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7.4 LAND USE AND AGRICULTURE

This section describes land use, land use designations, zoning, and agricultural uses in the vicinity of the Willow Pass Generating Station (WPGS), including a 1-mile radius around the WPGS site and 1/4 mile around offsite 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 project.

7.4.1 Affected Environment

7.4.1.1 Regional Setting

The WPGS site is in the City of Pittsburg, about 2 miles west of the center of the city, approximately 33 miles east of San Francisco. The WPGS site consists of 26 acres located at the northeastern portion of the existing approximately 1,000-acre Pittsburg Power Plant (PPP) site of Mirant Delta, LLC (Mirant Delta). Most of the PPP site, including the entire WPGS site, is part of a 1,467-acre area that was recently annexed by the City of Pittsburg in June 2008 (see Figure 7.4-1). Jurisdictions within the vicinity of the project include the City of Antioch to the east, and Solano County to the north across the San Joaquin River, as shown on Figure 7.4-1.

The City of Pittsburg's planning area extends over approximately 42 square miles (26,960 gross acres). Approximately 14 square miles (9,167 acres) of the City's planning area is included within the city limits. The Bay Point community and an area to the west of this community as well as other vacant and unincorporated areas of the northwest planning area are included within the City's Sphere of Influence and encompass approximately 17 square miles (10,900 gross acres). The planning area also includes 11 square miles (6,760 acres) of wetlands and portions of Suisun Bay/Sacramento River. Several geographic features distinguish the City's planning area, including Suisun Bay to the north and steep hills, with elevations of almost 1,900 feet, to the south that define the limit of urban development. The City of Pittsburg lies adjacent to the planning area boundaries of three nearby cities in Contra Costa County: Concord, Antioch, and Clayton.

Predominant land uses within the City of Pittsburg include residential neighborhoods and industrial facilities. Residential uses are primarily located around the downtown area, which is south of the New York Slough, and between the Burlington Northern Santa Fe (BNSF) railroad and the Union Pacific railroad (UPRR) railroads and the hills south of the planning area. Industrial uses are primarily located north of State Route 4 (SR 4) along the waterfront. Commercial uses are located primarily along major transportation corridors such as Railroad Avenue and Highway 4 (City of Pittsburg, 2004). The approximate land area in each major land use category in the city is presented in Table 7.4-1.

In 2007, the City of Pittsburg had an estimated population of approximately 63,004 residents, which reflects an increase of 1.8 percent per year between 1990 and 2000, and 1.5 percent per year between 2000 and 2007. The Association of Bay Area Governments (ABAG) expects that the population growth rate will remain constant during the period from 2007 to 2010, and decrease to 0.7 percent annually from 2010 to 2020, and 1.0 percent annually from 2020 to 2030 (see Table 7.8-3 in Section 7.8, Socioeconomics; ABAG, 2008). The city's population is expected to grow to 71,000 residents by 2020 and to 78,100 residents by 2030 (ABAG, 2008), with the number of households expected to grow to 20,770 in 2010; 22,860 in 2020; and 27,130 in 2035 (ABAG, 2008).

7.4.1.2 Land Uses in the Site Vicinity

The WPGS site is located at 696 West 10th Street in the northwest portion of the City of Pittsburg, adjacent to Suisun Bay (see Figure 7.4-2). Primary access to the site is from Willow Pass Road/West 10th Street. State Route 4 is located approximately 1 mile to the south.

The WPGS site is located within the existing approximately 1,000-acre PPP site. Approximately 260 acres along the east portion of the PPP site is improved with a power plant (excluding the adjacent 36-acre Pacific Gas and Electric Company [PG&E] switchyard). The remaining areas of the PPP site are primarily undeveloped marshland. The developed area of the PPP includes 4 retired generating units (Units 1 through 4), 3 operational generating units (Units 5 through 7), 16 fuel oil tanks, cooling water intake structures, 2 cooling towers, a cooling water canal, and associated facilities.

The 26-acre WPGS site is situated at the northeastern portion of the PPP site, and is currently occupied by retired Units 1 through 4, an unused #6 fuel oil tank associated with prior uses at the PPP, an unused surface impoundment, an administration building, and a parking lot. These features will be demolished as part of the project, with the exception of the unused surface impoundment at the north portion of the WPGS site which will remain in place. A site plan of the WPGS site and associated features is provided on Figure 2.3-1 in Chapter 2.

PG&E also owns and operates a switchyard adjacent to the PPP site, directly southwest of the WPGS site. An electrical transmission line corridor extends from the switchyard to the south.

All of the project linear facilities will be located within the PPP site or adjacent PG&E switchyard, excluding a water supply pipeline and a water discharge pipeline. The two new offsite water pipelines will be approximately 5 miles long and will bring recycled water from, and return wastewater to, the Delta Diablo Sanitation District Wastewater Treatment Plant (DDSD WTP). The DDSD WTP is located 3 miles east of the WPGS site, within the City of Antioch.

Existing land uses within 1 mile of the WPGS site and 1/4 mile of project linear facilities are shown on Figure 7.4-2. The brownfield WPGS site is surrounded by Suisun Bay to the north, the PPP to the east and west, and the PG&E switchyard to the south. Land adjoining each side of the WPGS site is used industrial purposes, except for the adjoining portion of the waterfront which is used for Riverview Park.

Existing land uses within 1 mile of the WPGS site include low- to high-density residential, office, commercial, industrial, public facilities and institutions, utilities, parks, and open space. Residential land uses are located to the east and south of the PPP site, with the nearest residential neighborhood situated approximately 500 feet east of the WPGS site boundary. Commercial land uses are located to the south of the PPP site along Willow Pass Road/West 10th Street, and industrial land uses are located further south of the PPP site along the existing BNSF and UPRR. Riverview Park and Mariner Walk Park are located to the east and southeast of the PPP site, respectively. Operating Units 5 through 7, as well as undeveloped land, are located to the west of the WPGS site, within the PPP site.

The water pipeline alignment crosses under Willow Pass Road/West 10th Street, and then extends primarily along the UPRR and the Pittsburg-Antioch Highway. Existing land uses within one-quarter mile of this offsite linear facility include residential, industrial, and some public uses (such as parks and schools).

There are no agricultural land uses within 1 mile of the WPGS site or within 1/4 mile of the water pipeline alignment.

Existing land uses in the project vicinity are shown on Figure 7.4-2. The closest residences are located approximately 500 feet east of the WPGS site boundary. The former Marina Park area (currently fenced

and closed) is located approximately 430 feet southeast of the WPGS site. According to the City of Pittsburg, this area is slated for future residential land use as part of the 15-acre Mariner Walk residential development. The residences would be developed during the final stages of the development. Construction of the initial stages of the Mariner Walk development along Herb White Way have commenced and the Mariner Walk Park has been created approximately 1,360 feet southeast of the WPGS site at the intersection of Herb White Way and West Eighth Street (City of Pittsburg, 2008a; Vahl, 2008). Riverview Park abuts the northern portion of the WPGS site near the waterfront. Stewart Memorial Church is situated 500 feet east of the WPGS site boundary, and St. Peter Martyr School is located approximately 845 feet southeast of the WPGS site boundary. Other sensitive receptors in the vicinity of the WPGS site are presented in Table 7.4-2.

A list of assessor's parcel numbers (APNs) and ownership information within 1,000 feet of the WPGS site and 500 feet of the water pipeline alignment is provided in Appendix M.

7.4.1.3 General Plan Designations and Zoning Districts

The discussion below presents the general plan and zoning provisions of the respective jurisdictions, including the City of Pittsburg, City of Antioch, and Solano County.

General Plan Designations

General Plan land use designations within 1 mile of the WPGS site and 1/4 mile of the water pipeline alignment are shown on Figure 7.4-3 and listed on Table 7.4-3. The WPGS site has an Industrial land use designation in the City of Pittsburg's General Plan. Land designated as Industrial is intended to be used for manufacturing and industrial uses. The maximum floor area ratio (FAR) intended for the Industrial land use designation is 0.5, although increases to the maximum FAR may be permitted up to 0.8 for uses with low employment intensities. FAR is defined by the City of Pittsburg as the total area of all floors of buildings (measured to the outside walls) on a lot, divided by the lot area. FAR does not include the area of structures that do not have a roof supported by columns or walls (City of Pittsburg, 2008b; Vahl, 2008). The City of Pittsburg's General Plan Land Use Element also includes specific goals and policies for planning subareas, including the Northwest River subarea, which includes the WPGS site. Specifically, Policy 2-P-96 of the General Plan states to "Maintain the Mirant (formerly PG&E) Power Plant in the Industrial designation. Pursue annexation of the power plant and adjacent PG&E properties to ensure land use control of these areas."

Land adjoining the east, south, and west portions of the WPGS site is designated by the City of Pittsburg for Industrial development. Land at the north portion of the WPGS site includes a narrow portion of the Riverview Park along the shoreline, which is included in the Park designation. This area is separated from the PPP and WPGS sites by a fenceline and its land use will not be affected by the WPGS project. Land further to the west of the WPGS site is included in the City of Pittsburg's Industrial, Utility/Right-of-Way and Open Space General Plan land use designations. South of the PPP site and north of the BNSF and UPRR, land is designated for a mix of Industrial, Residential, and Commercial uses. Land to the east of the PPP site is designated Industrial, Residential, Commercial, and Public/Institutional in the City of Pittsburg's General Plan. Land to the north of the WPGS site on Chipps Island is designated as "Marsh" in Solano County's General Plan.

General Plan land use designations within 1/4 mile of the water pipeline alignment are predominantly Commercial, Industrial, and Residential along the western half of the alignment. Land in the vicinity of the eastern half of the water pipeline alignment is designated primarily for commercial and industrial uses in the City of Pittsburg's and the City of Antioch's General Plans.

Zoning Designations

Zoning districts within 1 mile of the WPGS site and 1/4 mile of the water pipeline alignment are shown on Figure 7.4-4 and listed on Table 7.4-4. The WPGS site is currently zoned General Industrial (IG) by the City of Pittsburg. Section 18.54.005 of the City of Pittsburg Zoning Ordinance indicates that the intent of this zoning district is to provide sites for a full range of manufacturing, industrial processing, general service, and distribution uses, and to protect these uses from incompatible uses. The project is defined by the City of Pittsburg as a Major Utility, which requires a Use Permit in the General Industrial zoning district (City of Pittsburg, 2008b; Vahl, 2008). General Industrial zoning district development standards prescribed in Section 18.54.015 of the City of Pittsburg Zoning Ordinance include:

- Minimum lot area: 20,000 square feet
- Minimum lot width: 100 feet
- Minimum front yards: 25 feet
- Minimum corner side yards: 25 feet
- Minimum side yards (if adjacent to non-industrial district): 10 feet
- Minimum rear yards (if adjacent to non-industrial district): 10 feet
- Maximum height of structures: 50 feet
- Maximum lot coverage: 75 percent
- Maximum floor area ratio: 0.8
- Minimum site landscaping: 10 percent

Exceptions to the maximum 50 foot height of structures in the General Industrial zoning district may be granted under Zoning Ordinance Section 18.54.120 and 18.80.020 up to 75 feet and 70 feet, respectively.

Land adjacent to the WPGS site is zoned by the City of Pittsburg as General Industrial, except for the Riverview Park portion of the waterfront, which is included in the Government and Quasipublic zoning district. Land further west is zoned for General Industrial and Open Space uses by the City of Pittsburg. South of the PPP site and north of the BNSF and UPRR, land is predominantly included in industrial and various residential and commercial zoning districts. Residential, commercial, government and quasi-public zoning districts are located to the east of the PPP site. Land to the north of the WPGS site on Chipps Island in Solano County is included in the Marsh Preservation zoning district.

Land within 1/4 mile of the water pipeline alignment is predominantly in commercial, industrial, and residential zoning districts along the western half of the alignment and in commercial and industrial zoning districts along the eastern half of the alignment.

7.4.1.4 Agricultural Land

Agricultural land uses and Williamson Act contracts are not found within areas that would be affected by the project, including within 1/4 mile of the water pipeline alignment. Lands within 1 mile of the WPGS site and 1/4 mile of project linear facilities are designated by the California Department of Conservation (DOC) as Urban and Built-up Land and Other Land.

Urban and Built-up Land is defined by the DOC as:

“land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other

transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.”

Other Land is defined by the DOC as:

“land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.”

7.4.1.5 Project Parcel Legal Status

The WPGS will be situated on a parcel of approximately 26 acres that will be created by adjusting the lot lines of two existing parcels of the PPP site. The lot line adjustment will be initiated with City of Pittsburg and approval is anticipated within 1 to 2 months of submitting the application. The new 26-acre parcel will be purchased by Mirant Willow Pass, LLC (Mirant Willow Pass) from its affiliate Mirant Delta, LLC.

The PPP and the WPGS will have separate ownership, financing arrangements, and operations. This separateness and the independence of the WPGS are dictated by the different life cycles of the WPGS and the PPP. Three generating units are currently operating at the PPP site: Units 5 and 6 have been in operation since the early 1960s, and Unit 7 has been in operation since 1972. In addition to having a significantly shorter life expectancy than the WPGS, 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 WPGS.

The PPP (together with the existing Contra Costa Power Plant) is owned and operated by Mirant Delta. The WPGS will be owned and operated by Mirant Willow Pass. While Mirant Willow Pass 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 an anticipated requirement of the Mirant Willow Pass financing arrangements that the PPP and the WPGS operate independently.

The project’s natural gas, water, and electric transmission lines will traverse portions of the PPP site. Access to the WPGS site will be via the existing PPP access roads; and construction laydown, offices, and parking will be located on approximately 21.5 acres of the PPP site and adjacent PG&E switchyard. Mirant Willow Pass 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 and water transmission facilities. Mirant Willow Pass and Mirant Delta will enter into easement agreements to convey the necessary legal rights. Mirant Willow Pass also will require easements from PG&E for temporary use of construction laydown and mobilization areas and natural gas and water transmission facilities.

Water supply and wastewater pipelines 5 miles in length are proposed to bring recycled water from, and return wastewater to, the DDSW WTP. Three miles of the five-mile-long route currently contains an unused fuel oil pipeline owned by Mirant Delta, which historically was used to convey oil between the Contra Costa Power Plant and the PPP. The existing pipeline is 10.75 inches in diameter, is now out of service, and will be replaced by the new water pipelines. Figure 2.2-1 in Chapter 2 shows the portion of the proposed pipelines that will be installed within the route of the existing unused fuel oil pipeline (identified on the figure as “Mirant Existing Easement”) versus the portion of the water pipelines that will be installed outside of this area (identified on the figure as “New Easement”).

The water pipeline alignment runs through the PPP site, crosses under Willow Pass Road/West 10th Street and BNSF railroad, then turns east and runs adjacent to the UPRR. The alignment crosses beneath railroad tracks in several locations (consistent with the location of the existing unused fuel oil pipeline). The east section of the water pipeline alignment crosses under Pittsburg-Antioch Highway, runs along the north side of the Highway, and continues north on Arcy Lane to the DDS D WTP.

7.4.1.6 Recent and Proposed Zoning and General Plan Amendments

Within 1 mile of the WPGS site and 1/4 mile of the water pipeline alignment, there have been four approved General Plan and zoning amendments within the last 18 months, as shown in Table 7.4-5. Within the same geographic area and time period, there have been nine proposed or approved discretionary review applications. All of these projects have been within the City of Pittsburg, and no projects were identified in the City of Antioch or Solano County (Avery, 2008; Morris, 2008).

The June 2006 General Plan and zoning amendments for the City of Pittsburg's annexation of the 1,467-acre area that included most of the PPP and adjacent properties is included in Table 7.4-5 because the annexation was approved in June 2008. In 2007, the City of Pittsburg adopted General Plan and comprehensive zoning amendments to bring the zoning ordinance and General Plan into conformance. General plan and zoning changes were also adopted to allow new uses on property along the New York Slough waterfront used by Tesoro Refining Company for petroleum storage, and to allow a mixed-use development east of the WPGS site in downtown Pittsburg.

Discretionary review applications have been approved for new and expanded commercial development along the New York Slough waterfront and south of the DDS D WTP and Highway 4. New and expanded industrial projects have been approved in the industrial area between downtown, the DDS D WTP, and the Pittsburg-Antioch Highway. An application has been submitted for a new residential development along the waterfront adjacent to downtown and the existing industrial area located to the west, although it is on hold.

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 proposed project site;
- Result in alteration of agricultural land characteristics due to plant air emissions; or
- Result in conversion of prime or unique farmland, or farmland of statewide importance, to nonagricultural use.

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

7.4.2.2 Compatibility with Established Land Uses

The project will be constructed on approximately 26 acres within the site of an existing power plant that has been in operation for over 50 years. Therefore, the project is consistent with historic and existing land uses and will not physically divide an established community.

The WPGS site is bounded by the PPP site to the east, south, and west; and Suisun Bay directly north. Sensitive receptors including residences, churches, schools and parks are located to the east and south of the PPP site, as discussed in Section 7.4.1.2. The project will be located on a portion of the existing plant that is developed with four retired power generating units (Units 1 through 4), an unused #6 fuel oil tank, an administration building, and various other smaller structures. Existing Tanks 1 through 6, existing 15-foot tall landscaped berm at the east portion of the PPP site and the proposed screening walls separate, and provide a buffer between, the sensitive receptors to the east of the PPP site and the WPGS site (refer to Section 7.5, Noise, and Section 7.11, Visual Resources, for further detail). Therefore, impacts associated with land use compatibility would be less than significant.

The project's water pipelines will be constructed from the WPGS site to the DDSW WTP. Three miles of the five-mile-long route currently contains an unused fuel oil pipeline owned by Mirant Delta, which historically was used to convey oil between the Contra Costa Power Plant and the PPP. The existing pipeline is 10.75 inches in diameter, is now out of service, and will be replaced by the new water pipelines. The water pipeline alignment runs through the PPP site, crosses under Willow Pass Road/West 10th Street and BNSF railroad, then turns east and runs adjacent to the UPRR. The alignment crosses beneath railroad tracks in several locations (consistent with the location of the existing unused fuel oil pipeline). The east section of the water pipeline alignment crosses under Pittsburg-Antioch Highway, runs along the north side of the Highway, and continues north on Arcy Lane to the DDSW WTP. Construction will be scheduled and designed to minimize conflicts with railroad and roadways operations, and coordinated with UPRR and the City of Pittsburg and City of Antioch, Department of Public Works.

The water pipelines will be installed primarily in existing, previously disturbed rights-of-way. The portions of the pipeline alignment outside of the PPP site lie adjacent to railways or roadways. Construction of the pipelines will be carried out to minimize temporary impacts to adjacent land uses and to comply with all laws, ordinances, regulations, and standards (LORS) as described in Sections 7.1, Air Quality; 7.5, Noise; 7.10 Traffic and Transportation; and 7.11, Visual Resources. Therefore, the water pipelines are not expected to conflict with existing or adjacent land uses and impacts to land uses would be less than significant.

7.4.2.3 Consistency with Adopted Local Goals and Policies

City of Pittsburg General Plan

The City of Pittsburg General Plan was adopted in October 2004 and includes goals, policies, and specific implementation measures to guide decisions on physical development, growth, and conservation of resources. The General Plan outlines policies for future use and development within the city. General Plan policies are related to 12 elements: Land Use; Growth Management; Urban Design; Downtown; Economic Development; Transportation; Open Space, Youth, and Recreation; Resource Conservation; Health and Safety; Public Facilities; Noise; and Housing.

The Land Use Element of the General Plan designates the proposed general location, distribution, and extent of land uses through buildout, which is expected by about 2020. Specific goals and policies are

also provided for the Northwest River subarea, which includes the WPGS site. General Plan goals and policies relevant to the project include:

Goal 2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.

Goal 2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.

Policy 2-P-96: Maintain the Mirant (formerly PG&E) Power Plant in the Industrial designation. Pursue annexation of the power plant and adjacent PG&E properties to ensure land use control of these areas.

Opportunities for non-industrial uses—including expansion of the Downtown residential areas, mixed-use development, and a waterfront park—should be explored in the unlikely event that the plant is decommissioned in the future. Expansion of the power plant or related industrial uses to the west of the facility should be regulated by the City of Pittsburg. Such areas not considered for industrial uses should be designated Marine Commercial.

The project is consistent with the General Plan goals of maintaining a compact urban form through infill and other means, and regulating development west of the existing PPP facility. The WPGS will be constructed within a portion of the existing plant that is developed for four retired power generating units (Units 1 through 4), an abandoned fuel oil tank, an administration building, and various other smaller structures. The project is also consistent with Policy 2-P-96 which states the city's goal of maintaining the PPP site as industrial use. The project is also consistent with related California Energy Commission (CEC) and the California Public Utilities Commission (CPUC) policies, which specifically encourage development of new generation facilities on existing brownfield sites. The project is also consistent with the General Plan policy of maintaining the WPGS and PPP in the Industrial designation. The City of Pittsburg's policy of annexing the PPP and adjacent properties was achieved in June 2008.

Policy 2-P-13: Ensure that buffers—including landscaping, berms, parking areas, and storage facilities—are used to separate potentially incompatible activities.

The WPGS boundary is surrounded by industrial uses (i.e., the PPP site and the PG&E switchyard). A portion of the WPGS boundary is adjacent to Suisun Bay. However, no development is proposed on the waterfront portion of the site.

Goal 2-G-33: Preserve existing wetlands and salt marshes along the Suisun Bay.

Policy 2-P-95: Preserve the wetlands and salt marsh habitats along the Suisun Bay waterfront. Allow only the development of multi-use trails and recreation facilities.

Policy 2-P-98: Pursue opportunities for a linear park/trail along the waterfront, connecting to Downtown. Cooperate with San Francisco Bay Conservation and Development Commission to provide public access along Suisun Bay.

The WPGS will be constructed within a developed portion of the PPP. The project does not involve development of the waterfront and would not impact any wetlands or salt marshes along Suisun Bay (see Section 7.2, Biological Resources).

As well as goals and policies, the Land Use Element of the City of Pittsburg General Plan includes a map of preferred land uses and statements of intent for each land use map designation. The WPGS site is

designated Industrial, which is land that is intended to be used for manufacturing and industrial uses. Energy production facilities are consistent with this designation. The maximum floor area ratio intended for the Industrial land use designation is 0.5, although the General Plan indicates that increases in the maximum floor area ratio may be permitted up to 0.8 for uses with low employment intensities. Based on the site design layout shown in Figure 2.3-1 in Chapter 2, the estimated floor area ratio of the WPGS project is 0.32, which is consistent with the General Plan.

The water pipelines will extend from the WPGS through the portion of the PPP site, which is designated Industrial in the City of Pittsburg General Plan. From the PPP the alignment will extend through the Business Commercial, Utility/Right-of-Way, and Industrial designations to the UPRR, which is included in the Utility/Right-of-Way designation. The water pipelines will then extend along the Pittsburg-Antioch Highway and Arcy Lane public rights-of-way, which are designated arterial/collector streets. The water pipelines will connect to the DDSW WTP, which is included in the City of Antioch's General Plan Focus Area (Industrial) land use designation. General Plan designations adjacent to the water pipeline alignment primarily include industrial, residential, and commercial categories. The water pipelines will be installed below ground, along existing, previously disturbed rights-of-way and adjacent to railways or roadways. Construction of the pipelines will be carried out to minimize temporary impacts to land uses and to comply with all LORS as described in Sections 7.1, Air Quality; 7.5, Noise; 7.10, Traffic and Transportation; and 7.11, Visual Resources. Therefore, the water transmission pipeline would not conflict with the City of Pittsburg and City of Antioch General Plans.

City of Pittsburg Zoning Ordinance

The Zoning Ordinance is included in Title 18 of the Pittsburg Municipal Code. The entire WPGS site is zoned General Industrial on the City of Pittsburg zoning map. The intent of the General Industrial zoning district is "to provide sites for intense industrial uses on large parcels occupied by or directly adjacent to existing heavy industrial uses...areas are established for heavy industrial uses in order to protect them, to the extent feasible, from disruption and competition for space from unrelated retail and commercial uses that are more appropriately located elsewhere in the city." Energy production facilities are consistent with this intent. The WPGS is a permitted use (as a "major utility") in the General Industrial zoning district with a Use Permit.

The WPGS will be consistent with the General Industrial zoning district development standards outlined above in Section 7.4.1.3, except for height limits, as discussed below.

The WPGS site is 26 acres, and as required by the development standards, exceeds the 20,000-square-foot minimum lot area requirement, and the site's lot width exceeds 100 feet. The development standards for setbacks would only apply to the front yard since the side and rear yards of the WPGS site are not adjacent to nonindustrial districts. Either the proposed property line along the waterfront or the southernmost property line are assumed to be the front property line if such a line was designated for the WPGS site, which is irregularly shaped and will be accessed from the street through an easement over the PPP site. No structures or building are proposed within 25 feet of either of these property lines. Based on the site design layout presented in Figure 2.3-1 in Chapter 2, the estimated site coverage and floor area ratio of the WPGS project are 30 percent and 0.32, respectively, which conforms with the Zoning Ordinance. Adequate undeveloped areas on the WPGS site are shown on Figure 2.3-1, which could be landscaped to conform with the zoning district standards.

The General Industrial zoning district development standards include a 50 foot district height limit, although Zoning Ordinance Section 18.80.020 indicates that chimneys, transmission towers, and "similar structures" may exceed the limit by 20 feet. Zoning Ordinance Section 18.54.120 also allows for the district maximum height to be extended up to 75 feet. The WPGS will include two 150-foot-tall stacks, five 85 feet to 115 feet tall transmission poles, and one 150-foot-tall transmission lattice structure. As

discussed in further detail in Section 7.11, Visual Resources, the two new stacks will replace four existing 211-foot-tall stacks associated with retired Units 1 through 4, which will be demolished as part of the project. In addition, the existing height of each of the three stacks for the PPP's Units 5, 6, and 7 is 450 feet, and PG&E operates a switchyard containing numerous structures similar in height to what is proposed for the WPGS. Therefore, the height of proposed structures associated with the WPGS is compatible with existing land uses and is not considered a significant impact. Variances required for height are subsumed within the CEC permitting process.

The water pipeline alignment will extend from the WPGS through portions of the PPP that are zoned General Industrial and Government and Quasipublic by the City of Pittsburg. From the PPP the alignment will extend through the Limited Industrial zoning district to the UPRR. The water pipeline alignment will then extend to the east along the UPRR, and along the Pittsburg-Antioch Highway and Arcy Lane public rights-of-way, which are typically not zoned, although adjacent zoning districts appear to overlap these features on the City of Pittsburg's Zoning Map. These zoning districts include various residential, industrial, commercial, and government/quasipublic zoning district categories. The water pipelines will connect to the DDS D WTP, which is included in the City of Antioch's Light Industrial (M-1) zoning district. Zoning districts adjacent to the water pipeline alignment primarily include industrial, residential, and commercial categories. The water pipelines will be installed below ground along existing, previously disturbed rights-of-way and adjacent to railways or roadways. Construction of the pipelines will be carried out to minimize temporary impacts to land uses and to comply with all LORS as described in Sections 7.1, Air Quality; 7.5, Noise; 7.10, Traffic and Transportation; and 7.11, Visual Resources. Therefore, the water pipelines would not conflict with the City of Pittsburg and City of Antioch zoning ordinances.

7.4.2.4 Impacts to Agricultural Lands

No agricultural uses, prime farmland, or Williamson Act contracts are found within a 1 mile radius of the WPGS site or 1/4 mile radius of the project linear facilities. Therefore, no adverse impacts are expected on agricultural lands, including indirect impacts from the project's air emissions.

7.4.3 Cumulative Impacts

As described in Table 7.4-5, ten projects have been proposed or recently approved in the vicinity of the WPGS site and project linear facilities. The projects primarily involve industrial developments between downtown and the DDS D WTP; commercial developments downtown and along the New York Slough waterfront and south of Highway 4; and residential uses in the downtown area and along the waterfront to the northeast. These projects are generally consistent with the existing pattern of land uses in the area. Many of the projects involve redevelopment of parcels or expansions of existing uses; they would not be expected to have significant cumulative impacts on environmental resources.

7.4.4 Mitigation Measures

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

7.4.5 Laws, Ordinances, Regulations, and Standards

The project will be constructed and operated in accordance with all LORS applicable to land use. Federal, state, and local LORS applicable to land use are discussed below and summarized in Table 7.4-6.

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 Resources Code §21000-21177 requires evaluation and appropriate mitigation measures for potential environmental impacts to land use from a proposed project. A discussion and evaluation of applicable CEQA provisions is included in Section 7.4.2, above.

7.4.5.3 Local

The project will be constructed and operated in accordance with all local land use LORS as discussed in Section 7.4.2.3, above.

7.4.6 Involved Agencies and Agency Contacts

The City of Pittsburg will have jurisdiction over the WPGS site and will review the proposed development plans for consistency with their general plan and zoning ordinance. The City of Pittsburg has expressed support for the WPGS project and a willingness to cooperate throughout the permitting process. Involved agencies are listed in Table 7.4-7.

7.4.7 Permits Required and Permit Schedule

Permits required for the WPGS project are listed in Table 7.4-8. The 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 supersede 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 might not issue a license for a project that is inconsistent with local land use designations.

As discussed above, the project is consistent with the goals and policies of the City of Pittsburg's General Plan and Zoning Ordinance. The WPGS is a permitted use (as a "major utility") in the General Industrial zoning district with a Use Permit. The height of the stacks and transmission towers will exceed the applicable zoning district height limit; however, variances for height and use permits are subsumed within the CEC permitting process.

City of Pittsburg approval will be necessary to adjust the lot lines of the PPP site to create the new 26-acre parcel for the WPGS site. Mirant Delta will seek local approval for the lot line adjustment. The timeline and process for lot line adjustment with the City of Pittsburg is described in Table 7.4-8.

7.4.8 References

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Antioch (City of), 2008. Antioch Zoning Code. <http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/>, accessed June 4, 2008.

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- Morris, Alexis (City of Antioch Planning Department), 2008. Personal communication with Christopher Wolf, URS. June 16, 2008.
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- Pittsburg (City of), 2008a. Project Pipeline List. Updated on January 24, 2008.
http://www.ci.pittsburg.ca.us/NR/rdonlyres/1FDF154A-725F-42EA-92D9-758F1FDB40AD/0/ProjectPipelineList_12408.pdf, accessed on May 28, 2008.
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<http://www.codepublishing.com/ca/pittsburg/>, accessed on June 11, 2008.
- Solano County, 2001. *Solano County 1980 General Plan*. Adopted December 19, 1980 with amendments through June 15, 2001.
- Solano County, 2008. Solano County Zoning Ordinance. <http://www.solanocounty.com/countycode.asp>, accessed on June 11, 2008.
- Vahl, Kirstin (City of Pittsburg Planning Department), 2008. Personal communication with Christopher Wolf, URS. June 9, 2008 and June 13, 2008.



Table 7.4-1 City of Pittsburg Land Uses	
Land Use	Acres
Residential	2,450
Commercial	400
Industrial	940
Public/Institutional/Utility	650
Parks/Open Space	610
Approved Development 830	830
Vacant	1,820
Source: City of Pittsburg, 2004.	

Table 7.4-2 Sensitive Receptors in the Vicinity of the WPGS Site			
Land Use	Location	Direction from WPGS site	Approx. Distance from WPGS (feet)
Riverview Park	Riverview Park Drive (APN #085-020-004, #085-010-010, and #085-010-013)	Northeast and East	0 to 160
Mariner Walk (Final stage of 123-unit residential development, which includes a homeowners association park)	W. 4th Street, Pittsburg (085-130-047)	South	420
Residential (closest to WPGS site)	104 Linda Vista Avenue (APN #085-041-013)	East	500
Stewart Memorial Church	580 Front Street, Pittsburg (APN #085-041-032)	East	500
First Baptist Church	204 Odessa Avenue, Pittsburg (APN #085-122-008)	East	670
St. Peter Martyr school and church (grades Kindergarten through 8)	425 W. 4th Street, Pittsburg (APN #085-130-005)	Southeast	845
Mariner Walk Park	Herb White Way and W. 8th Street, Pittsburg (APN #085-130-044)	Southeast	1,350

Table 7.4-3 General Plan Designations Within 1 Mile of the WPGS Site and ¼ Mile of Project Linear Facilities
City of Antioch
Focus Area
Business Park
City of Pittsburg
Low Density Residential (1-7 un/ac)
Medium Density Residential (7-14 un/ac)
High Density Residential (14-25 un/ac)
Community Commercial
Regional Commercial
Service Commercial
Business Commercial
Mixed Use
Industrial
Public/Institutional
Park
Open Space
Utility/ROW
Downtown Commercial
Marine Commercial
Downtown Low Density Residential (4-12 un/ac)
Downtown Medium Density Residential (12-18 un/ac)
Downtown High Density Residential (18-30 un/ac)
Solano County
Marsh
Note: un/ac = units per acre
Source: City of Antioch, 2003; City of Pittsburg, 2004; Solano County, 2001

Table 7.4-4 Zoning Districts Within 1 Mile of the WPGS Site and ¼ Mile of Project Linear Facilities (Page 1 of 3)	
City of Antioch	
M-1 – Light Industrial	Intended for light industrial uses and excludes those heavy industrial uses with potentially hazardous or negative effects. This district is consistent with the Business Park, Light Industrial, and Rail-Served Industrial General Plan Designations, as well as with the Eastern Waterfront, SR-4/SR-160 Business Park, and East Lone Tree Focused Planning Areas. Uses include the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials typically within an enclosed building.
PBC – Planned Business Center	Intended to provide 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 Pittsburg	
CO – Commercial office district	Intended to provide a landscaped environment for institutional, administrative, and professional office development of residential scale, including hospitals, related medical facilities, and limited retail and commercial service uses that are protected from the more intense levels of activity associated with community and neighborhood-serving, retail commercial development.
CC – Community commercial district	Intended to provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities such as personal services, entertainment, eating-and-drinking establishments and institutional uses are also allowed, subject to certain limitations to avoid adverse effects on adjacent uses.
CS – Service commercial district	Intended to provide opportunities for retail and service businesses on transitional sites between commercial and industrial areas, including businesses not allowed in other commercial districts because they have industrial characteristics, require heavy vehicle or truck traffic, or have certain other adverse impacts.

**Table 7.4-4
Zoning Districts Within 1 Mile
of the WPGS Site and ¼ Mile of Project Linear Facilities (Page 2 of 3)**

<p>CW – Waterfront commercial district</p>	<p>Intended to provide opportunities for commercial development that enhances the city’s waterfront, that serves as an attraction for residents and visitors, and that incorporates services that are related to the waterfront. Guest-serving and pedestrian-oriented uses, including retail, restaurant, recreational, and hotel facilities, are encouraged throughout the district. Offices, research and development, and marine service establishments such as boat repair and storage are also allowed, subject to limitations that ensure that such uses do not detract from the pedestrian space within the district.</p>
<p>CN – Neighborhood commercial district</p>	<p>Intended to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that complement the surrounding residential environment and that prevent significant adverse effects on adjoining residential uses</p>
<p>M – Mixed use district</p>	<p>Intended to promote the use of mass transit facilities by placing high concentrations of residents and employees in proximity to transit stations and routes. Provide safe, attractive, accessible, and well-designed pedestrian and bicycle pathways and routes between transit facilities, services, jobs, and housing to create interconnected neighborhoods and reduce automobile use.</p>
<p>GQ – Governmental and quasipublic district</p>	<p>Intended to provide for governmental, public utility, educational, community service, or recreational facilities on sites of over 2 acres and ensure that governmental or institutional uses retain their presence as a vital part of the neighborhood balance by preventing the intrusion of uses that may overburden neighborhood facilities and resources.</p>
<p>IP – Industrial park district</p>	<p>Intended to provide sites in landscaped settings for service-oriented commercial and light industrial uses with limited customer presence and turnover, including industrial office centers, research and development facilities, limited industrial activities (including production and assembly but no raw materials processing or bulk handling), limited and warehouse type retail and commercial activities, and small-scale warehousing distribution.</p>
<p>IL – Limited industrial district</p>	<p>Intended to provide opportunities for service-oriented commercial and limited industrial uses in transitional areas between heavy industry and residential and commercial land uses. Heavy industrial uses are restricted or subject to discretionary approval in order to minimize their potential impacts on surrounding land uses.</p>
<p>IG – General industrial district</p>	<p>Intended to provide sites for intense industrial uses on large parcels occupied by or directly adjacent to existing heavy industrial uses, as well as on small parcels in the vicinity of heavy industrial uses. Areas are established for heavy industrial uses in order to protect them, to the extent feasible, from disruption and competition for space from unrelated retail and commercial uses that are more appropriately located elsewhere in the city.</p>

Table 7.4-4 Zoning Districts Within 1 Mile of the WPGS Site and ¼ Mile of Project Linear Facilities (Page 3 of 3)	
OS – Open space district	Intended to provide a suitable classification for large public or private sites permanently designed for park or open space use.
PD – Planned development district	Intended to establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delay, and inequity that otherwise would result from application of zoning standards and procedures designed primarily for small parcels. Provide for flexibility, consistent with the General Plan, from the rigid land use and development regulations found in base districts in order to take advantage of unique land use or site characteristics.
RS – Single-family residential district	Intended to provide areas for residential development at densities ranging from very low-density with 40,000-square-foot minimum lot sizes to attached and detached single family residences with 4,000-square-foot minimum lot sizes.
RM – Medium-density residential district	Intended to provide opportunities for attached or detached single-family residences and multifamily residences such as townhouses, apartments with 20 or more units, and condominiums. Duplexes and multifamily dwellings such as triplexes and fourplexes existing as of the effective date of the ordinance codified in this title are allowed to remain.
RH – High-density residential district	Intended to provide opportunities for an intensive form of residential development and institutional uses with relatively high land coverage, including single-family attached units, apartment complexes with 20 or more units, and condominiums, at appropriate locations in the city. Multifamily projects that incorporate a community benefit such as affordable housing may be permitted density increases that result in a maximum of 40 dwelling units per acre.
Solano County	
MP – Marsh Preservation	Intended for marsh-oriented uses to the exclusion of such other uses of land as may be in conflict with the long-term preservation and protection of marsh areas.
Source: City of Antioch, 2008; City of Pittsburg, 2008b; Solano County, 2008	

Table 7.4-5 Recent and Proposed Zoning and General Plan Amendments and Discretionary Reviews in the Project Vicinity (Page 1 of 3)		
Project Location	Project Description	Status
Recent and Proposed Zoning and General Plan Amendments		
City of Pittsburg		
Northwest of the City's previous jurisdictional boundary, south of the Contra Costa /Solano County border at Suisun Bay, north of Willow Pass Road, and east of the McAvoy Boat Harbor and the former Harris Yacht Club	General Plan and Zoning amendments to annex 1,091 acres composed of 17 parcels, including the PPP. Several General Plan diagrams were amended to include the proposed annexation area. The PPP was designated Industrial, a portion to the west was designated Utility/Right-of-Way, and the remaining portion of the annexation area was designated Open Space. The City of Pittsburg's Zoning Map was also amended to include the annexed land in the General Industrial, Limited Industrial, Governmental/Quasi-public, and Open Space zoning districts.	The annexation was approved in mid-June 2008. On June 19, 2006, the City Council had passed the following resolutions related to the annexation: Resolution no. 06-10565 adopting the Negative Declaration and amending the General Plan; Resolution no. 06-1264 introducing an ordinance to prezone the annexation area; and Resolution no. 06-10566 initiating the proceedings for annexation.
East Third Street (East of Harbor Street), Pittsburg (APN #073-020-004 and a portion of APN #073-010-013)	General Plan amendment to change the land use designations of two (a portion of one) properties totaling approximately 11.5 acres. The land use designations of approximately 8.7 acres were changed from Marine Commercial and Park to Industrial and approximately 2 acres was changed from Marine Commercial to Park. The amendment included removing the proposed industrial area from the Downtown sub-area of the General Plan and adding it to the adjacent Northeast River sub-area. The goals and policies of the Northeast River sub-area are oriented toward industrial uses and open space. As a result of the amendment, the zoning of the industrial area is now governed by the IG (General Industrial) Best Fit Zoning District.	Amendment adopted by the City Council on December 18, 2006 (Resolution no. 06-10685).

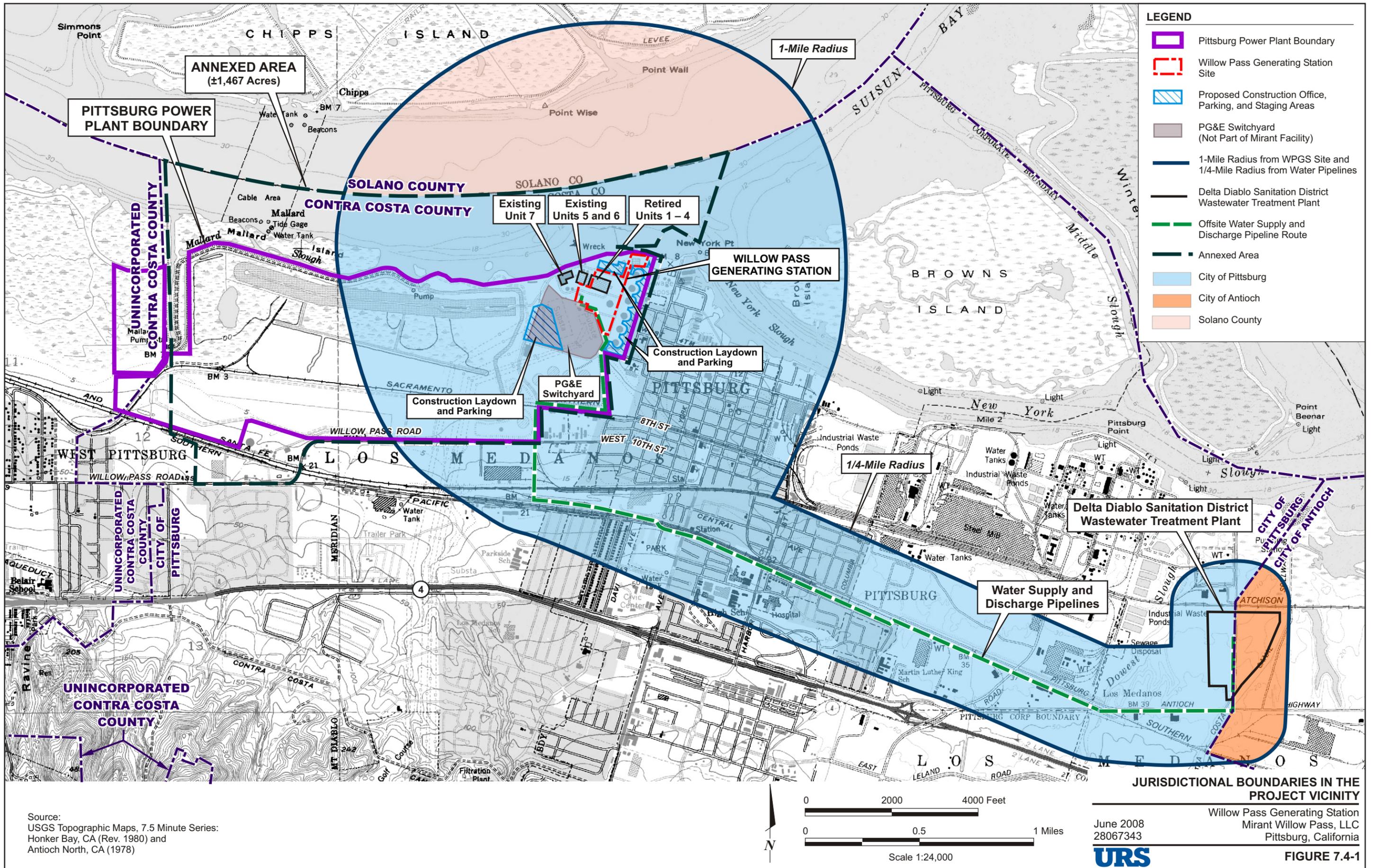
Table 7.4-5 Recent and Proposed Zoning and General Plan Amendments and Discretionary Reviews in the Project Vicinity (Page 2 of 3)		
Pittsburg	Second phase of a City-initiated comprehensive amendment to the Pittsburg Municipal Code Title 18 (Zoning Ordinance) in order to bring the Zoning Ordinance including zoning maps into conformance with the General Plan (a comprehensive amendment to the General Plan was adopted on November 16, 2001). Amendments to the Land Use, Downtown, and Health Safety Elements of the General Plan were also included in order to reflect existing conditions and support private reinvestment in established neighborhoods throughout the City.	Amendment adopted by the City Council on May 21, 2007 (Resolution no. 07-1284).
West side of Railroad Avenue, north of East 8th Street, Pittsburg	A.F. Evans Development requested approval of General Plan Amendment, Zoning Amendment, Design/Architectural Review, and Major Subdivision (#05-225) applications for Vidrio, a mixed-use development including 37,855 square feet of restaurant and retail floor area and 195 dwelling units on 6 acres	Approved by the City Council on May 21, 2007, and the Planning Commission on May 29, 2007. Construction has commenced.
Discretionary Reviews		
City of Pittsburg		
SW Corner of Harbor & East 3rd Streets, Pittsburg	Discovery Builders requested approval of Administrative Design Review (#07-469) and Major Subdivision (#9149) applications for The Gardens at Harbor Park, which includes 120 single-family dwelling units on 9.28 acres	Application submitted and on hold.
East side of Carion Court, Pittsburg (APN #073-190-033)	Discovery Builders requested approval of Design/Architectural Review and Sign Review (#07-450) applications for the Carion Commerce Center, a 56,637-square-foot commercial building on 4.41 acres	Approved by the Planning Commission on September 25, 2007. Construction has not commenced.
Northeast side of Marina Boulevard, Pittsburg	Palm Plaza Development requested approval of Variance and Design/Architectural Review applications (#07-461) for 22,861-square-foot Marina Commercial Center on 9.73 acres	Approved by the Planning Commission on September 25, 2007, and entitlements revised on April 22, 2008. Construction has not been commenced.

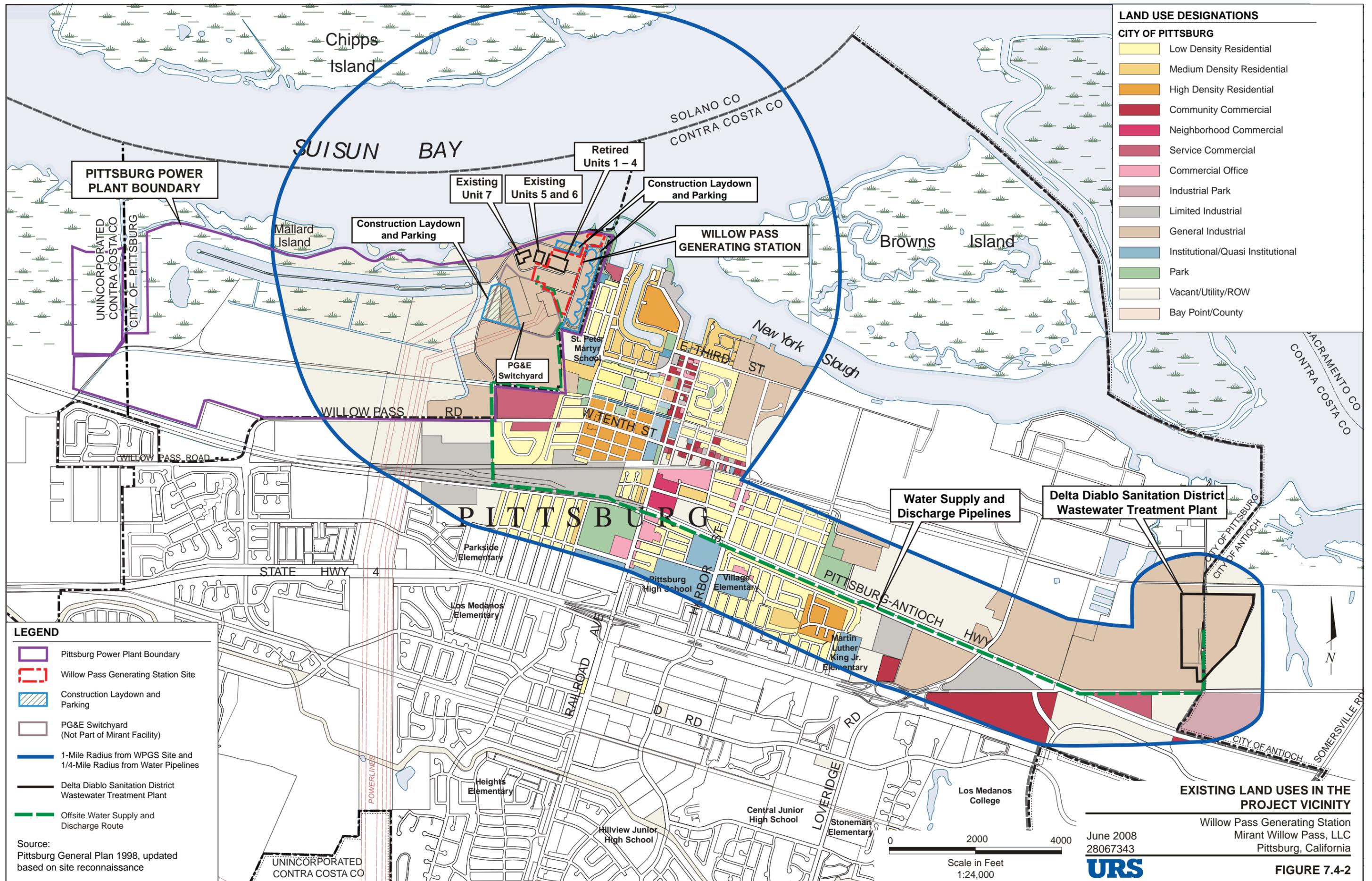
Table 7.4-5 Recent and Proposed Zoning and General Plan Amendments and Discretionary Reviews in the Project Vicinity (Page 3 of 3)		
North Park Boulevard, Pittsburg	Discovery Builders requested approval of Conditional Use Permit, Variance, Design/Architectural Review, and Sign Review applications for 63,151-square-foot North Park Commercial Center Expansion on 10.5 acres	Approved by the Planning Commission on June 26, 2007. Construction has not been commenced.
1300 Loveridge Road, Pittsburg (APN #073200015)	Roger Wilson, Architect requested approval of Conditional Use Permit and Design/Architectural Review applications (#06-339) for 82,611-square-foot Mount Diablo Recycling Center on 11.05 acres	Approved by the Planning Commission on March 27, 2007. Construction has commenced.
570-610 West Tenth Street, Pittsburg (APN #085-270-025)	Trans Bay Cable, LLC requested approval of Development Agreement (#04-157) and Design/Architectural Review (#07-500) applications for 25,150-square-foot Trans Bay Cable commercial development on 5.6 acres	City Council Certified EIR and approved the Development Agreement on January 29, 2007. Design/Architectural Review is pending.
2550 Pittsburg-Antioch Highway, Pittsburg (APN #073-230-037)	Delta Diablo Sanitation District requested approval of Conditional Use Permit, Variance, and Design/Architectural Review applications (#07-444) for 3,580-square-foot addition for an expansion of the Delta Household Hazardous Waste Collection Facility on 5.09 acres	Approved by the Planning Commission on August 14, 2007. Construction has not commenced.
901 Loveridge Road, Pittsburg (APN #073-220-028)	Dow Chemical requested approval of Design/Architectural Review application (#05-283) to add equipment to Dow's existing Methyl Ester Intermediate (MEI) production plant	Approved by the Planning Commission on March 27, 2007 and the City Council on May 21, 2007. Construction has commenced.
900 East Third Street, Pittsburg (APN #073-030-015 and a portion of #073-210-031)	United Spiral Pipe, LLC requested approval of Conditional Use Permit, Variance, Design/Architectural Review(#07-445), and Minor Subdivision (#676-07) applications for 352,000-square-foot United Spiral Pipe Manufacturing Plant on 44.8 acres	Approved by the Planning Commission on October 23, 2007. Construction has not commenced.

Table 7.4-6 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			
City of Pittsburg General Plan	General Plan includes policies to guide new development (including industrial development standards).	City of Pittsburg	7.4.2.3 and 7.4.5.3
City of Pittsburg Zoning Ordinance	Ordinance sets standards for development in General Industrial District	City of Pittsburg	7.4.2.3 and 7.4.5.3

Table 7.4-7 Involved Agencies and Agency Contacts			
Issue	Agency/Address	Contact/Title	Telephone
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 Pittsburg Planning and Zoning	City of Pittsburg, Planning Department 65 Civic Avenue Pittsburg, CA 94565	Marc Grisham, Director of Planning	(925) 252-6920 mgrisham@ci.pittsburg.ca.us
City of Pittsburg Planning and Zoning	City of Pittsburg, Planning Department 65 Civic Avenue Pittsburg, CA 94565	Kristin Vahl, Associate Planner	(925) 252-6941 kvahl@ci.pittsburg.ca.us
Solano County Planning and Zoning	Solano County, Planning Services Division 675 Texas Street, Suite 5500 Fairfield, CA 94533	Michael Yankovich, Planning Program Manager	(707) 784-6765 myankovich@solanocounty.com
Solano County Planning and Zoning	Solano County, Planning Services Division 675 Texas Street, Suite 5500 Fairfield, CA 94533	Karen Avery, Senior Planner	(707) 784-6765 kavery@solanocounty.com

Table 7.4-8 Permits Required		
Responsible Agency	Permit/Approval	Schedule
City of Pittsburgh	Lot Line Adjustment	<p>City of Pittsburgh: Lot line adjustments (LLA) are not subject to the Subdivision Map Act (SMA) pursuant to Gov. Code § 66412(d) and are administrative decisions, not discretionary decisions, and therefore are not subject to CEQA pursuant to Pub. Res. Code § 21080(a). An LLA application must be made to the City of Pittsburgh to grant the exception under the SMA. Within 30 days after receipt of an application, the City must determine whether it is “complete,” or else the application is deemed complete. Gov. Code § 65943 subd.(a), (b). Once the application is complete, the City must act upon the application within 60 days unless these time limits have been extended by mutual consent of the applicant and the City. Gov. Code § 66451.1 and 66451.7. The SMA limits the review of the application to a determination of whether the resulting parcels will conform to applicable general plans, specific plans, coastal plans, and zoning and building ordinances.</p>
City of Pittsburgh	Use Permit	<p>Use Permits are subsumed within the CEC permitting process.</p>





LAND USE DESIGNATIONS

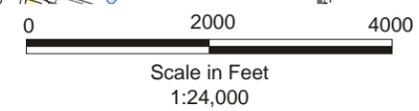
CITY OF PITTSBURG

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Commercial
- Neighborhood Commercial
- Service Commercial
- Commercial Office
- Industrial Park
- Limited Industrial
- General Industrial
- Institutional/Quasi Institutional
- Park
- Vacant/Utility/ROW
- Bay Point/County

LEGEND

- Pittsburg Power Plant Boundary
- Willow Pass Generating Station Site
- Construction Laydown and Parking
- PG&E Switchyard (Not Part of Mirant Facility)
- 1-Mile Radius from WPGS Site and 1/4-Mile Radius from Water Pipelines
- Delta Diablo Sanitation District Wastewater Treatment Plant
- Offsite Water Supply and Discharge Route

Source:
Pittsburg General Plan 1998, updated based on site reconnaissance

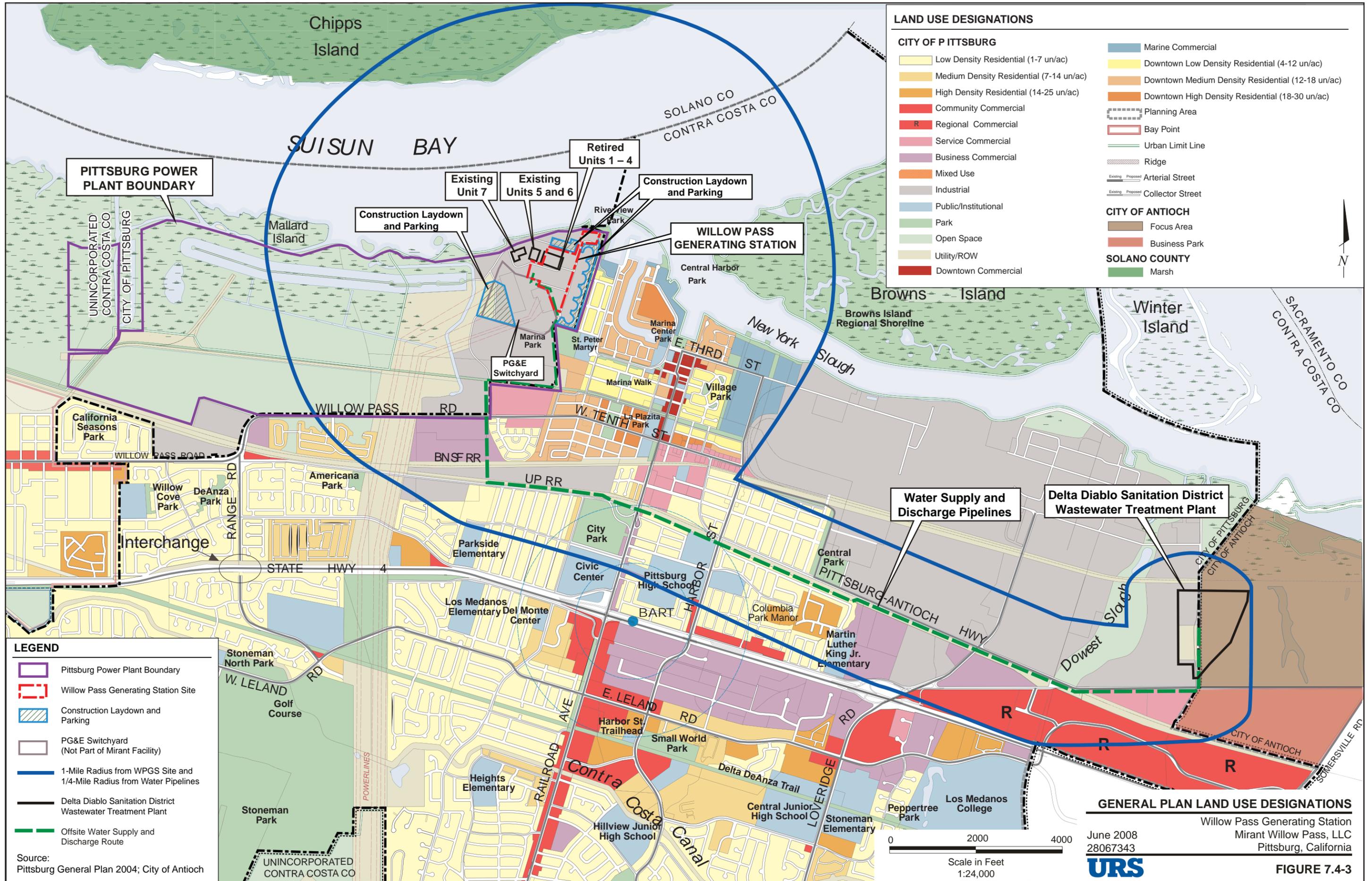


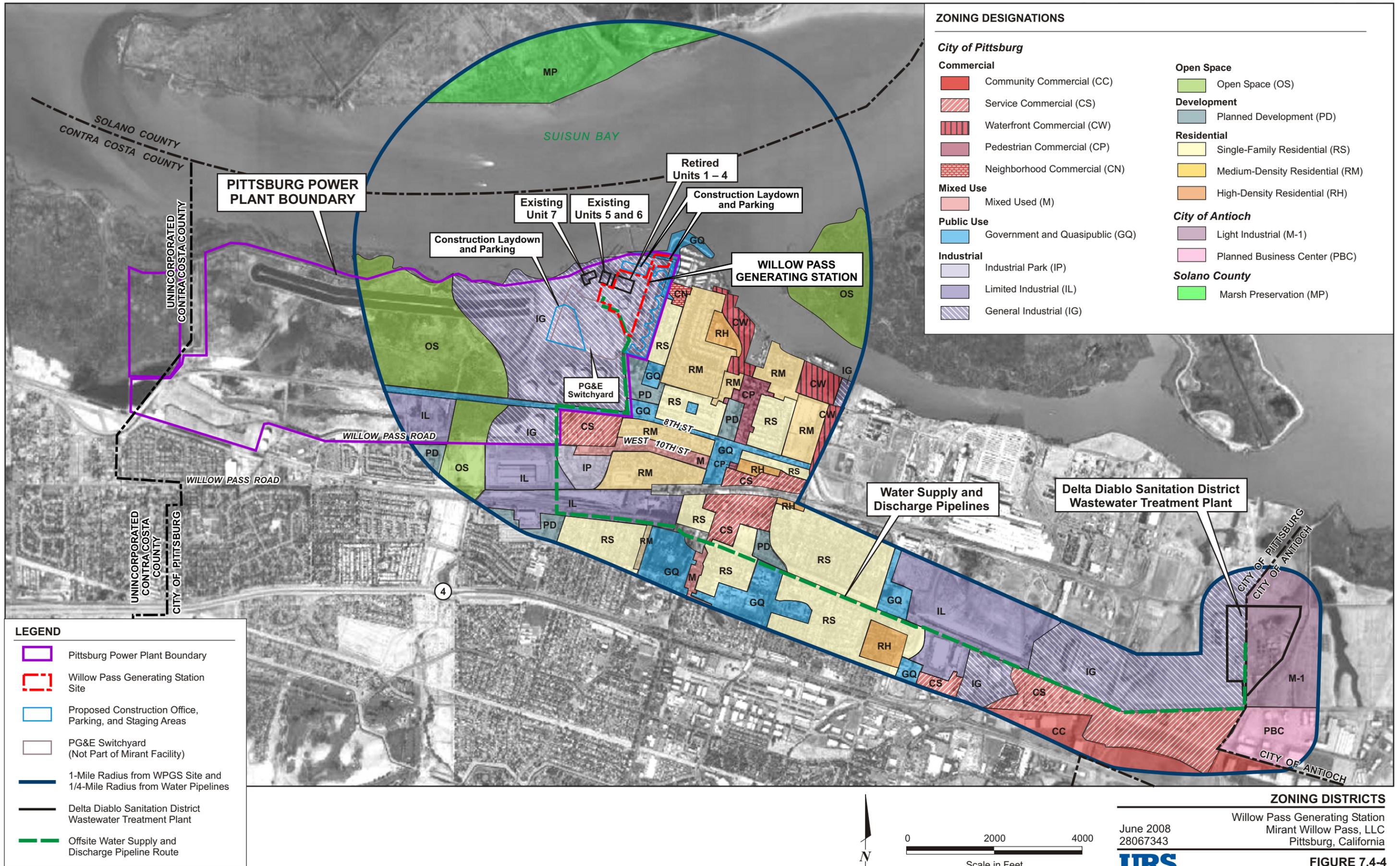
EXISTING LAND USES IN THE PROJECT VICINITY
Willow Pass Generating Station
Mirant Willow Pass, LLC
Pittsburg, California

June 2008
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FIGURE 7.4-2

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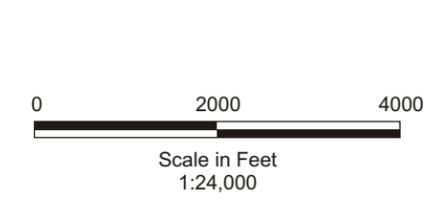


ZONING DESIGNATIONS

City of Pittsburg		Open Space	
	Community Commercial (CC)		Open Space (OS)
	Service Commercial (CS)	Development	
	Waterfront Commercial (CW)		Planned Development (PD)
	Pedestrian Commercial (CP)	Residential	
	Neighborhood Commercial (CN)		Single-Family Residential (RS)
Mixed Use			Medium-Density Residential (RM)
	Mixed Used (M)		High-Density Residential (RH)
Public Use		City of Antioch	
	Government and Quasipublic (GQ)		Light Industrial (M-1)
Industrial			Planned Business Center (PBC)
	Industrial Park (IP)	Solano County	
	Limited Industrial (IL)		Marsh Preservation (MP)
	General Industrial (IG)		

LEGEND

	Pittsburg Power Plant Boundary
	Willow Pass Generating Station Site
	Proposed Construction Office, Parking, and Staging Areas
	PG&E Switchyard (Not Part of Mirant Facility)
	1-Mile Radius from WPGS Site and 1/4-Mile Radius from Water Pipelines
	Delta Diablo Sanitation District Wastewater Treatment Plant
	Offsite Water Supply and Discharge Pipeline Route



ZONING DISTRICTS
 Willow Pass Generating Station
 Mirant Willow Pass, LLC
 Pittsburg, California

June 2008
 28067343

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FIGURE 7.4-4