

5.9 LAND USE

This section provides an assessment of land use issues and impacts for SJS 1&2.

This section presents an evaluation of Project conformance with local plans, land use regulations, and general land use compatibility. Land uses are described within 1 mile of the Project site. Off-site improvements associated with the Project include an approximate 6 miles of electric transmission line to tie into the Gates Substation, an underground water pipeline connecting the Project to the Coalinga H₂O Treatment Facility (some portions of which will be on-site), the existing PG&E station at the Gates Substation. Therefore, this analysis includes the 1 mile area around the Project site and transmission line. Affected industrial, commercial and agricultural lands are shown on Figure 5.9.1. Reasonably foreseeable future development within the affected area is discussed in Section 5.9.2.3, Cumulative Impacts.

Land use regulatory controls in California vary among jurisdictions. California cities and counties are required by law to adopt a comprehensive, long-term general plan for physical development in their jurisdictions. The comprehensive plans include a Land Use Element that establishes the desired pattern of appropriate land use, as well as policies and guidelines for the development of those uses. Local zoning ordinances, specific plans, and maps are used to implement the Land Use Element of the comprehensive plan. Note: the Land Use Element reflects the desired land use pattern, whereas zoning ordinances and zoning maps reflect current land use designations. Zoning categories are subject to the land use designations that are found in the Fresno County Land Use Ordinance (LUO) (Fresno County 2008). The LUO contains details about building controls, grading requirements, and regulations for the design and improvement of private and county lands within Imperial County. Building codes establish requirements for safe and sanitary structures.

5.9.1 Affected Environment

The affected environment is defined by the CEC based on the study area boundary (see Figure 5.9-1). Fresno County has jurisdiction over all of the affected area within 1 mile of the plant site and the associated transmission lines. The proposed Project site location, along with major jurisdictional boundaries in Fresno County, is shown on Figure 5.9-2.

Jurisdictions along the proposed transmission lines, waterline, and access road ROW at the Project site include Fresno County. The CEC defines the Affected Environment as the 1 mile area around the boundary of the Project site. The County has jurisdiction over most of the surrounding lands; however, the City of Coalinga has jurisdiction over the non-contiguous section of land adjacent to the Project site on the west.

Land uses immediately adjacent to the Project site, within the Project area, are primarily agricultural, but also include a prison, a mental hospital, residential development, and a fire station (see Figure 5.9-3, Surrounding Land Use). A golf course, considered a commercial use, is located to the east the Project site.

Directly north of West Jayne Avenue is mainly agricultural land zoned Exclusive Agriculture 40 and Exclusive Agricultural 2, AE40 or AE20 zoning. Directly east of the Project boundary, some parcels are zoned for general and exclusive agriculture. The Project site has 469 acres under Williamson Act contract on parcel 085-030-57S. The other parcels on the Project site are zoned for exclusive agriculture. The

lands are currently protected for agriculture under a Williamson Act contract. A Williamson Act cancellation process has been initiated with the County of Fresno.¹

In addition to the residences, a nearby mental hospital and prison compound are to the west. The section to the west of the site, comprising parcels numbered 085-020-35ST, 085-020-12ST, 085-020-09ST, 085-020-13ST, 085-020-14ST, and 085-020-16ST are part of the City of Coalinga through a non-contiguous annexation. These properties are zoned Public Facilities and leased to the California Department of Corrections (CDC), which operates the facilities for the specific uses of a prison and mental hospital.

Some residences are within sight of the Project area to the east and south, although the density of residences becomes more rarified and the rural nature of the agriculturally related residence more recognizable the farther east one travels. Some rural residences are located within the Project area (see Figure 5.9-2). The Project site is located near the I-5 transportation corridor and the Gates Substation (see Figure 5.9-3). Gates Substation would provide electrical grid tie-in, while proximity to I-5 avoids typical traffic issues related with more rural locations.

5.9.1.1 Regional Setting

The Project is located in the unincorporated area of southwestern Fresno County, within the Westside Valley Area (see Figure 5.9-2). Coalinga is the nearest city, located approximately 6 miles west of the Project site. The existing land use in the majority of the region is agricultural. Fresno is 65 miles northeast of the Project site. The southwestern portion of Fresno County is surrounded by San Benito County to the north, Tulare County to the east, Kings County to the Southeast, and Monterey County to the Southwest. Fresno County encompasses a large agriculture region that ties into a regional, statewide and national agricultural economy, which includes these other counties. The regional jurisdictions and nearby urban centers are shown on Figure 5.9-2.

5.9.1.2 Project Site and Vicinity

The nearest intersections to the Project site are W. Jayne Ave and S. El Dorado Ave. approximately 1-mile to the east and W. Jayne Ave. and S. Alpine Ave. approximately 2.5 miles to the west. The site is more specifically described as the Section 3, Township 21 South, Range 16 East, on the USGA quadrangle map, Figure 5.9-2. The Project site consists of these three assessor parcel numbers (APNs): 085-030-55s, 085-030-57S and 085-030-58S. Primary access to the site is West Jayne Avenue via I-5 or Hwy 33.

Figure 5.9-1 shows that the majority of the site is zoned AE20, which comprises APN 085-030-57S and includes 468.8 acres of Williamson Act Land. The entire section is divided into three APNs: 085-030-55S, 085-030-57S, and 085-030-58S. APN 085-030-55S is zoned AE40. The quarter section that comprises APN 085-030-58S is subdivided, as shown on Figure 5.9-1. The southwest portion of APN 085-030-58S comprises a 16th section and is zoned AE20, while the remaining 3/16th section is zoned AE40.

¹ A non-renewal application has been submitted to Jared Nimer of the County of Fresno Department of Public Works and Planning who will prepare a cancellation application package.

Land in the general Project site vicinity is designated agricultural and rangeland, as well as public facilities. Land use in the immediate site vicinity includes livestock-related agriculture, and public facilities (see Figure 5.9-1). The surrounding properties are predominantly agricultural in nature or agriculturally related residences, but also include a variety of mixed uses. The non-agricultural uses within a 1-mile radius of the Project site include Coalinga State Hospital and Pleasant Valley State Prison. The prison and hospital include a more densely populated section that is leased from the City of Coalinga by the CDC and operated in perpetuity by the CDC. CDC is the de facto jurisdictional body at this location.

The Project site is relatively flat and portions of the property have recently been used for agricultural activities. Currently, the majority of the property land is fallow and supports sparse growth of annual, ruderal weeds and grasses. No structures are currently located on the project site.

5.9.1.3 General Plan and Zoning Designation

The Project, as proposed, would require a Conditional Use Permit as specified by the Fresno County General Plan and zoning designations for the site would be designated with the approval of an Unclassified Conditional Use Permit (CUP). The Project site is designated Agriculture and Westside Rangeland by the Land Use Element of the Fresno County General Plan. The existing zoning designation is AE, Exclusive Agriculture District. Energy production on agricultural land requires an unclassified conditional use permit in the AE Zone district. Additionally, the project would require a zoning variance for structures that exceed the height limitations of the AE Zone district. Under a County of Fresno review of the project the CUP and Variance could be conducted as a joint process according to Senior Planner Richard Perkins.²

5.9.1.3.1 Conditional Use Permit Process

The Fresno County Zoning Ordinance requires a CUP for certain uses of land or types of businesses that are not allowed as matter of right. Four findings determine whether a CUP is permitted:

- 1) That the site of the proposed use is adequate in size and shape to accommodate the use, including all yards, spaces, walls, fences, parking, loading, landscaping, and other features required by the use;
- 2) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- 3) That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof; and
- 4) That the proposed use is consistent with the Fresno County General Plan.

The Project site is not located within any additional Plan, Designation, or Overlay Districts and is not overseen by any other local governing or legislative body, except for Fresno County.

² Phone conversation between Richard Perkins, County of Fresno Public Works and Planning, and Seth Hopkins (URS Corporation), conducted on September 16, 2008.

Existing land uses at the Project site and the surrounding study area are shown on Figure 5.9-1 and jurisdictional boundaries are represented on Figure 5.9-2.

Land uses within a 1-mile radius to the Project include the following:

- North: Non-irrigated agricultural uses, oil production activities and associated structures;
- East: primarily vacant land with few structures, oil production activities and associated structures, golf course;
- South: Irrigated-agriculture uses; and
- West: State mental hospital and State prison.

Land Use Element Agriculture is a primary land use designation categorized under the heading *Resource* in the Land Use Element of the Fresno County General Plan. The following is a list of the primary land use designations listed under *Resource*.

- **Agriculture.** This designation provides for the production of crops and livestock, and for location of necessary agriculture commercial centers, agricultural processing facilities, and certain nonagricultural activities.
- **Irrigated Agriculture.** This designation provides for the production of crops, necessary agricultural processing facilities, and certain nonagricultural activities. Irrigated agriculture requires a system that delivers at least one (1) acre-foot of water per acre per year.
- **Westside Rangeland.** This designation provides for grazing and other agricultural operations, mining, oil and gas development, wildlife habitat, various recreational activities, and other appropriate open space uses.
- **Eastside Rangeland.** This designation provides for grazing and other agricultural operations, wildlife habitat, various non-intensive recreational activities, and other appropriate open space uses.
- **Open Space.** This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, and the protection of the community from natural and manmade hazards.
- **Public Lands and Open Space.** This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, and the protection of the community from natural and manmade hazards.

The purpose of the Agriculture land use designation is to provide areas within Fresno County dedicated to the production of agriculture goods, services, and employment. In addition, the Agriculture land use designation allows the permitted use of certain oil and gas development activities pursuant to the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element. It is the intent of the Land Use Element that agriculture sites be attractive, convenient, and safe, and that they be located so as to benefit both industry and the community.

AE-20, AE-40 Agricultural District. The Project site is designated as partially AE-20 and AE-40, pursuant to Chapter 2, Section 816 of the Zoning Ordinance Code of the County of Fresno. The Zoning Ordinance’s purpose is to translate the broad land use categories established by the Fresno County General Plan into detailed land use classifications. These classifications are applied to property in a manner that provides much greater precision than the General Plan.

The AE-20 and AE-40 designations are Exclusive Agricultural District, intended to be an exclusive district for agriculture and for those uses that are necessary and integral parts of agricultural operation. The numbers 20 and 40 refer to the minimum lot size, in acres, for the designation.

This district is intended to protect the general welfare of the agricultural community from encroachments of non-related agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural district. Typical prohibited uses in agricultural areas are residential subdivisions and industrial manufacturing uses that would conflict with agricultural operations.

The General Plan designation of Agriculture is low-density—one dwelling unit per 20 acres (1 DU/20 acres). The height limit for structures within the Agricultural zone is 35 feet. Setbacks are as follows:

- Front Yard (street side) = 35 feet
- Side and Rear Yards (not street front) = 20 feet

General Plan land use policies relating to both Land Use, and Open Space and Conservation are applicable to the Agriculture Areas designation. In summary, the area surrounding the plant site in all four directions is predominantly in agricultural production. In the atypical instances where development does exist, the uses are either energy-related, low-density residential, or farming-related structures. Figure 5.9-1 presents locations of Project area land uses.

Section 5.4, Agriculture and Soils, assesses the Project’s effects on soil resources in the Project area.

5.9.1.3.2 Agricultural Williamson Act Lands

The Project site is owned by the Mouren family, who operate MRST, will be leasing the 640-acre Project site for use as a solar electric energy generation facility. A copy of the lease agreement is presented in Appendix I. The total Project site comprises an approximately 640-acre parcel, of which a Williamson Act contract (Contract #3219) covers the 468.88-acre parcel (APN# 085-030-57S). The remaining 171.12 acres (comprising parcels APN# 085-030-55S and APN# 085-030-58S) are not under a Williamson Act contract.

The California Land Conservation Act (Williamson Act) was passed in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Act creates an arrangement whereby private landowners contract with counties and cities to voluntarily restrict land to agricultural and open-space uses. The vehicle for these agreements is a rolling term 10-year contract (*i.e.*, unless either party files a “notice of non-renewal” the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent

with their actual use (*i.e.*, agriculture), rather than potential market value. The Williamson Act contract in place on the 468.88-acre parcel will be canceled prior to Project construction.

A Notice of Non-renewal of the Williamson Contract will be filed on Contract #3219. Filing a nonrenewal of the contract is the normal process for exiting a Williamson Contract, and removes the restrictions from the subject property. Once the non-renewal form is recorded, the non-renewal period is approximately nine (9) years.

Once the Notice of Non-renewal has been filed, the next procedural step is to petition for Cancellation of the Williamson Act Contract, which requires input from the California Department of Conservation and the Fresno County's Agricultural Land Conservation Committee and Board of Supervisor approval. The petition for cancellation must meet legal requirements contained in Government Code Section 51280 *et seq.*, and involves a cancellation fee.

The landowner may petition for cancellation of a contract as to all or part of the subject land. In regards to the Project area, 468.8 acres of the total 640 acres that the Project will occupy will be petitioned for Cancellation of the Williamson Act Contract.

A petition can be found to be consistent with the limitations of the Williamson Act only after a noticed public hearing, where the Board of Supervisors (1) considers and grants tentative cancellation and (2) establishes conditions for full cancellation. In reviewing a cancellation petition, the proposed use, alternative use, any comments offered by the Director of the California Department of Conservation ("DOC"), and the recommendation of the Land Conservation Committee must be considered. A cancellation may be supported where the Boards find that:

- 1) The cancellation is for land on which a notice of non-renewal has been served.
- 2) Cancellation is not likely to result in the removal of adjacent lands from agricultural use.
- 3) Cancellation is for an alternative use that is consistent with the adopted General Plan.
- 4) Cancellation will not result in discontinuous patterns of urban development.
- 5) There is no proximate non-contracted land that is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

The five findings will be made during the Cancellation of the Williamson Act Contract application process when filed with Fresno County. If cancellation is approved, a fee determined by the County Assessor and equal to 12.5% of the market value of the parcel is paid by the applicant and forwarded to the State of California.

The Project does not fall within Subdivision Map Act jurisdiction, as the property will be leased, and subdivision of the land will not occur. As stated above, the land will undergo a cancellation of the Williamson Act contract, which does not require a subdivision of land.

The Fresno County contact for the cancellation will be Richard Perkins. He will confirm that there is a need to develop a cancellation application. His contact information is as follows:

Richard Perkins
Department of Public Works and Planning
Development Services Division
2220 Tulare Street, Suite B
Fresno, California 93721
(559) 262-4846 Phone
rperkins@co.fresno.ca.us

After a petition for cancellation is submitted, the review process is as follows:

- 1) Once the application has been determined to be complete, a request is sent to the DOC for a review of the petition for cancellation. This will generally be a 30-day review period.
- 2) A memo is sent to the Assessor's Office requesting calculation of the cancellation fee for the area covered by the legal description provided. The memo is sent out at the same time as the request to the DOC. The Assessor's Office generally tries to provide a cancellation valuation within 30 days of receiving the request. However, this is not a requirement, and in some cases, it may take longer than 30 days.
- 3) Cancellation request is brought to Fresno County Agricultural Land Conservation Committee (ALCC) for recommendation. This will occur after the comments from the DOC have been received and the Assessor's Office has provided a cancellation valuation for the property. The ALCC generally meets on the first Wednesday of each month. In order to schedule an item for a given meeting, the DOC comments and cancellation valuation from the Assessor's Office would need to be received no less than 30 days prior to the ALCC meeting date.

CEQA Section 15271 statutorily allows the AFC to be used to address CEQA compliance for a Williamson Act cancellation, provided it does so adequately.

- 4) Cancellation request is brought to Board of Supervisors for consideration. After the ALCC has made a recommendation on the proposed cancellation, the Project will be scheduled to go to the Board of Supervisors. If the Board of Supervisors determines that the required findings can be met, they may approve cancellation of the Williamson Act contract on the subject property.

5.9.1.4 Summary of Recent Actions of the Planning Department of Fresno County

Fresno County zoning trends have remained constant since the adoption of the General Plan in 2000. Minor zoning adjustments have been approved for individual properties, none of which is located proximate to the Project site.

A list of discretionary reviews performed within the past five years for Fresno County is presented in Table 5.9-1.

5.9.2 Environmental Consequences

This section discusses the potential effects of site preparation, construction, and plant operation on existing land uses and land use resources in the Project area. It also discusses potential cumulative impacts.

Other issues related to land use are addressed in Sections 5.2, 5.11, 5.12, 5.13, and 5.18 (Air Quality, Traffic, Noise, Visual Resources, and Cumulative).

Table 5.9-2 lists past, present and future projects in the vicinity of the SJS 1&2 Project site. The Map Number corresponds to the location of the project depicted on Figure 5.18-1, Past, Present and Future Projects in the Vicinity of SJS 1 & 2.

**Table 5.9-1
Discretionary Reviews Performed Within the Past Five Years
(5-Mile Radius: Fresno County)**

Map Number	CUP Number	Location	Approval Date	Project Description
1	1904	085-320-31s	5/27/82	Exploratory oil/gas well and production facilities
2	1927	085-100-27s	8/26/82	Exploratory oil/gas well and production facilities
3	2033	085-330-04s, 05s, 06s, 07s, 08s, 11s, 12s	3/15/84	I-5/West Jayne Ave. community master plan
4	2044	085-040-41s 085-060-57s	3/15/84	I-5/West Jayne Ave. community master plan
5	2129	090-020-07s, 08s, 11s, 24s, 26s, 29s, 30s	3/28/85	Rock, sand, gravel plant
6	2201	085-100-17s	12/19/85	Exploratory gas/oil well
7	2217	085-330-04s, 05s, 06s, 07s, 08s, 11s, 12s (Same as #3)	6/12/86	Modify community development
8	2218	085-030-54s	9/09/86	106 unit PUD w/ golf course
9	2290	085-070-11s	6/25/87	Exploratory gas/oil well
10	2405	075-040-49s	9/21/89	Tomato processing plant
11	2461	085-110-26s	12/03/98 (rev)	Expand rock, sand, gravel plant
12	2464	2 mi E of Coalinga SW to Monterey county line	10/18/90	Natural gas pipeline
13	2726	083-050-52s	4/18/96	Expand oil/gas well & production facility

Table 5.9-1
Discretionary Reviews Performed Within the Past Five Years
(5-Mile Radius: Fresno County)
(Continued)

Map Number	CUP Number	Location	Approval Date	Project Description
14	2728	085-060-14	2/08/98	Expand oil/gas well & production facility
15	2784	West Jayne Ave./I-5	3/10/98	Re-designate interchange from minor to major
16	2889	075-040-49s	2/18/99	Expand tomato processing plant
17	2970	075-060-12s	3/22/02	Electric power generating plant
18	3022	070-050-38s 070-070-02s, 03s	4/10/03	Expand oil/gas well and production facility
19	3207	085-020-08s	8/09/07	Cell tower

Potential environmental consequences were analyzed for the study area within 1 mile of the proposed Project site. Potential land use impacts relate to both construction and operation of the Project and any ancillary facilities.

5.9.2.1 Plant Facility

The facility will be a solar hybrid power station that combines a solar thermal power generation design with a biomass fluidized bed combustor during off peak and nighttime hours. The facility will be constructed to include the major features listed below. Many of these features are above and beyond the height limitations listed in the LUO for the AE 20 and AE 40 districts. The approval of a conditional use permit by the County would address allowing the Project to exceed these height limitations. Table 5.9-2 lists major project components and their heights and a real size.

Table 5.9-2
Project Components and Dimensions

Major Component	Height (feet)	Size (feet)
Scrubber	75	30 DIA
Biomass Heater	68	32 x 40
Biomass Exhaust Stack	100	30 DIA
Control and Administration Building	50	60 x 75
Steam Turbine Generator (STG)	60	50 x 200
Cooling Towers	26	36 x 135
Warehouse and Shop Building	20	75 x 150

**Table 5.9-2
Project Components and Dimensions
(Continued)**

Major Component	Height (feet)	Size (feet)
Take-Off, Dead End and Buss Structures	40	30 x 35
Transmission Line Wood Pole, In Line	85	--
Raw Water-Fire Water Tank (2,000,000 Gallons)	45	100 DIA
Solar Farm Reflector Line	15.5	19 x 1,000
Baghouse	65	30 x 40
Steam Drum	12 DIA	60
Steam Drum Support Structure	58	15 x 40

Approval of the proposed facility by the County of Fresno including the structures that exceed the height limitations set forth in the Land Use Ordinance would require a joint CUP and Zoning Variance. A Variance may be granted when all of the following conditions exist in reference to the property being considered.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such a Variance will not be contrary to the objectives of the General Plan.

In addition, conditions may be attached to a CUP reviewed and approved by the County.

5.9.2.1.1 Site Preparation and Construction

As the site has been previously graded and is currently being utilized as an agricultural site, the land is relatively flat. Therefore, little earthwork and grading will be necessary for Project construction. Any site preparation impacts would be temporary in nature and not considered significant.

Construction will include all work on the main site, installation and connection of pipelines and transmission lines, access road improvements, and plant startup. Sequential activities for onsite and offsite work include site preparation; foundation construction; erection of major equipment and structures;

installation of piping, electrical systems, and control systems; and startup/testing. Parking and staging will occur on a portion of the site.

Land uses near the Project site may experience short-term impacts from Project construction, including visual disruption, increased traffic, dust, increased noise levels, and Project equipment and vehicle emissions. Additional information on these issues is provided in Section 5.13, Visual Resources and Sections 5.11, Traffic and Transportation, 5.12 Noise, and 5.2 Air Quality.

Significant impacts were not identified for the other residential uses within the 1-mile radius, as long as construction activities take place between 6 a.m. and 9 p.m. on weekdays and 7 a.m. and 5 p.m. on weekends. Construction noise impacts are expected to be insignificant following mitigation.

Overall, construction activities will result in short-term land use impacts. However, due to the compatibility with existing land uses (solar energy generation and transmission lines) and the few low-density residential units located in the vicinity, short-term impacts due to Project construction are considered less than significant.

5.9.2.1.2 Operations and Maintenance

No changes are proposed to the land uses or zoning designations surrounding the Project site. The existing land uses of the immediate area surrounding the Project site will remain unchanged by the Project's development. The Project site land use will be changed permanently from agriculture and open space to solar/biomass hybrid power generation. A total of 640 acres of designated agriculture, rangeland, and open space will be converted to a non-agricultural industrial use.

Power-generating facilities are permitted in the AE-20, Exclusive Agricultural District with an unclassified CUP. The Project site has historically been used for agricultural production. The proposed use of the site for power generation may be deemed consistent with the General Plan Land Use Element by the County of Fresno.

According to the Property Development Standards for the AE District, the height limit for dwellings is 35 feet. Section 816.5 of the Zoning Ordinance regulates building height to 35 feet with the exception of "non-dwelling structures and other accessory farm buildings." The proposed Project cooling tower units are non-dwelling structures and are; therefore, exempt from the 35-foot height limitation.

Plant operation traffic impacts will be minimal. The facility will only have 55 permanent employees traveling daily to and from the site via West Jayne Road.

The site is an appropriate location for the San Joaquin Solar Project due to the intensity of the direct sunlight, the designated land use of Agriculture, and the proximity of the substation water source. It is also located within the Fresno County Enterprise Zone. It is located on currently underutilized land to produce renewable energy, thereby helping to satisfy the goals of the California Renewables Portfolio Standard.

According to the 2002 California Renewable Portfolio Standard, utilities such as PG&E are required to achieve a 20 percent renewable energy portfolio by 2010. Current California energy policy calls for more

development of solar energy within the mainly agricultural Fresno Enterprise Zone, promotion of sustainable business, and greater use of renewable forms of energy. The Energy Policy Act of 2005 (Public Law 109-58, 8 August 2005) encourages development of renewable energy resources, including solar energy. Section 211 of the Energy Policy Act of 2005 encourages the approval of at least 10,000 MW of non-hydropower renewable energy projects on public land within the next 10 years.

Habitat conservation plans or natural community conservation plans within the SJS 1&2 site are discussed in Section 5.5, Biological Resources.

5.9.2.1.3 Abandonment/Closure

Planned permanent closure impacts will be incorporated into the facility closure plan and evaluated at the end of the generating station's operating life.

5.9.3 Cumulative Impacts

The assessment of cumulative impacts for this Project includes a review of other projects where an application has been filed with Fresno County, as well as projects anticipated by the CEC. This Project area and the surrounding area have not had any major development projects in the past 18 months that would raise cumulative effects issues related to Land Use. Furthermore, there are no projects considered in the foreseeable future that would raise cumulative effects issues respective to Land Use.

A foreseeable future projects is the Coalinga water treatment project that will provide water to SJS 1&2. Refer to Section 5.18, Cumulative Impacts, for information on these potential projects. The Coalinga water treatment project is on City of Coalinga property consisting of approximately one-half section of land. The lands will be designed for utilities use prior to approval of the project and will not result in conversion of active farmland to another use. No cumulative land use impacts are expected to arise from the SJS 1&2 in combination with the Coalinga water treatment project.

5.9.4 Mitigation Measures

The Project minimally diminishes Fresno County's Agricultural Production capacity and boosts economic viability, decreases reliance on imported energy, and is consistent with the goals and policies outlined in state energy policy guidelines. However, the proposed Project will take protected Agricultural lands in the amount of 640 acres. This will require the cancellation of a Williamson Act Contract which includes a cancellation fee of 12.5% of the assessed value of the lands. After the cancellation of the Williamson Act contract for the Project site, the Project will not create significant adverse land use impacts to surrounding lands and will not conflict with existing land use activities in the area.

While the Project removes land from agricultural use, it provides a source of renewable energy. This tradeoff is an inherent form of mitigation. The agricultural lands that are available on the site are sub Prime, and are underutilized dry farm lands. The impact of the Project will not substantially diminish the agricultural productivity of the region. Alternatively the Project will add a renewable energy source that has a 106.8 MW production capacity to the area.

5.9.5 LORS Compliance

LORS related to land use and their applicability to the Project are summarized in Table 5.9-4. The Project will be constructed and operated in compliance with all applicable land use LORS, as discussed below.

5.9.5.1 Federal

There are no federal LORS related to the land use associated with the Project.

**Table 5.9-4
Applicable LORS for Land Use**

Conformance (Section)	LORS	Jurisdiction	Applicability
Federal	No federal LORS have been identified.		
State			
5.9.5.2	California Public Resources Code *25523 (a): 20 CCR **1752, 1752.5, 2300-2309, and Chapter 2, Subchapter 5, Appendix B, Part (1) (3) and (4)	CEC	Evaluate compatibility of the proposed Project with relevant land use plans
	California State Planning Law, Government Code Section 65300 through 65302 development of the county or city.	Fresno County	Requires each city and county to adopt a comprehensive, general plan for the physical development of the County or City. Requirements identify contents of General Plan. Fresno County has adopted a General Plan. No project action is required.
5.9.1.3.1, 5.9.5.2	California State Planning Law Government code Section 51200 through 51207 (Williamson Act)	Fresno County	Enables local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use. Landowners receive property tax assessments much lower than normal because they are based upon farming and open space uses as opposed to full market value.
Local			
5.9.1.3, 5.9.5.3	Fresno County General Plan	Fresno County Public Works & Planning Department	Comply with all applicable land use provisions.
5.9.5.3	Fresno County Zoning Ordinance	Fresno county Public Works & Planning Department	Comply with applicable policies, development standards, and specific zoning requirements.

**Table 5.9-4
Applicable LORS for Land Use
(Continued)**

Conformance (Section)	LORS	Jurisdiction	Applicability
5.9.5.3 (Cont'd)	Fresno County Municipal Code	Fresno county Public Works & Planning Department	Comply with all applicable County ordinances.
	Fresno county General Plan-2000 Land Use Element: <i>Agriculture Goals, Objectives, and Policies</i> . Policy LU-A.3	Fresno county Public Works & Planning Department	Allows, by use of a discretionary permit, certain non-agricultural uses including oil and gas development activities.
	Fresno County General Plan-2000 Land Use Element: <i>Agriculture Goals, Objectives, and Policies</i> . Policy LU-A.13	Fresno county Public Works & Planning Department	Ensure protection for agricultural operations from conflicts with nonagricultural uses by requiring buffers between proposed non-agricultural uses.
	Fresno County General Plan-2000 Land Use Element: Open Space & Conservation: Minerals <i>Goals, Objectives, and Policies</i> , Policy OS-C.1	Fresno County Public Works & Planning Department	Incompatible land uses within the impact area of existing or potential surface mining areas not permitted.
	Fresno County General Plan-2000 Land Use Element: Open Space & conservation: Minerals <i>Goals, Objectives, and Policies</i> , Policy OS-C.6	Fresno County Public Works & Planning Department	Ensures the Williamson Act is recognized and adhered to.
	Fresno County General Plan-2000 Land Use Element: Open Space & conservation: Minerals <i>Goals, Objectives, and Policies</i> , Policy OS-C.10	Fresno County Public Works & Planning Department	Land uses that threaten the future availability of mineral resource or preclude future extraction of those resources not permitted.
	Fresno County General Plan-2000 Land Use Element: Open Space & conservation: Minerals <i>Goals, Objectives, and Policies</i> , Policy OS-C.12	Fresno County Public Works & Planning Department	Fresno County shall be divided into three areas for the regulation of oil and gas development.
	Fresno County General Plan-2000 Health Element: Noise <i>Goals, Objectives, and Policies</i> , Policy HS-G.1	Fresno County Public Works & Planning Department	Requires that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses.
	Fresno County General Plan-2000 Health Element: Noise <i>Goals, Objectives, and Policies</i> , Policy HS-G.6	Fresno County Public Works & Planning Department	Regulates construction-related noise to reduce impacts on adjacent uses in accordance with the County's Noise Control Ordinance

**Table 5.9-4
Applicable LORS for Land Use
(Continued)**

Conformance (Section)	LORS	Jurisdiction	Applicability
5.9.5.3 (Cont'd)	Fresno County Zoning Ordinance Section 816	Fresno County Public Works & Planning Department	Defines "AE" Exclusive Agriculture District.
	Fresno County Zoning Ordinance Section 816.3	Fresno County Public Works & Planning Department	Defines uses subject to Conditional Use Permit in AE Zone.
	Fresno County Zoning Ordinance Section 816.5	Fresno County Public Works & Planning Department	Defines property development standards within AE Zone.
	Fresno County Zoning Ordinance Section 816.5A	Fresno County Public Works & Planning Department	Provides regulations for lot area.
	Fresno County Zoning Ordinance Section 816.5B	Fresno County Public Works & Planning Department	Provides regulations for lot dimensions
	Fresno County Zoning Ordinance Section 816.5C	Fresno County Public Works & Planning Department	Provides regulations for population density.
	Fresno County Zoning Ordinance Section 816.5D	Fresno County Public Works & Planning Department	Provides regulations for building height.
	Fresno County Zoning Ordinance Section 816.5E	Fresno County Public Works & Planning Department	Provides regulations for yards.
	Fresno County Zoning Ordinance Section 816.5F	Fresno County Public Works & Planning Department	Provides regulations for space between buildings.
	Fresno County Zoning Ordinance Section 816.5H	Fresno County Public Works & Planning Department	Provides regulations for fences, hedges, and walls.
	Fresno County Zoning Ordinance Section 816.6	Fresno County Public Works & Planning Department	Defines what permits are required in the AE Zone.
Fresno County Zoning Ordinance Section 873	Fresno County Public Works & Planning Department	CUP process and authority.	

**Table 5.9-4
Applicable LORS for Land Use
(Continued)**

Conformance (Section)	LORS	Jurisdiction	Applicability
5.9.5.3 (Cont'd)	Fresno County Zoning Ordinance Section 873	Fresno County Public Works & Planning Department	Site plan review.

5.9.5.2 State

5.9.5.2.1 California Public Resources Code *25523 (a); 20 CCR **1752, 1752.5, 2300-2309, and Chapter 2, Subchapter 5, Appendix B, Part (I) (3) and (4)

These codes require that the applicant evaluate the compatibility of the proposed Project with relevant land use plans. The administering agency for the above is the CEC. This requirement is met via Section 5.9.5.3, below.

5.9.5.2.2 California State Planning Law, Government Code Section 65300 through 65302

This code requires each planning agency to prepare and the legislative body of each county and city to adopt a comprehensive General Plan for the physical development of the county. The General Plan shall address seven mandatory elements, including a land use element.

The administering agency for these state requirements is Fresno County. Conformance is discussed in Section 5.9.4.3.

5.9.5.2.3 California State Planning Law, Government Code Section 51200 through 51207 (Williamson Act)

This act enables local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use. Landowners receive property tax assessments much lower than normal, because they are based upon the lowest of three values: Williamson Act restricted value, current market value, or factored base year value.

The administering agency for these state requirements is Fresno County.

5.9.5.3 Local

The Fresno County General Plan, adopted in 2000, reflects the values and contains the goals of the community with respect to development. The Plan is general in nature and provides a vision of the future. The General Plan contains an evaluation of existing conditions and provides long-term goals and policies to guide growth and development for the next 15 to 25 years. The General Plan is implemented by the County through

its zoning, subdivision ordinances, specific plans, growth management policies, planned development districts, development agreements, development review, code enforcement, land use database, capital improvement programs, environmental review procedures, building and housing codes, and redevelopment plans. The Project site is designated for Exclusive Agricultural use.

5.9.5.3.1 Land Use Policy Compatibility

The following General Plan land use policies apply to the Project site:

- Establishing within County government a framework for analyzing local and regional conditions and needs in order to respond effectively to the problems and opportunities facing Fresno County.
- Identifying Fresno County's economic, environmental, and social goals.
- Recording the County government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development.
- Providing Fresno County's citizens with information about their community and with opportunities to participate in the local planning and decision-making process.
- Improving the coordination of community development and environmental protection activities among the County, cities, and regional, state, and federal agencies.
- Establishing a basis for subsequent planning efforts, such as preparation and updating of community plans, specific plans, redevelopment plans, and special studies to deal with unique problems or areas in the community.

5.9.5.3.2 Agricultural Land Use Policies

Applicable agricultural land use policies from Fresno County's General Plan Land Use Element include the following:

Policy LU-A.3. The County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally related activities, including value-added processing facilities, and certain non-agricultural uses listed in Table LU-3. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:

- The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.
- The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.
- The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least 0.25-mile radius.

The Project will provide necessary energy supplies to the area. The location of a power generation facility within an urban environment has the potential to impact the use of nearby land uses, such as schools, hospitals, and dense residential land uses. The proposed site has less potential to impact sensitive receptors because of its remote location and the nature of the large scale farming activities in the area. Additionally, the site is currently not in agricultural production. Water resources in the Project area will not be detrimentally impacted by Project operation.

Policy LU-A.13. The County shall protect agricultural operations from conflicts with nonagricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.

The Project will not preclude or negatively impact the continued agricultural use of the surrounding area for agricultural operations. There are no expected conflicts between the intended methods of power generation proposed by the Project and surrounding agricultural operations.

5.9.5.3.3 Open Space and Conservation Policies

Applicable open space and conservation land use policies from Fresno County's General Plan Open Space and Conservation Element include the following.

Policy OS-C.1. The County shall not permit incompatible land uses within the impact area of existing or potential surface mining areas.

Policy OS-C.6. The County shall accept Williamson Act contracts on land identified by the State of California as containing significant mineral deposits subject to the use and acreage limitations established by the County.

Policy OS-C.10. The County shall not permit land uses that threaten the future availability of mineral resources or preclude future extraction of those resources.

As part of the land lease agreement, the future availability of mineral resources will not be lost as a result of site development. The Project is consistent with all of the above-described policies.

5.9.5.3.4 Other Policies

Applicable noise land use policies from Fresno County's General Plan Health Element include the following:

Policy HS-G.1. The County shall require that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses.

Policy HS-G. 6. The County shall regulate construction-related noise to reduce impacts on adjacent uses in accordance with the County's Noise Control Ordinance.

Construction activities would take place in accordance with the County Noise Control Ordinance (between 6 a.m. and 9 p.m. on weekdays and 7 a.m. and 5 p.m. on weekends). Construction noise impacts are expected to be insignificant after mitigation.

Policy PF-J.1 The County shall encourage the provision of adequate gas and electric, communications, and telecommunications service and facilities to serve existing and future needs of people in the unincorporated areas of the county.

Policy PF-J.2 The County shall work with local gas and electric companies to design and locate appropriate expansion of gas and electric systems, while minimizing impacts to agriculture and minimizing noise, electromagnetic, visual and other impacts on existing and future residents.

The Project is consistent with providing adequate electrical supplies. SJS 1&2 LLC has a 20-year power purchase agreement with PG&E to provide additional electric output from the Project site to the public power grid. This Project helps implement the above-described policies. Impacts to the surrounding agricultural uses in the Project site area are minimized by the location of the site near an existing substation. The off-site linears (transmission lines,) required for the Project would extend onto the existing adjacent ROW and continue along West Jayne Avenue to the Gates Substation (see Figure 5.9-1). The Project transmission lines would not enter into any other adjacent agricultural areas, thereby minimizing visual, noise and electromagnetic impacts to the surrounding area.

5.9.5.3.5 Fresno County Municipal Code

This code includes the regulatory and penal ordinances as well as the administrative ordinances of Fresno County. A list of applicable Fresno County Municipal and Zoning Code Ordinances is included in Table 5.9-3.

5.9.5.3.6 Conditional Use Permit (CUP) Process

The Fresno County Zoning Ordinance requires a CUP for certain use of land or types of businesses that are not allowed as matter of right. Four findings determine the permitting of a CUP:

- 1) That the site of the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls, fences, parking, loading, landscaping, and other features required by use;
- 2) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by proposed use;
- 3) That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof; and
- 4) That the proposed use is consistent with the Fresno County General Plan.

The proposed Project site is zoned as AE-20 and AE-40, Exclusive Agricultural District, and portions of the parcel is under a Williamson Act contract. However, the Project meets the four findings described above that determine the permitting of a CUP. With approval, the Project is consistent with zoning designations and the Fresno County General Plan.

In regards to CUP finding 1, the site is adequate in size and shape to accommodate the use of the site as an electrical generation facility, thus finding 1 can be made.

In regards to CUP finding 2, a URS Senior Transportation Engineer analyzed traffic impacts. Based on the very low expected Average Daily Trip (ADT) volume (80 operational and 262 construction trips), it has been concluded that traffic will not be an issue even during Project construction. Normal operations after construction will create even less traffic than that created during construction. Thus, finding 2 can be made.

CUP finding 3, the proposed use, a natural gas plant/energy generator, will not have an adverse effect on the abutting agricultural land uses. Construction noise impacts are expected to be insignificant after mitigation.

The proposed use is self-contained and will not have any spillover affect or negative impacts on adjacent agriculture operations. Surrounding uses will not be adversely affected by the construction and operation of the Project. Thus, finding 3 can be made.

In regards to CUP finding 4, the proposed use is an approved use under the stipulations listed in Fresno County’s General Plan, if both the Land Use and Open Space and Conservation Elements’ policies are met and an Unclassified Conditional Land Use Permit is obtained. Thus, finding 4 can be made.

5.9.5.4 Agencies and Agency Contacts

Agency contacts for agencies with jurisdiction to issue applicable permits and/or enforce LORS-related Land Use regulations are provided in Table 5.9-5. A complete list of applicable Fresno County Municipal and Zoning Code Ordinances are included in Table 5.9-3.

**Table 5.9-5
Agency Contact List for LORS**

	Agency	Contact	Address	Telephone
	Fresno County, Environmental Planner	Jared Nimer	Planner	(559) 262-4846
1	Fresno County, Department of Development Services	Richard Perkins	Planner & Resource Analyst	(559) 262-4100
2	City of Coalinga, Department of Development Services	Shawn Brewer	Planner	(559) 935-1533

5.9.5.5 Permits Required and Permitting Schedule

Table 5.9-6 lists all required permits applicable to the Project.

**Table 5.9-6
Applicable Permits**

Responsible Agency	Permit/Approval	Schedule
CEC	AFC	12 Months
Fresno County	Williamson Act Cancellation	6-12 Months

5.9.6 References

2000b. Energy Facility Licensing Process: Developer's Guide of Practices and Procedures. Staff Report/Draft. December 7.

California Energy Commission. 2008 website; www.energy.ca.gov.

Fresno County website: www.co.fresno.ca.us. 2008 General Plan.

Perkins, R. and Nimer, J. 2008. Fresno County Department of Public Works and Planning. Personal communication with S. Hopkins (URS Corporation).

The Ordinance Code of Fresno County Chapters 1, 2, 3, and 4.

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Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Land Use

Project: San Joaquin Solar 1&2

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (1)	...provide a discussion of the existing site conditions, the expected direct, indirect and cumulative impacts due to the construction, operation and maintenance of the project, the measures proposed to mitigate adverse environmental impacts of the project, the effectiveness of the proposed measures, and any monitoring plans proposed to verify the effectiveness of the mitigation.	5.9.1 5.9.2 5.9.3 5.9.4		
Appendix B (g) (3) (A)	A discussion of existing land uses and current zoning at the site, land uses and land use patterns within one mile of the proposed site and within one-quarter mile of any project-related linear facilities. Include:	5.9.1.2 5.9.1.3		
Appendix B (g) (3) (A) (i)	An identification of residential, commercial, industrial, recreational, scenic, agricultural, natural resource protection, natural resource extraction, educational, religious, cultural, and historic areas, and any other area of unique land uses;	5.9.1 5.9.2 5.9.3		
Appendix B (g) (3) (A) (ii)	A discussion of any recent or proposed zone changes and/or general plan amendments; noticed by an elected or appointed board, commission, or similar entity at the state or local level;	5.9.1.2 5.9.1.4 5.9.2		
Appendix B (g) (3) (A) (iii)	Identification of all discretionary reviews by public agencies initiated or completed within 18 months prior to filing the application for those changes or developments identified in subsection (g)(3)(A)(ii); and	5.9.1.2 5.9.1.4		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Land Use

Project: San Joaquin Solar 1&2

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (3) (A) (iv)	Legible maps of the areas identified in subsection (g)(3)(A) potentially affected by the project, on which existing land uses, jurisdictional boundaries, general plan designations, specific plan designations, and zoning have been clearly delineated.	Figure 5.9-1 Figure 5.9-2 Figure 5.9-3		
Appendix B (g) (3) (B)	A discussion of the compatibility of the proposed project with present and expected land uses, and conformity with any long-range land use plans adopted by any federal, state, regional, or local planning agencies. The discussion shall identify the need, if any, for land use decisions by another public agency or as part of the commission's decision that would be necessary to make the project conform to adopted federal, state, regional, or local coastal plans, land use plans, or zoning ordinances. Examples of land use decisions include: general plan amendments, zoning changes, lot line adjustments, parcel mergers, subdivision maps, Agricultural Land Conservation Act contracts cancellation, and Airport Land Use Plan consistency determinations.	5.9.1 5.9.2		
Appendix B (g) (3) (C)	A discussion of the legal status of the parcel(s) on which the project is proposed. If the proposed site consists of more than one legal parcel, describe the method and timetable for merging or otherwise combining those parcels so that the proposed project, excluding linears and temporary laydown or staging area, will be located on a single legal parcel. The merger need not occur prior to a decision on the Application but must be completed prior to the start of construction.	5.9.1.2 5.9.1.3.1 5.9.1.3.2		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Land Use

Project: San Joaquin Solar 1&2

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (3) (D)	A map at a scale of 1:24,000 and written description of agricultural land uses found within all areas affected by the proposed project. The description shall include:	5.9.1.3.2 Figure 5.9-1 Figure 5.9-2		
Appendix B (g) (3) (D) (i)	Crop types, irrigation systems, and any special cultivation practices;	5.9.2.1.1		
Appendix B (g) (3) (D) (ii)	Whether farmland affected by the project is prime, of statewide importance, or unique as defined by the California Department of Conservation; and	5.9.2		
Appendix B (g) (3) (D) (iii)	Direct, indirect, and cumulative effects on agricultural land uses. If the proposed site or related facilities are subject to an Agricultural Land Conservation contract, provide a written copy and a discussion of the status of the expiration or canceling of such contract.	5.9.1.3.2 5.9.2.1.2 5.9.3		
Appendix B (i) (1) (A)	Tables which identify laws, regulations, ordinances, standards, adopted local, regional, state, and federal land use plans, leases, and permits applicable to the proposed project, and a discussion of the applicability of, and conformance with each. The table or matrix shall explicitly reference pages in the application wherein conformance, with each law or standard during both construction and operation of the facility is discussed; and	Table 5.9-4		
Appendix B (i) (1) (B)	Tables which identify each agency with jurisdiction to issue applicable permits, leases, and approvals or to enforce identified laws, regulations, standards, and adopted local, regional, state and federal land use plans, and agencies which would have permit approval or enforcement authority, but for the exclusive authority of the commission to certify sites and related facilities.	Table 5.9-5		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 0 Date _____

Technical Area: Land Use

Project: San Joaquin Solar 1&2

Technical Staff: _____

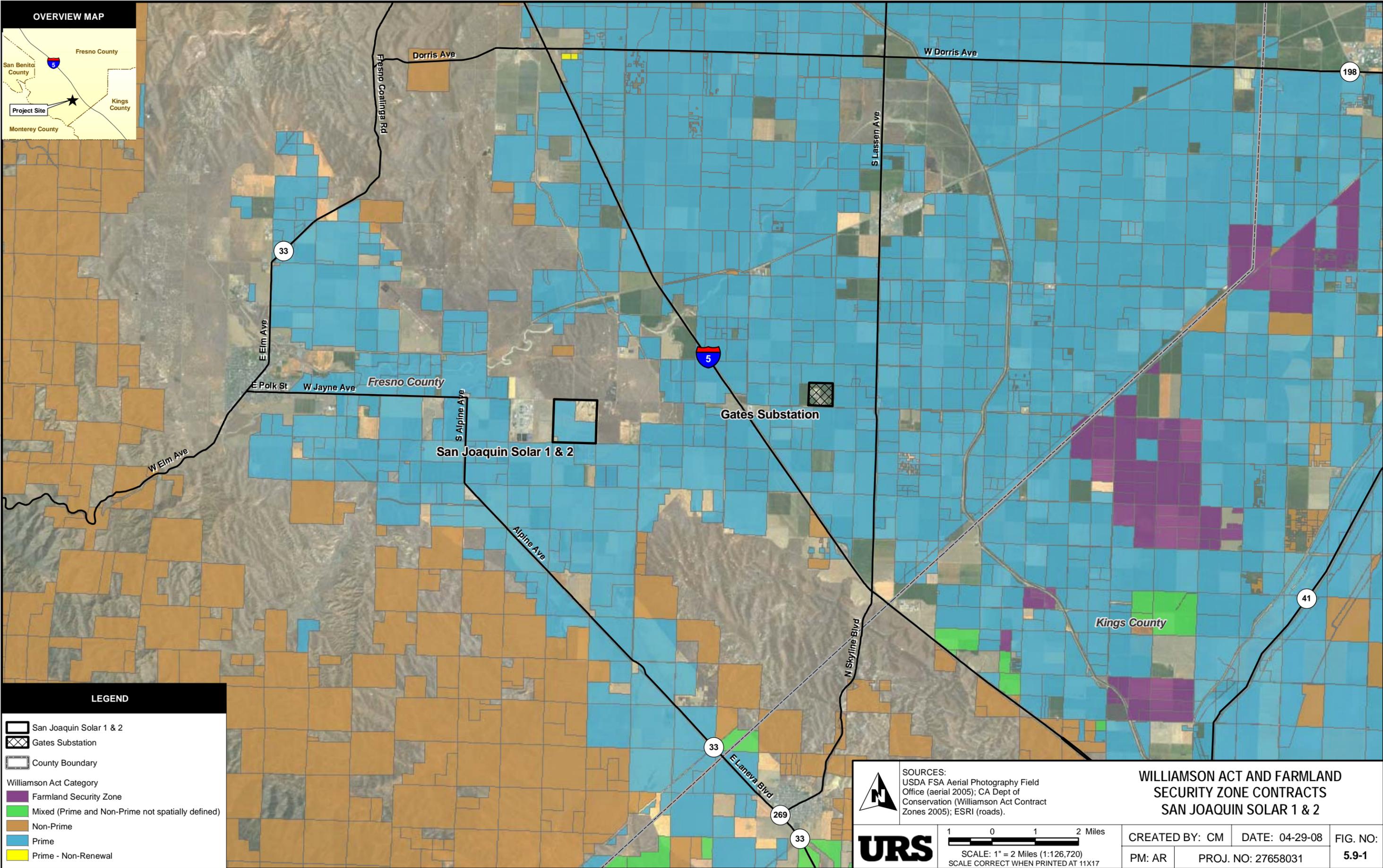
Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (i) (2)	The name, title, phone number, address (required), and email address (if known), of an official who was contacted within each agency, and also provide the name of the official who will serve as a contact person for Commission staff.	Table 5.9-5		
Appendix B (i) (3)	A schedule indicating when permits outside the authority of the commission will be obtained and the steps the applicant has taken or plans to take to obtain such permits.	Table 5.9-6		

OVERVIEW MAP



LEGEND

- San Joaquin Solar 1 & 2
- Gates Substation
- County Boundary
- Williamson Act Category
 - Farmland Security Zone
 - Mixed (Prime and Non-Prime not spatially defined)
 - Non-Prime
 - Prime
 - Prime - Non-Renewal



SOURCES:
 USDA FSA Aerial Photography Field Office (aerial 2005); CA Dept of Conservation (Williamson Act Contract Zones 2005); ESRI (roads).



1 0 1 2 Miles
 SCALE: 1" = 2 Miles (1:126,720)
 SCALE CORRECT WHEN PRINTED AT 11X17

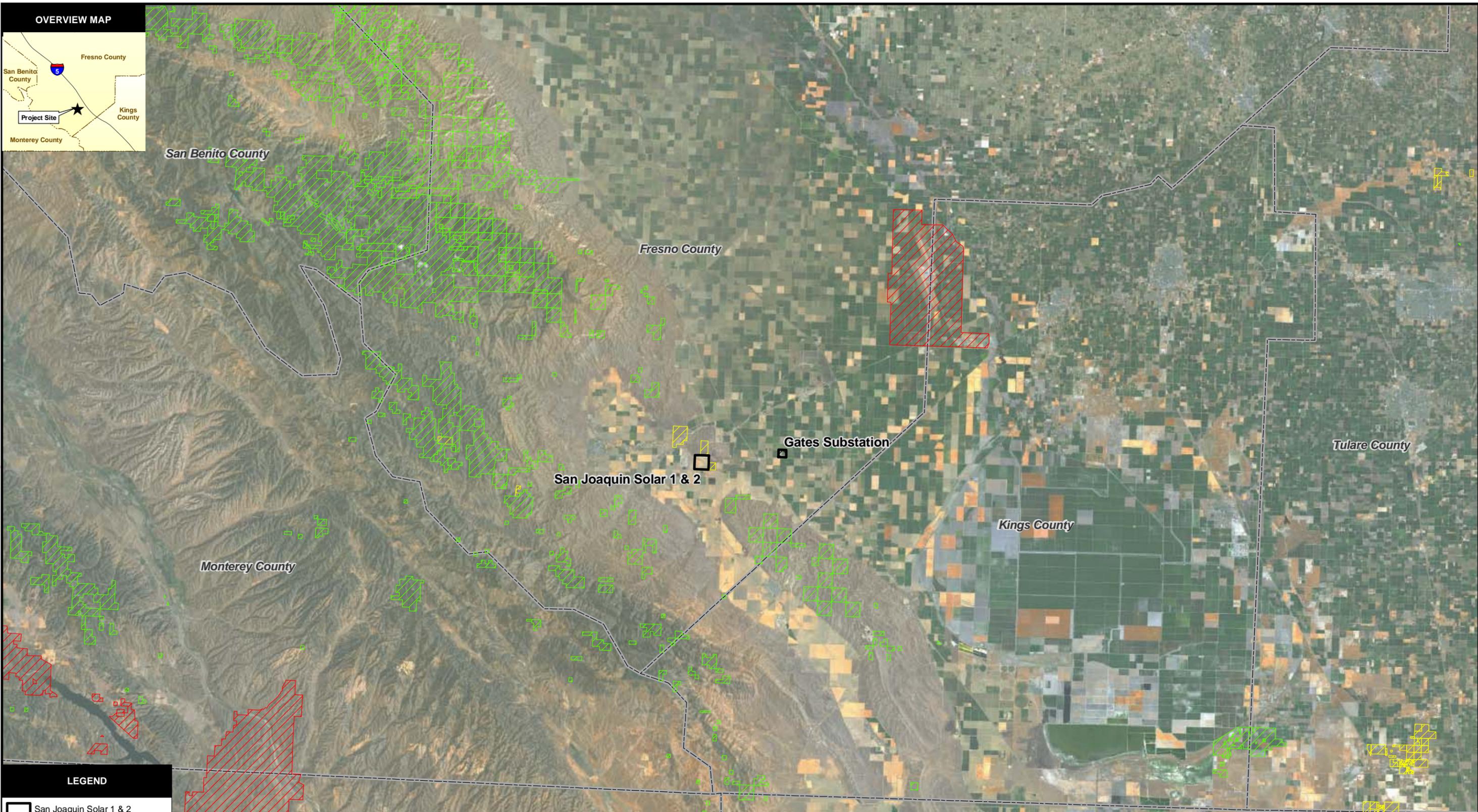
WILLIAMSON ACT AND FARMLAND SECURITY ZONE CONTRACTS
 SAN JOAQUIN SOLAR 1 & 2

CREATED BY: CM	DATE: 04-29-08	FIG. NO:
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OVERVIEW MAP

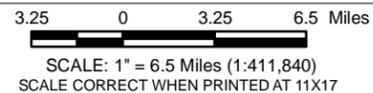


LEGEND

- San Joaquin Solar 1 & 2
- Gates Substation
- 2005 Public Lands**
- Bureau of Land Management
- CA Dept of Fish and Game
- Department of Defense
- County Boundary



SOURCES:
 USDA FSA Aerial Photography Field Office (aerial 2005); California Resources Agency (public lands 2005); ESRI (roads).

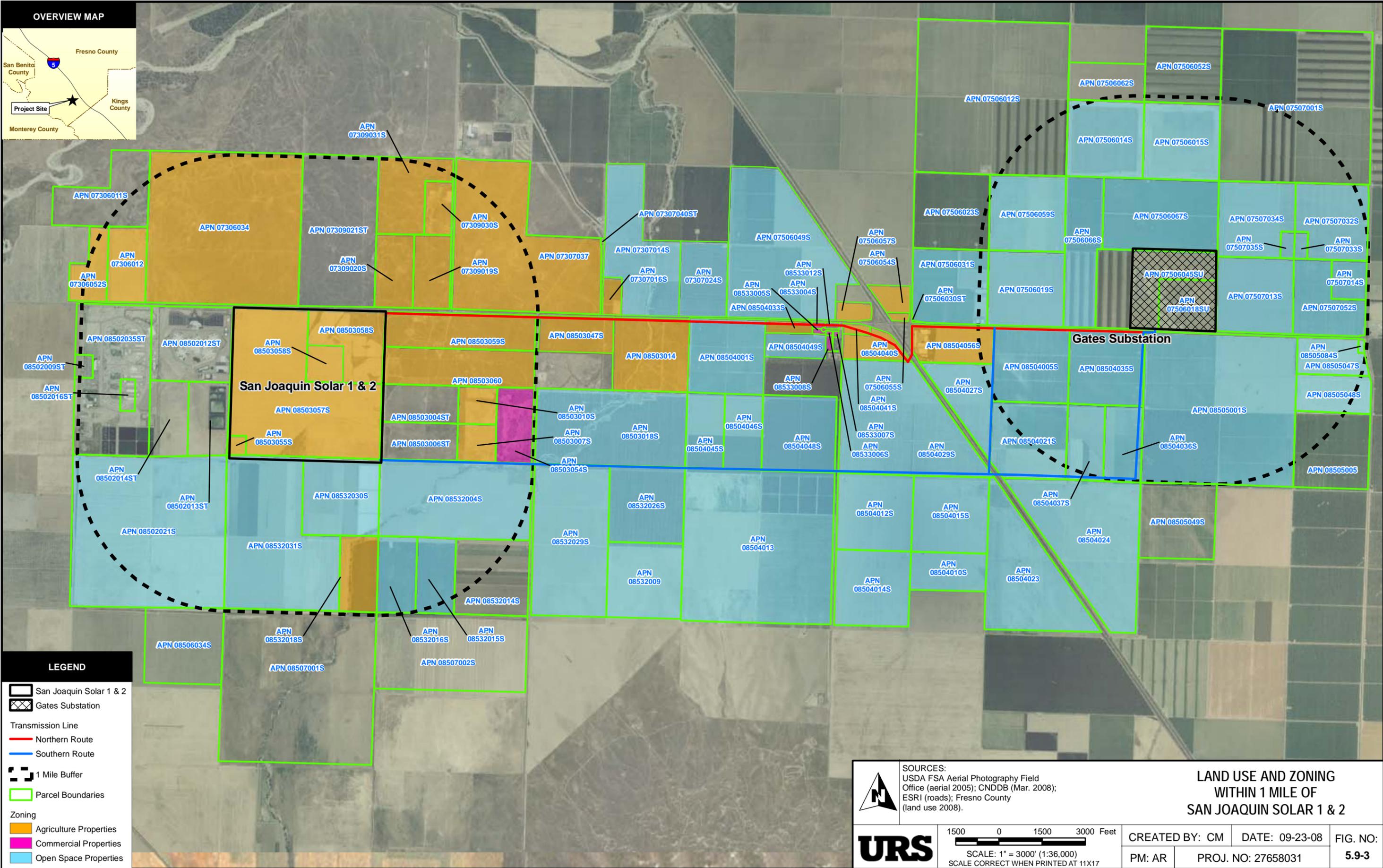


JURISDICTIONAL BOUNDARIES AND LAND USES SURROUNDING SAN JOAQUIN SOLAR 1 & 2

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PM: AR	PROJ. NO: 27658031	5.9-2

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San Joaquin Solar 1 & 2

Gates Substation

LEGEND

- San Joaquin Solar 1 & 2
- Gates Substation
- Transmission Line
 - Northern Route
 - Southern Route
- 1 Mile Buffer
- Parcel Boundaries
- Zoning
 - Agriculture Properties
 - Commercial Properties
 - Open Space Properties

SOURCES:
 USDA FSA Aerial Photography Field Office (aerial 2005); CNDDB (Mar. 2008); ESRI (roads); Fresno County (land use 2008).

LAND USE AND ZONING WITHIN 1 MILE OF SAN JOAQUIN SOLAR 1 & 2

UR S

1500 0 1500 3000 Feet
 SCALE: 1" = 3000' (1:36,000)
 SCALE CORRECT WHEN PRINTED AT 11X17

CREATED BY: CM	DATE: 09-23-08	FIG. NO:
PM: AR	PROJ. NO: 27658031	5.9-3

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