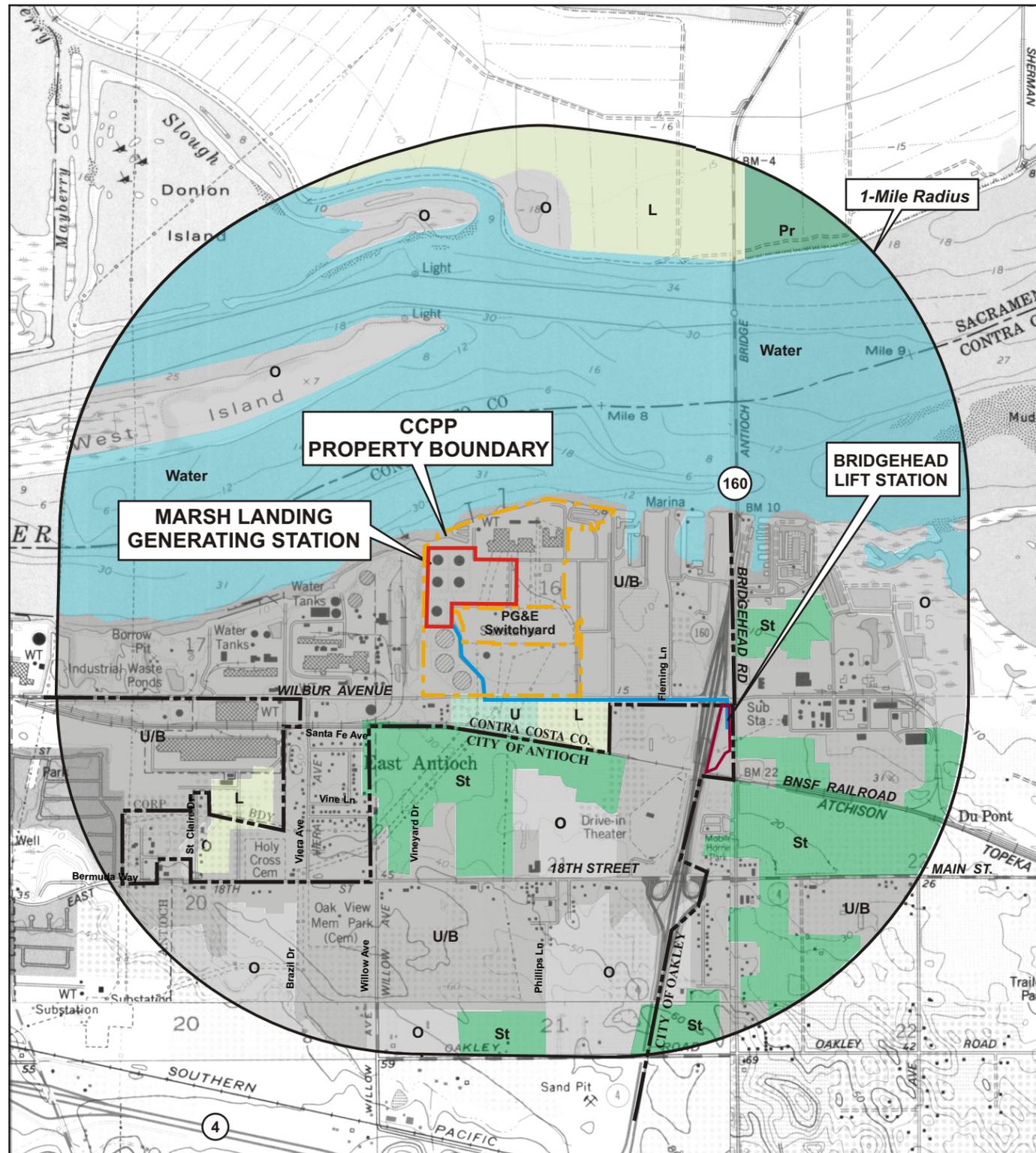
DESIGNATED FUTURE LAND USES

May 2008
 28067344

Marsh Landing Generating Station
 Mirant Marsh Landing, LLC
 Contra Costa County, California



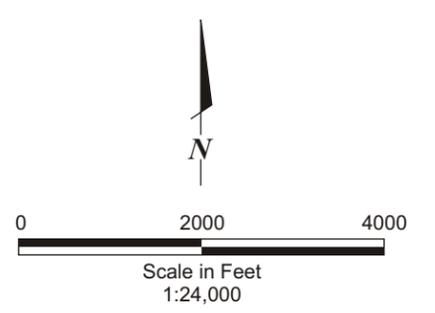
FIGURE 7.4-5



LEGEND

Farmland Categories

U/B	Urban and Built-up Land
Pr	Prime Farmland (32 Total Acres)
St	Farmland of Statewide Importance (335 Total Acres)
U	Unique Farmland (16 Total Acres)
L	Farmland of Local Importance (174 Total Acres)
Water	Water
O	Other Land
(Black line)	Study Area Boundary
(Red line)	Marsh Landing Generating Station Proposed Project Boundary
(Yellow dashed line)	Contra Costa Power Plant Property Boundary
(Red line)	Bridgehead Lift Station
(Blue line)	Water Supply and Discharge Pipelines



Source:
 USGS Topographic Maps, 7.5 Minute Series:
 Antioch North, California, 1978
 Antioch South, California, 1980
 Jersey Island, California, 1978
 Brentwood, California, 1978

Data Source:
 Department of Conservation, Farmlands Mapping
 and Monitoring Program, 2004-2006.

IMPORTANT FARMLANDS

Marsh Landing Generating Station
 Mirant Marsh Landing, LLC
 Contra Costa County, California

May 2008
 28067344



FIGURE 7.4-6