

## DOCKETED

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## 5.6 Land Use

This section discusses the environmental and regulatory setting and includes the analysis of potential land use impacts associated with the MREC. For the purpose of this section, the affected environment study area is defined as those areas within 1 mile of the MREC and 0.25 mile of related linear facilities (CCR, Title 20, Appendix B). Section 5.6.1 describes the environment that could be affected by the proposed project. Section 5.6.2 presents an environmental analysis of project development. Section 5.6.3 discusses potential cumulative effects. Section 5.6.4 discusses possible mitigation measures. Section 5.6.5 presents the LORS applicable to land use. Section 5.6.6 provides the agencies and agency contacts for land use issues. Section 5.6.7 provides a discussion of permits; and Section 5.6.8 lists the references used in preparing this section.

### 5.6.1 Affected Environment

The following text discusses the affected environment for the study area.

#### 5.6.1.1 Existing Land Uses within the Study Area

The study area is approximately 2.5 miles west of the City of Santa Paula and encompasses the unincorporated areas of southern Ventura County. The study area largely includes industrial and agricultural uses. The MREC site is a 9.79-acre parcel, located in a designated industrial park that is currently used for recreational vehicle and boat storage. Adjacent land uses include the Granite Construction Company's asphalt recycling plant, agriculture, an automobile dismantling and salvage facility, and an oil field operation support yard. The Ventura County Jail is located approximately 0.18 mile to the northwest of the MREC site.

Specific land uses are described in greater detail below. Figure 5.6-1 is a map showing existing land uses in the project and surrounding area (study area).

#### 5.6.1.2 County of Ventura

The study area is located entirely in unincorporated Ventura County, California. The MREC site and land immediately to the east consists of an industrial park. To the south, north and west it is agricultural. The Santa Clara River is south of the MREC site.

The proposed new generator line tie-line route is located within unincorporated areas of Ventura County. The tie-in is 6.6 miles long and runs west from the MREC site through row-crop agricultural and open space areas, turns northwest, crossing the Santa Clara River Valley and entering low hills to the north where it ties in to the SCE's Santa Clara Substation. As described in Section 3, the interconnecting 230-kV generator tie-line will be supported by 36 new steel monopole structures, ranging in height from 76.5 feet to 200 feet.

The new offsite pipeline to supply natural gas to the MREC site will tap into the existing SoCalGas Line via a 1.7-mile-long pipeline that runs southwest from the MREC site along Shell Road and the Southern Pacific Railroad right-of-way to the interconnection point. The land uses of the areas along the linear features area are predominantly agricultural. The MREC will use recycled water supplied by the Limoneira Company via a new water supply pipeline that runs west through open space and agricultural land uses.

The generator tie-line will cross Caltrans right-of-way at SR-126. Traffic and transportation are discussed in more detail in Section 5.12.

#### 5.6.1.3 Specific Land Uses within the MREC Study Area

This section provides a description of land uses located near the MREC site. Table 5.6-1 lists sensitive non-residential receptors, such as schools, hospitals, and recreational facilities.

Table 5.6-1 Sensitive Non-residential Land Uses within 1 Mile of the MREC Site

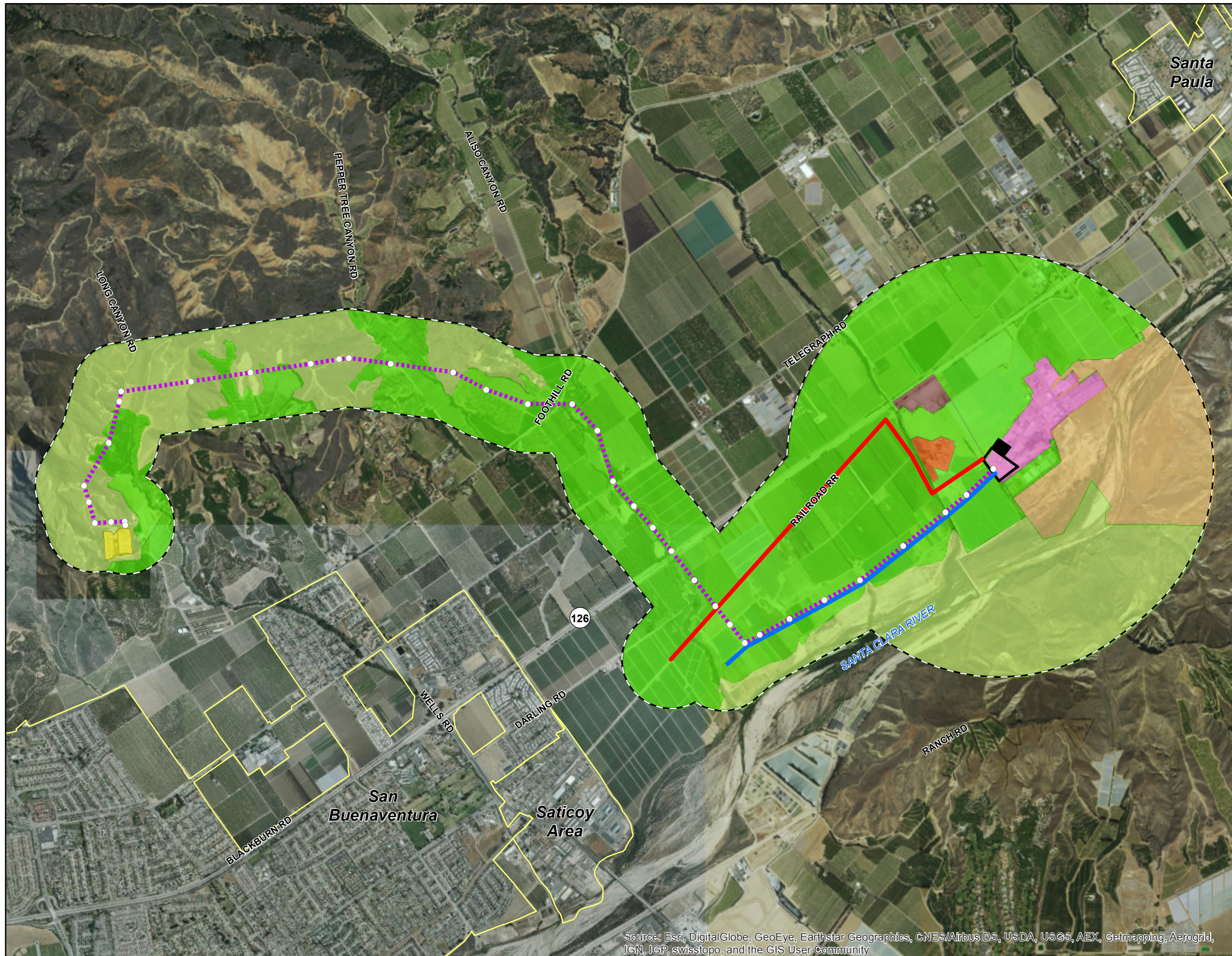
Name of Facility	Approximate Distance from the MREC Site (miles)
<b>Educational/Child Care</b>	
Hansen Trust University of California Agricultural Research and Extension Center	1.0
Briggs Elementary School	1.1
<b>Religious</b>	
There are no religious land uses within 1 mile of the MREC site.	-
<b>Recreational Facilities</b>	
There are no recreational facilities within 1 mile of the MREC site.	-

Source: Google Earth, 2015

**General Industrial.** The MREC site is a designated industrial park zoned as General Industrial (M3). Existing businesses include automobile/boat/RV storage, auto dismantling and salvage outlets and auctions; canine adoption rescue and boarding; the Granite Construction Company's asphalt recycling plant; SCWW's Green Compass wastewater processing facility; Thompson Oil Company's well and associated gas and oil processing facility, an oil spreading services, crushed automobile storage lot, and vehicle storage facilities. Other industrial uses within 1 mile of the MREC include a pipe rack that runs along Shell Road at the northern edge of the industrial park from the Thompson Oil Company's oil and gas wells.

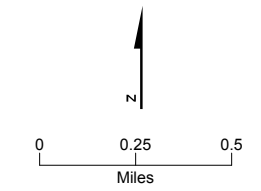
**Commercial.** There are no commercial facilities within the study area; however, some of the industrial use businesses, noted above, have commercial and/or wholesale services.

**Residential.** The MREC site is located within an area dominated by industrial, agricultural, and open space land uses. However, there are two residences in proximity to the project site on the industrial park lands. One residence is part of an animal boarding and animal rescue business, approximately 941 feet east of project site; the second residence is approximately 1,125 feet northeast of the site. These are both non-conforming uses within the Mission Rock industrial area.



- LEGEND**
- Project Site
  - Laydown Area
  - Natural Gas Pipeline Route
  - Generator Tie-Line
  - Process Water Supply Line
  - Tower
  - Study Area
  - Agricultural
  - Agricultural Processing
  - Conservation - The Nature Conservancy
  - Government - County Jail
  - Industrial
  - Open Space/Grazing
  - Utility - Electrical Substation
  - Urban Areas

Source:  
 Ventura County GIS, (2015).  
 CH2M, (2015).  
 ArcGIS Online Census Designated Places, (2010).



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**Figure 5.6-1**  
**Existing Land Use**  
 Mission Rock Energy Center  
 Ventura County, California



**Open Space.** Open space/grazing use is found to the south of the project site along the Santa Clara River corridor and also along the western-most portions of the generator tie-line.

Under Section 65560 of the State Government Code, open space is defined as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use, and which is designated on a local, regional or state open space plan as any of the following: open space for the preservation of natural resources; open space used for the managed production of resources; open space for outdoor recreation; or open space for public health and safety.

**Recreation.** There are no recreational use areas within a mile of the study area. Future public access and environmental education opportunities are planned on Santa Clara River lands owned by TNC (Coastal Conservancy, 2015). TNC provides tours of their lands east of the project area along the Santa Clara River. This area, east of the MREC site, is known as the Hanson Property and discussed further below.

**Scenic Land Use.** There are no state designated or candidate scenic highways within one mile of the study area. There are plans, however, for the lands bordering SR-126 to become part of the Santa Clara River Scenic Parkway. Approximately 3 miles east of the MREC site, SR-126 is an eligible scenic highway beginning at the eastward SR-150 junction. The County's General Plan designates the entire length of SR 126 as it extends through the project vicinity as a County Eligible Scenic Highway.

**Agricultural Use.** The project site and laydown area are not located on agricultural lands. The proposed project linears traverse agricultural land use (Figures 5.6-1, 5.6-2). The agricultural land use designation is intended to preserve and protect commercial agricultural lands for the preservation of the agricultural industry in Ventura County (General Plan, 2015). The Santa Clara Valley agricultural uses are primarily lemon and avocado orchards and row crops. The Limoneira Company is the largest corporate farming land owner in the area, and their operation dates back to the late 1800s. Another large corporate agricultural entity is CalAvo Farms. Much of the agricultural land, between the project site and Santa Paula, is in lemon orchard. Other crops grown in the study area include avocados, bell peppers, red peppers, cabbage, and commercial flowers (marigolds).

The California Land Conservation Act and the Farmland Security Zone Act protect agricultural lands in the study area. The CDOC Farmland Mapping and Monitoring Program (FMMP) developed categorical definitions of important farmlands for land inventory purposes. Actively farmed land within the study area includes Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland and Grazing Land. Land designated as Prime Farmland or Farmland of Statewide Importance has a combination of physical and chemical features for the production of agricultural crops. Important farmlands provide the best opportunity for agricultural production (DOC, 2015). Figure 5.6-2 shows the various FMMP classifications of agricultural farmlands in the study area.

The MREC linears cross lands currently under Williamson Act contracts (DOC, 2015). The majority of Williamson Act contracts are Mixed Enrollment Agricultural Lands under 10-year contracts. Transmission lines are a compatible use on Williamson Act lands. The generator tie-line crosses the edge of a Williamson Act 20-year contract on the northern portion of the line as it enters the hills. These lands contain Prime, Non-Prime, Open Space Easement or other contracted land that have yet to be delineated by Ventura County. In addition, three parcels along the proposed generator tie-line route are Williamson Act Farmland Security Zone. These three parcels represent Prime or Non-Prime agricultural lands restricted by a 20-year contract pursuant to Government Code Section 51296 (DOC, 2015). Figure 5.6-3 shows the status of agricultural lands in relation to the Williamson Land Conservation Act.

**Natural Resource Protection and Natural Resource Extraction Areas.** The study area includes agricultural lands with a Mineral Resource Protection overlay. The principal mineral resources in Ventura County are petroleum and aggregate (i.e. sand, gravel, clay, asphalt etc.). The Mineral Resource Protection was developed by the State Division of Mines and Geology in response to the Surface Mining

and Reclamation Act of 1975. Mineral extraction (asphalt and oil) is within one mile of the MREC site. River mining in the Santa Clara River is also allowed.

**Greenbelt Program.** A Ventura County General Plan greenbelt known as the Ventura-Santa Paula Greenbelt encompasses the entire area between Santa Paula and Ventura, including the Mission Rock industrial area and the MREC site and linear appurtenance routes. The Greenbelt Program's goal is to preserve agriculture and open space uses. Ventura County adopted a number of programs to preserve farmland in this area including the Agricultural land use designation, participation in Greenbelt Agreements and Guidelines for Orderly Developments, and use of the Land Conservation Act Contracts (Ventura County, 2015b). The designation of the Mission Rock industrial area as a General Plan Existing Community is protective of industrial uses in this area, as well.

**Education.** While there are no educational land use designations in the study area, there are two educational facilities on the northeast edge of the study area just over a mile from the MREC site: Briggs Elementary School and the Hansen Trust University of California Agricultural Research and Extension Center (Table 5.6-1; Figure 5.6-1). The latter offers land, labor, equipment, and facilities to researchers for small to medium-sized plot projects including water quality, availability, management and conservation, pesticide alternatives, new promising crops, and biological controls for weeds and pests. It also provides an education outreach program wherein agriculture advisors provide research and educational opportunities including and hands-on workshops for growers, 4-H youth agricultural literacy programs, and K-5th grade students county-wide.

**Religious.** There are no religious institutions within the 1-mile radius study area.

**Cultural and Historic.** Significant or potentially significant cultural resources are known to exist within the study area. See Section 5.3, Cultural Resources, for additional discussion, including the implementation of standard mitigation measures to address incidental discovery of cultural or historic resources during construction of the MREC.

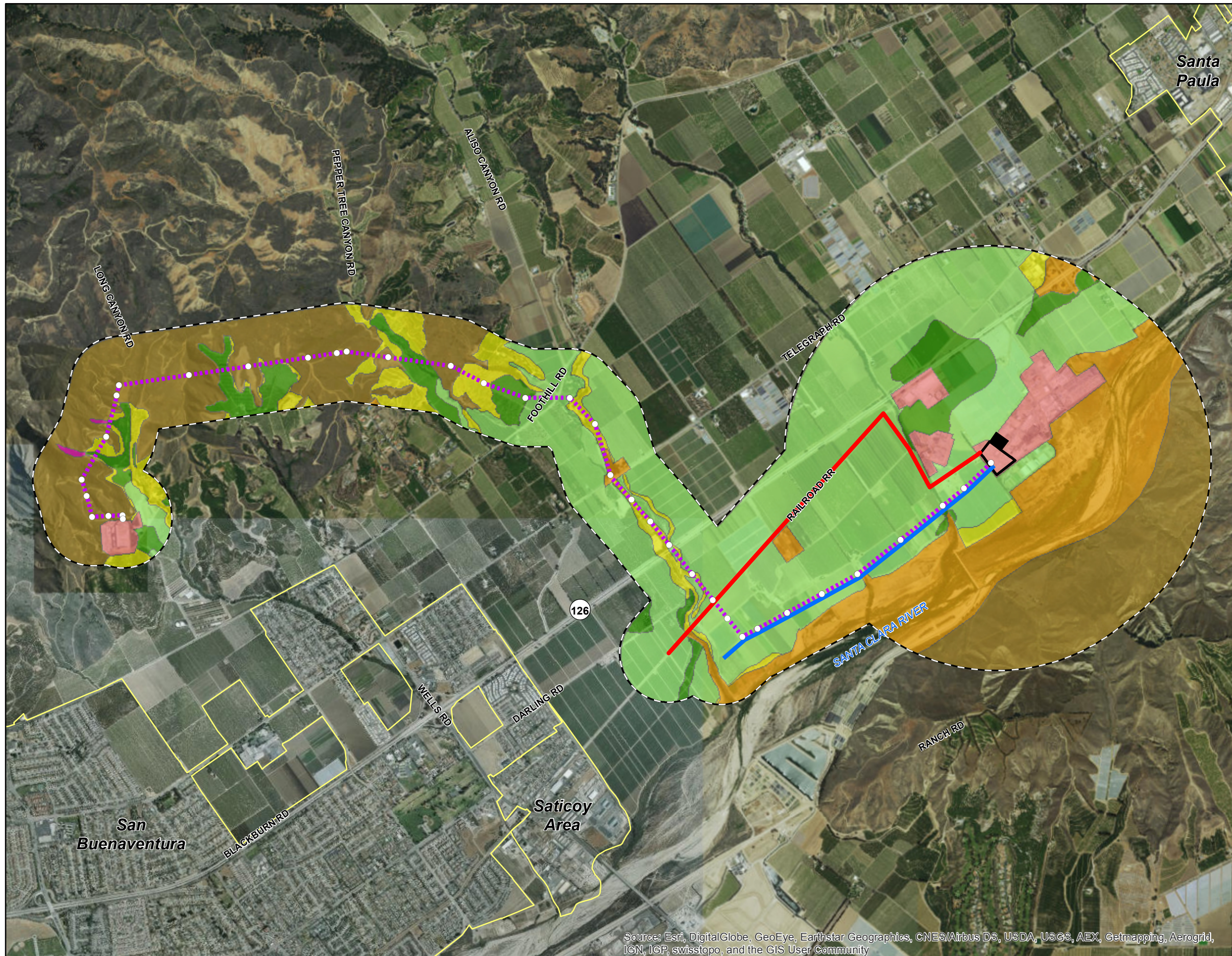
**Unique Land Uses.** Unique land uses include the TNC/Hanson Property (known as the Santa Clara River Parkway Hanson Property Restoration). Restoration of the Hanson Property (141 acres of prime riparian habitat, agriculture fields, and floodplains), is planned by TNC in conjunction with the Coastal Conservancy. These lands, protected in perpetuity, will become part of the Santa Clara River Parkway, as part of a larger effort to create a river parkway along the Santa Clara River in Ventura County for protecting and restoring the river's floodplain and functions, and for providing public access and environmental education. A portion of this property is shown in Figure 5.6-1.

**Land Use at the MREC Site.** The MREC site is in an industrial park and is currently used for recreational vehicle and boat storage. Land use within the industrial park is zoned General Industrial (M3). The Mission Rock Road Property Owner's Association, which represents all of the land owners in the Mission Rock industrial park, issued a letter to Calpine approving the proposed change of land use from recreational vehicle storage to power generation on September 14, 2014, in accordance with Article 17 of the Association's covenants, codes, and restrictions incumbent upon property owners in the industrial park.

#### 5.6.1.4 General Plan Land Use Designations

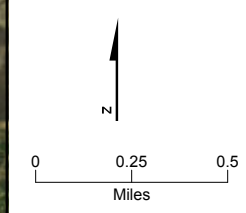
##### **General Plan Land Use Designations within the Study Area**

Land use provisions included in every California city and county general plan (California State Planning Law, Government Code §65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. This section describes the land use designations for properties located within the study area. Figure 5.6-4 shows the General Plan Land Use Designations within this study area, which are described in Table 5.6-2.



- LEGEND**
- Project Site
  - Laydown Area
  - Natural Gas Pipeline Route
  - Generator Tie-Line
  - Process Water Supply Line
  - Tower
  - Study Area
  - Prime Farmland
  - Farmland of Statewide Importance
  - Farmland of Local Importance
  - Unique Farmland
  - Urban and Built-up Land
  - Grazing Land
  - Other Land
  - Urban Areas

Source: California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (2012).

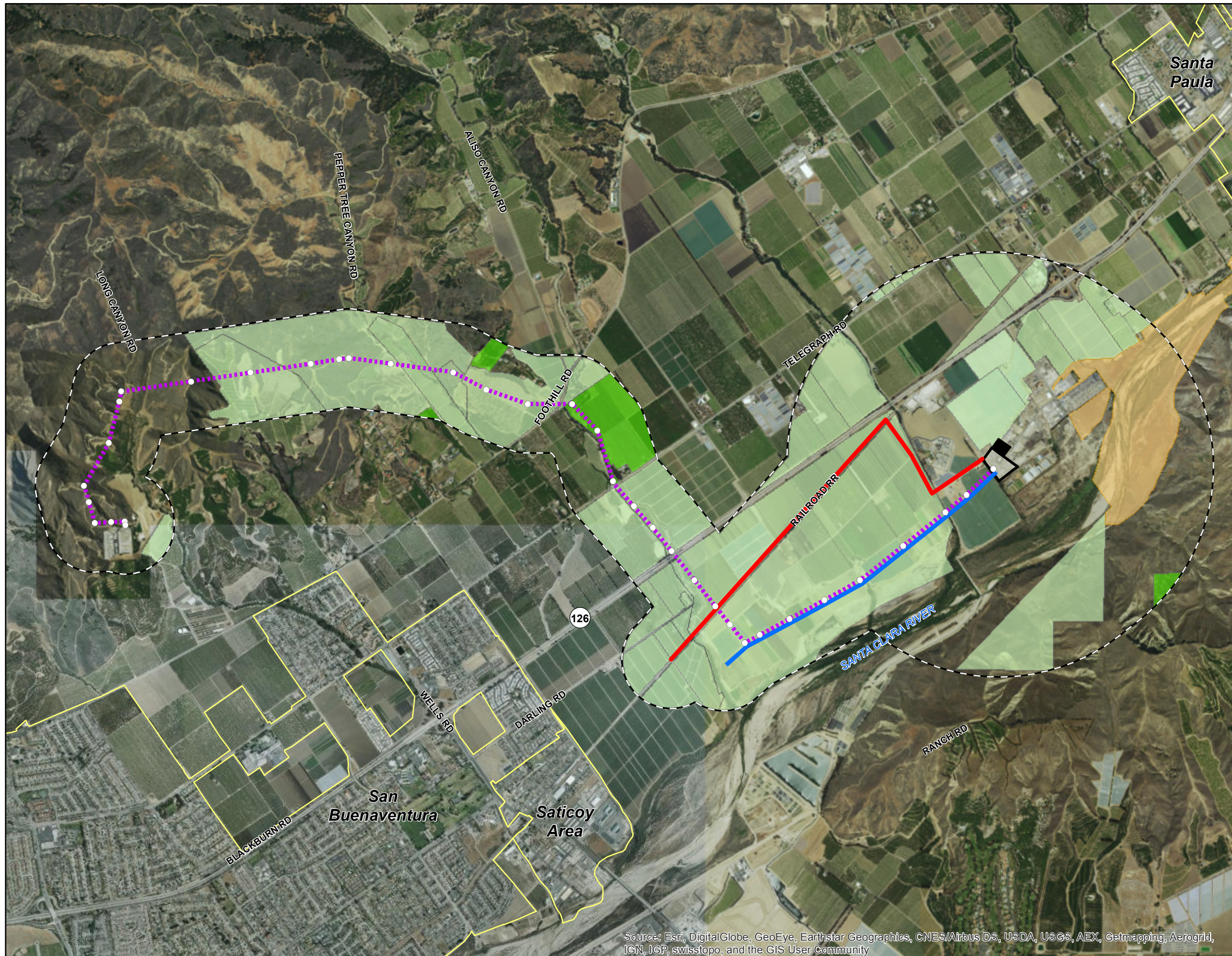


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**Figure 5.6-2**  
**Important Farmland**  
**Within Study Area**  
 Mission Rock Energy Center  
 Ventura County, California







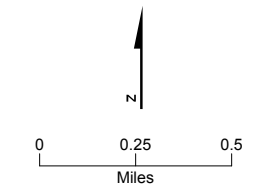
**LEGEND**

- Project Site
- Laydown Area
- Natural Gas Pipeline Route
- Generator Tie-Line
- Process Water Supply Line
- Tower
- Study Area
- Urban Areas
- Approximate Hanson Property

**Williamson Land Conservation Act (2014)**

- AG-10 yr
- AG-20 yr

Source:  
 Ventura County GIS, (2015).  
 ArcGIS Online Census Designated Places, (2010).  
 The Nature Conservancy, (2013).



**Figure 5.6-3**  
**Williamson Land Conservation Act**  
 Mission Rock Energy Center  
 Ventura County, California

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Table 5.6-2 Ventura County General Plan Land Use Designations in the Study Area (2011)

General Plan Land Use Designation	Description
<b>Ventura County</b>	
Existing Community (MREC site)	<p>The MREC site is on the Mission Rock Road Existing Community. Existing community uses are existing urban residential, commercial or industrial enclaves located outside Urban designated uses. Uses included in this designation may include uses, densities, building intensities and zoning designations normally limited to Urban designated area; however, these do not qualify as Unincorporated Urban Centers. In order to recognize established existing land used in unincorporated areas, the Existing Community designation was established to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels. This community is on 91.1 acres. The maximum building coverage is 40 percent of the parcel. Average employees per square feet is 2.0 and per acre is 5.66.</p>
Open Space	<p>The Open Space designation is south, north and west and east of the MREC site and encompasses land defined, under Section 65560 of the State Government Code, as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use, and which is designated on a local, regional or state open-space plan. These lands can fall into any of the following Open Space designation:</p> <ul style="list-style-type: none"> <li>• For the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.</li> <li>• For the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands not designated agricultural; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.</li> <li>• For outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.</li> <li>• For public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.</li> </ul> <p>In the Ventura County General Plan, “open space” also includes Open Space:</p> <ul style="list-style-type: none"> <li>• To promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.</li> <li>• To promote efficient municipal services and facilities by confining urban development to defined development areas.</li> </ul>
Agricultural	<p>Agricultural land use designation is applied to irrigated lands which are suitable for the cultivation of crops and the raising of livestock. Because of the inherent importance of agriculture as a land use in and of itself, agriculture is not subsumed under the Open Space land use designation, but has been assigned a separate land use designation.</p>

**Table 5.6-2 Ventura County General Plan Land Use Designations in the Study Area (2011)**

General Plan Land Use Designation	Description
Rural	<p>The Rural designation identifies areas suitable for low-density and low-intensity land uses such as residential estates of two acres or greater parcel size and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes.</p> <p>The Rural designation also identifies institutional uses such as boarding and non-boarding elementary and secondary schools. Additionally, the designation is utilized for recreational uses such as retreats, camps, recreational vehicle parks and campgrounds.</p> <p>The designation of areas for Rural land uses is intended to accommodate the need for low density rural residential <i>development</i>, which, in conjunction with the higher density development of the Urban designated land uses, will provide a full range of residential environments.</p> <p>The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development.</p>

Source: County of Ventura General Plan Goals, Policies and Programs (2013)

### General Plan Land Use Designations, MREC Site

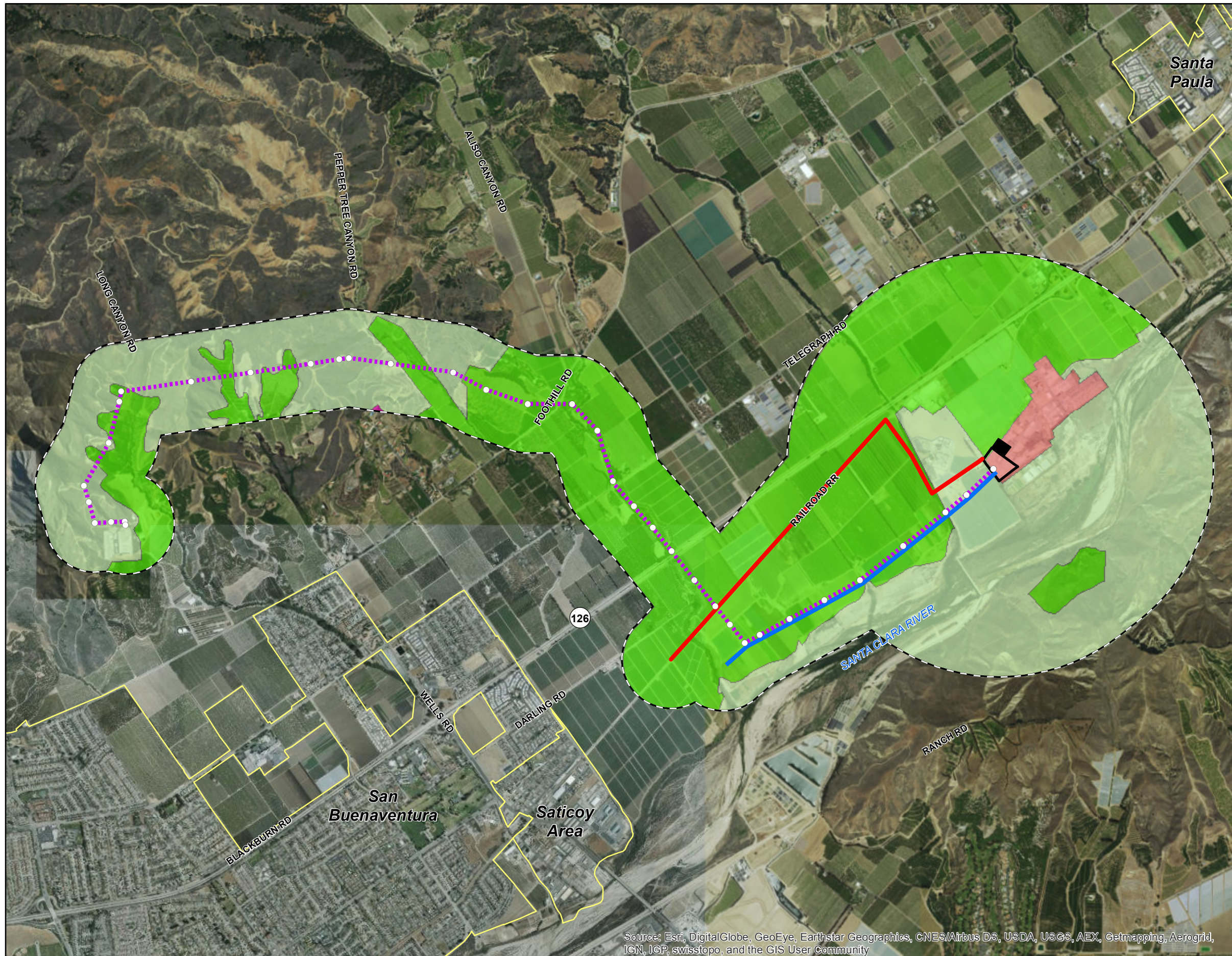
The MREC site is designated by the County of Ventura General Plan (2009) as Existing Community - Mission Rock Road. The General Plan states:

The Existing Community designation may recognize the range of zones present in the area, be they residential, commercial, or industrial, as well as the range of existing population densities and building intensities. The appropriate zoning, population densities, and building intensities shall be that allowed by the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map. Because of the degree of specificity on the Existing Community Maps, any zone change within an Existing Community covered by a Zoning Map shall require a General Plan amendment.

The proposed linear facility alignments cross two different land use designations, Agricultural and Open Space. Areas within the Agricultural land use designation include lands which are designated as *Prime Farmlands*, *Farmlands of Statewide Importance*, *Farmlands of Local Importance* or *Unique Farmlands* in the State's Important Farmland Inventory, although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land (in such cases, the agricultural land is assigned to the Open Space or Rural designation of the surrounding properties). Open Space land use includes areas set aside for managed production of resources such as biological resources, forest lands, scenic resources, and agricultural lands not designated agricultural, and areas containing major mineral deposits.

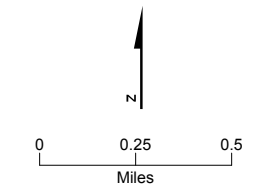
The General Plan policies regarding public utilities state:

1. New gas, electric, cable television and telephone utility transmission lines shall use or parallel existing utility rights-of-way where feasible and avoid scenic areas when not in conflict with the rules and regulations of the CPUC. When such areas cannot be avoided, transmission lines should be designed and located in a manner to minimize their visual impact.
2. All transmission lines should be located and constructed in a manner which minimizes disruption of natural vegetation and agricultural activities and avoids unnecessary grading of slopes when not in conflict with the rules and regulations of the CPUC.



- LEGEND**
- Project Site
  - Laydown Area
  - Natural Gas Pipeline Route
  - Generator Tie-Line
  - Process Water Supply Line
  - Tower
  - Study Area
  - Agricultural
  - Existing Community
  - Open Space
  - Rural
  - Urban Areas

Source:  
Ventura County GIS, (2015).  
ArcGIS Online Census Designated Places, (2010).



**Figure 5.6-4**  
**General Plan Land Use Designations**  
Mission Rock Energy Center  
Ventura County, California

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



### 5.6.1.5 Study Area Zoning

The Ventura County Zoning Ordinance was established in 1947. In 1983, the Zoning Ordinance was divided into two zones – Coastal Zoning Ordinance which governs Coastal Areas; and the Non-coastal Zoning Ordinance (NCZO), which covers areas outside of the Coastal Zone. The study area is covered by the NCZO (as amended June 28, 2011). Figure 5.6-5 depicts the zoning districts in the study area. Table 5.6-3 provides definition and information about the zoning districts.

**Table 5.6-3 County of Ventura Zoning Districts in the Study Area**

<b>Zoning Designation</b>	<b>Description</b>
<b>NCZO (as amended 2011)</b>	
General Industrial (M3)	Provides suitable areas for the development of a broad range of general manufacturing, processing and fabrication activities. Intended for uses which do not require highly restrictive performance standards on the part of the adjoining uses. Heaviest manufacturing zone. Intended to allow for kinds of processes, activities and elements excluded in M1 and M2 Zones. (Amended 2008)
Agricultural Exclusive	Preserves and protects commercial agricultural lands as limited and irreplaceable resource, preserves and maintains agriculture as a major industry in Ventura County Protects areas from encroachment of nonrelated uses. (Amended 2008)
Open Space	Preservation of natural resources. Manage production of resources such as (but not limited to) forest lands, areas of economic importance for production of food and fiber. Provides outdoor recreation. Special management for areas of hazardous or special conditions. Promotion of efficient municipal services and facilities by confining urban development to defined development areas. Support of mission of military installations and airspace by providing buffer zones. Defining boundaries to prevent urban sprawl. Protection of places, features and objects described in PRC. (Amended 2010)
Rural Agricultural (RA)	The purpose of this zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected.
<b>Overlay Zones</b>	
Mineral Resources Protection	Safeguard future access to resources. Facilitate long term supply of mineral resources. Minimize land use conflicts. Provide notice of presence of resources. Does not obligate County to approve use permits for development of resources.

Note: Agricultural Exclusive and Open Space are classified by minimum acres as shown on Figure 5.6-4.

### 5.6.1.6 Project Site and Linears Zoning

As noted, the MREC site is zoned General Industrial (M3). The linears cross lands zoned as Agricultural Exclusive and Open Space. Structures that are allowed in these zones include pipelines, transmission lines, and public utility facilities (Amended ordinance 4123, 1996) with appropriate land use entitlements. Per Ventura County Sections 8105-4 and 8105-5, these uses would require a conditional use permit land entitlement, with Planning Director or Planning Board approval, (amended ordinance 4123, 1996; amended ordinance 4436, 2011), but for the exclusive authority of the CEC to license power plants and their linear appurtenances to the first point of interconnection.

Power generation facilities are considered Public Utilities in the Ventura County zoning ordinance and, as such, a power plant is a permitted use on all Commercial and General Industrial zones (Section 8105-5, personal communication, W. Wright, Ventura County). In the absence of the Commission's jurisdiction, a conditional use permit with planning commission approval would be



required (Section 8105-5). The minimum lot area for M3 is 10,000 square feet. Height, or side yard regulations or limitations in the M3 are specified by permits.

#### 5.6.1.7 Other Applicable Planning Documents

##### **Ventura County Greenbelt Program**

The Ventura County Greenbelt Program is a voluntary agreement between the County Board of Supervisors and one or more City Councils wherein an agreement is reached to protect open space and agricultural lands and to reassure property owners within these areas that lands will not be prematurely converted to incompatible uses (Ventura County Planning Department, 2015b). The Ventura-Santa Paula Greenbelt, the County's first greenbelt agreement, was adopted by the cities of Ventura and Santa Paula in 1967. It was approved by Local Agency Formation Commission and adopted by Ventura County in 2006 (Ordinance No. 4338/222). The greenbelt was expanded from agricultural lands in Santa Clara Valley north to open space lands and includes 27,894 acres. It ensures that cities do not annex properties within a greenbelt and the Board of Supervisors agrees to restrict development to uses consistent with existing zoning. The MREC project is located entirely within the Ventura-Santa Paula Greenbelt.

Permitted uses within the greenbelts are controlled by the Ventura County General Plan and the Save Open Space and Agricultural Resources Ordinance (discussed in Section 5.6.1.7.2 below). Land designations within the Ventura-Santa Paula Greenbelt include Agriculture, Open Space, Existing Community, Rural and General Industrial. Electrical transmission lines are considered a compatible use consistent with the goals of the Greenbelt program.

#### 5.6.1.8 Recent Proposed Zone Changes and General Plan Amendments

The Ventura County General Plan Update is in the initial stages. A scope and timeline has yet to be established. In addition, the County of Ventura has three pending zoning amendment submittals in progress, as shown in Table 5.6-4 below.

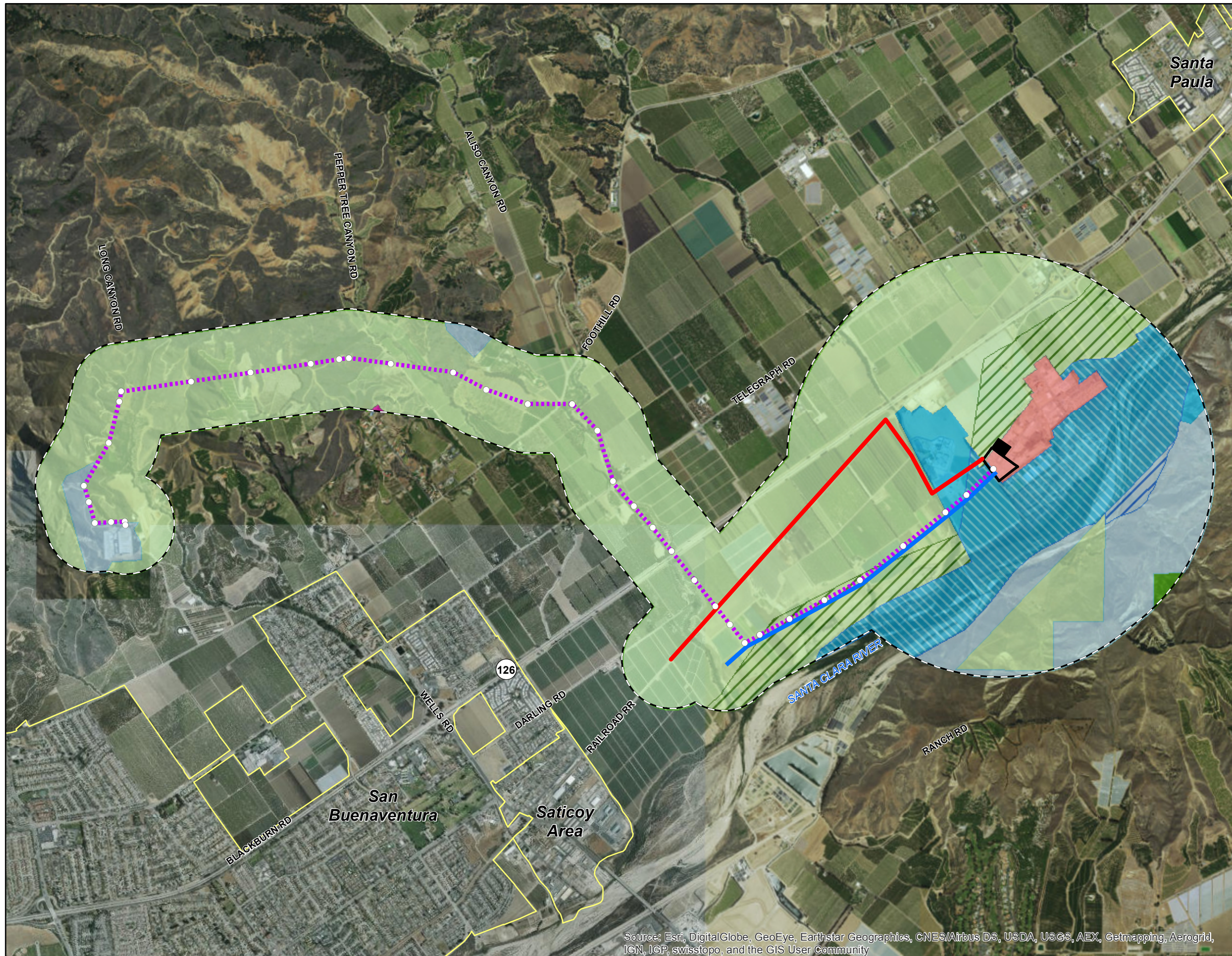
#### 5.6.1.9 Recent Discretionary Review by Public Agencies

Appendix 5.6A includes Tables 5.6A-1 through 5.6A-2. These tables list pending unincorporated Ventura County projects within the study area, where such data are available. Ventura County updated the pending and approved lists as of August 31, 2015. The pending and approved applications for the study area include lot line adjustments and zoning code amendments. Project statuses range from submittals pending and preliminary review to awaiting decision-maker hearing.

#### 5.6.1.10 Population and Growth Trends

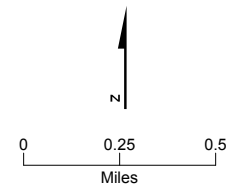
Land use and growth trends identified for the study area are based on population estimates, projections, general plan and current land use plans. The study area is predominantly on agricultural and open space lands. There are no designated residential land use areas in the study area. Population density is expected to be low compared to incorporated areas of Ventura County. The majority of the population in unincorporated areas is in the south county area. Unincorporated Ventura County's 2010 population estimate is 94,937 (County of Ventura, 2013). The projected population in unincorporated areas is 100,500 in 2020 and 107,200 in 2035 (County of Ventura, 2013). The unincorporated county's population growth between 2000 and 2010 was 2 percent or 1,817 new residents.

Forty-three percent of households in unincorporated Ventura County are low-income (\$43,350 to \$69,360), very-low income (\$26,010 to \$43,350) or extremely low-income (less than \$26,010). Fifty-seven percent of households in unincorporated Ventura County are moderate (\$69,360 to \$104,040) or above-moderate income (greater than \$104,040) in 2010.



- LEGEND**
- Project Site
  - Laydown Area
  - Natural Gas Pipeline Route
  - Generator Tie-Line
  - Process Water Supply Line
  - Tower
  - Study Area
  - AE-160 ac
  - AE-40 ac
  - AE-40 ac/MRP
  - M3-10,000 sq ft
  - OS-160 ac
  - OS-160 ac/MRP
  - OS-80 ac
  - OS-80 ac/MRP
  - RA-5 ac
  - Urban Areas

Source:  
 Ventura County GIS, (2015).  
 ArcGIS Online Census Designated Places, (2010).



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**Figure 5.6-5**  
**Unincorporated Ventura County**  
**Zoning Designations**  
 Mission Rock Energy Center  
 Ventura County, California



The County Planning Commission approved the expansion of two farmworker complexes in the vicinity of the study area. One of the parcels housing a farmworker complex intersects the northern border of the study area along the generator tie-line route. For this farmworker complex, the housing units are approximately 0.25-mile from the study area boundary and 0.50 mile from the generator tie-line. The second farmworker complex is located outside of the study area boundary.

Table 5.6-4 Pending General Plan Amendments and Rezones in Ventura County

Project Number	Description
<b>Ventura County</b>	
ZN11-0001	<p>2011 General NCZO Amendments to Articles 1 through 19.</p> <p>Revises clear sight triangle, combines residential and commercial/industrial zoning matrixes into a single matrix, Adds maximum building coverage standards (from General Plan), revises open storage requirements, revises wet bar requirements, adds standards for motorcycling for personal use, revises standards for bed and breakfast inns and boardinghouses, revises trash receptacle standards, allows mixed use developments in Residential Planned Development zone, requires energy efficiency standards in RPD developments, adds design permit (for Community Business District Overlay zone), Allows Planning Director to terminate application if permit is not actively pursued for 6 months, or if applicant fails to pay staff charges, amends nonconforming chapter to permit ministerial modification of permits and permit adjustments and includes numerous grammatical and clarification changes throughout the NCZO.</p>
ZN09-0006	<p>The addition of "HCP" designation to zoning of properties within the proposed Habitat Connectivity; Overlay Zone. Text amendments to the Zoning Ordinance and Subdivision Ordinance in association with this zoning designation are described in permit #ZN09-0005.</p>
ZN09-0005	<p>Revisions to the Non-Coastal Zoning Ordinance to enact the Wildlife Migration Protection Overlay Zone. These amendments include language to protect and preserve habitat connectivity. Wildlife migration protection addresses the ability of animals and plants to migrate safely among the County's increasingly fragmented areas of natural open space.</p> <p>The Articles to be amended are: Article 2 - Definitions; Article 3 - Establishment of Zones, Boundaries and Maps; Article 4 - Purposes of Zones; Article 5 - Uses and Structures by Zone; Article 6 - Lot Area and Coverage, Setbacks, Height and Related Provisions; Article 7 – Standards for Specific Uses; and Article 9 - Standards for Specific Zones and Zone Types.</p> <p>Revisions to the Subdivision Ordinance to provide for the protection of wildlife migration during the parcel map waiver, parcel map, and tract map processes. The Articles to be amended are Article 1 - General Provisions and Definitions; Article 2 - Map Requirements; Article 3 - Submission of Tentative Maps; and Article 4 - Design Requirements.</p>

Source: County of Ventura Planning Department (2015e)

## 5.6.2 Environmental Analysis

### 5.6.2.1 Significance Criteria

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

- Will the project physically divide an established community?
- Will the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?
- Will the project convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to nonagricultural use?
- Will the project involve other changes in the existing environment which, given their location and nature, could result in conversion of farmland to nonagricultural use?

5.6.2.2 Potential Effects on Land Use during MREC Construction and Operation

**Divide an Established Community**

The MREC will not physically divide an established community in unincorporated County of Ventura. MREC components will not involve the displacement of any existing residential development, nor will it result in new development that will physically divide an existing neighborhood.

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

*Ventura County General Plan and Non-Coastal Zoning Ordinance*

The MREC will be consistent with the Ventura County General Plan and the Ventura County NCZO, as shown in Table 5.6-4. The MREC components discussed in this section are MREC facility, natural gas pipeline route, water supply line and generator tie-line. The MREC’s conformity with the County’s General Plan policies and the NCZO is detailed in Table 5.6-5.

Table 5.6-5 Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
<b>Ventura County General Plan (as amended March 24, 2015)</b>	
<b>1. Resources</b>	
<b>1.6 Farmland Resources</b>	
<b>Policy 1.6.2:</b>	
<p>1. <i>Discretionary development</i> located on land designated as Agricultural (see Land Use Chapter) and identified as <i>Prime Farmland or Farmland of Statewide Importance</i> on the State’s Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.</p>	<p>Lands will be temporarily disturbed during construction. Agricultural and Open Space lands uses will resume upon completion of the MREC. Use of monopole steel towers reduce footprint of above ground transmission lines. The MREC is consistent with this policy.</p>
<b>3.0 Land Use</b>	
<b>3.1 General Goals:</b>	
<p>1. Ensure that the County can accommodate anticipated future growth and <i>development</i> while maintaining a safe and healthful environment by preserving valuable natural resources, guiding development away from hazardous areas, and planning for adequate public facilities and services. Promote planned, well-ordered and efficient land use and <i>development</i> patterns.</p> <p>3. Promote appropriate and orderly growth and <i>development</i> while protecting desirable existing land uses and a desired quality of life.</p>	<p>The MREC will meet goals 1, 3, 4 and 5 by providing infrastructure for future growth in Ventura County, maintaining existing land uses.</p> <p>The MREC is consistent with policies of the <i>Guidelines for Orderly Development</i> which states that Urban Development, such as the establishment of industrial uses should only be allowed in Unincorporated Urban Centers of Existing Communities as designated in the County General Plan. The MREC will be in an Existing Community.</p>

Table 5.6-5 Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
<p>4. Ensure that land uses are appropriate and compatible with each other, and guide <i>development</i> in a pattern that will minimize land use conflicts between adjacent land uses.</p> <p>5. Ensure that Countywide growth and <i>development</i> is consistent with the <i>Guidelines for Orderly Development</i>.</p> <p><b>Policies:</b></p> <p>2. Plan for the <i>preservation, conservation, efficient use of, enjoyment of, and access to resources, as appropriate, within</i> Ventura County for present and future generations.</p> <p>3. Consistency of Land Use: Any land use shall be deemed consistent with the General Plan if it is permitted under a zoning designation which is consistent with Policy Number 2 above, and if the land use does not conflict with any other policy of the County General Plan.</p> <p><b>Goals:</b></p> <p>4. Agricultural</p> <p>(3) Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.</p> <p>(5) Restrict the introduction of conflicting uses into farming areas.</p>	<p>The MREC is consistent with Policies 2 and 3 because the MREC will be on land zoned General Industrial M3 and the linear features are permitted uses for Agricultural and Open Space.</p> <p>The MREC is consistent with goals 3 and 5. The linear components will not result in an appreciable loss of parcel size. Agricultural Exclusive minimum parcel size of 40 acres will be retained and farming will continue on Agricultural Exclusive.</p> <p>Although the transmission and water pipeline will be in farming areas, farm uses will continue upon completion of the MREC. The gas pipeline will be on road and railway rights-of-way, thus, no conflict.</p>

### 3.2 Land Use Designations

#### Goals:

#### 2. Existing Community

The Existing Community designation identifies existing urban residential, commercial or industrial enclaves located outside Urban designated areas. An Existing Community may include uses, densities, building intensities, and zoning designations which are normally limited to Urban designated areas but do not qualify as urban centers. This designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels.

#### Policies:

#### 2. Existing Communities

(1) The Existing Community designation shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers.

(2) The Existing Community designation may recognize the range of zones present in the area, be they residential, commercial, or industrial, as well as the range of existing population densities and building intensities. The appropriate

The MREC is consistent with the goal of the Existing Community as the MREC will be constructed on an Existing Community, an industrial park.

The MREC is consistent with policies 1 and 2 because MREC is located on an existing community and the project is an allowable use.

**Table 5.6-5 Project Conformity with Local Land Use Plans and Policies**

Goal/Objective/Policy	Project Consistency
<p>zoning, population densities, and building intensities shall be that allowed by the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map contained in this Chapter commencing with <a href="#">Figure 3.7</a>. Because of the degree of specificity on the Existing Community Maps, any zone change within an Existing Community covered by a Zoning Map shall require a General Plan amendment</p>	
<p><b>Policies:</b></p>	
<p>4. Agriculture</p>	
<p>(1) The Agricultural land use designation shall primarily include lands which are designated as <i>Prime Farmlands</i>, <i>Farmlands of Statewide Importance</i> or <i>Unique Farmlands</i> in the State's Important Farmland Inventory, although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land (in such cases, the agricultural land is assigned to the Open Space or Rural designation of the surrounding properties).</p>	<p>The MREC does not conflict with policy 1, 2 or 3. The MREC will not result in a change in parcel size for Agricultural Exclusive lands. The MREC will not result in changes to agricultural land use.</p>
<p>(2) The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.</p>	
<p>(3) Agricultural land shall be utilized for the production of food, fiber and ornamentals; animal husbandry and care; uses accessory to agriculture and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.</p>	
<p><b>Goals:</b></p>	
<p>5. Open Space</p>	
<p>1) Preserve for the benefit of all the County's residents the continued wise use of the County's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources.</p>	<p>The MREC will not conflict with Open Space goals and policies because above ground transmission lines are a permitted use. The pipelines will result in temporary disturbance during construction with disturbed lands restored post construction.</p>
<p>(3) Retain open space lands in a relatively undeveloped state so as to preserve the maximum number of future land use options</p>	
<p><b>Policies:</b></p>	
<p>5. Open Space</p>	
<p>(1) Preserve for the benefit of all the County's residents the continued wise use of the County's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources.</p>	
<p>(3) Retain open space lands in a relatively undeveloped state so as to preserve the maximum number of future land use options</p>	
<p><b>3.4 Employment and Commerce/Industry</b></p>	

Table 5.6-5 Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
<p><b>Goals:</b></p> <ol style="list-style-type: none"> <li>1. Encourage adequate commercial uses to develop within the incorporated cities, unincorporated urban centers and designated Existing Communities to meet the shopping, service and entertainment needs of area residents and visitors.</li> <li>2. Encourage adequate industrial uses to develop within the incorporated cities, unincorporated urban centers and designated industrial Existing Communities, to meet the manufacturing, processing, fabrication and service needs of the local, regional and global economy, and to meet the employment needs of County residents.</li> <li>3. Ensure that commercial and industrial uses develop in a manner compatible with neighboring residential and agricultural land uses, and natural resources.</li> <li>4. Ensure that new commercial and industrial development does not adversely impact existing public facilities and services.</li> <li>5. Ensure that commercial and industrial uses are developed to high standards of urban design and environmental quality.</li> <li>6. Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.</li> </ol>	<p>The MREC will not conflict with the goals and policies for Employment and Commerce/Industry because the MREC will be on Existing Community. The MREC meets the goal of adequate industrial use in a designated industrial Existing Community. The MREC is compatible with agricultural land use because the MREC is on industrial land use and the MREC linears will not conflict with agricultural land uses. The MREC will not adversely impact existing public facilities and services.</p>
<p><b>Policies:</b></p> <ol style="list-style-type: none"> <li>1. Commercial and industrial <i>development</i> shall be located within cities, existing unincorporated urban centers or designated Existing Communities which provide maximum access to the public and where appropriate public facilities and services can be provided to serve such <i>development</i>.</li> <li>3. Commercial and industrial <i>developments</i> shall be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximizing pedestrian and vehicle safety and minimizing the impacts on traffic congestion.</li> <li>4. Commercial and industrial <i>developments</i> shall be designed to provide adequate buffering (e.g., walls, landscaping, setbacks), and on-site activities (e.g., hours of operation, scheduling of deliveries) shall be regulated to minimize adverse impacts (e.g., noise, glare, odors) on adjoining residential areas.</li> <li>6. Industrial <i>development</i> shall be located within city or existing unincorporated area industrial parks that have the necessary public facilities and services to support most industrial <i>development</i>.</li> </ol>	



Table 5.6-5 Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
<p>7. Commercial and industrial uses shall be designed and conducted in a manner that is compatible with surrounding land uses such that potential impacts are mitigated to less than significant levels, or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.</p> <p>9. Employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated to assess the project's impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project, whichever is more appropriate. At such time as program 3.4.3-3 is completed, this policy shall no longer apply.</p>	
<b>4. Public Facilities and Services</b>	
<b>4.1.1 Goals:</b>	
<p>1. Plan for public facilities and services which will adequately serve the existing and future residents of the County.</p> <p>2. Promote the cost effective operation, equitable distribution, and funding and development of public facilities and services to meet the County's existing and future needs.</p> <p>3. Ensure that public facilities and services are consistent with the land use and development goals, policies and programs of the County General Plan</p>	The MREC is consistent with goals 1, 2 and 3.
<b>4.1.2 Policies</b>	
<p>1. <i>Discretionary development</i> shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.</p> <p>2. <i>Development</i> shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.</p> <p>3. The location, design and operation of public facilities in the unincorporated area of the County shall be consistent with the Ventura County General Plan.</p>	The MREC is consistent with policy 3 because the location, design and operation are in unincorporated areas consistent with the Ventura County General Plan.
<b>4.1.3 Programs</b>	
<p>1. All public facility improvements and projects proposed to be located in the unincorporated area of the County shall be included in a comprehensive five- year Capital Improvement Program. The Capital Improvement Program shall be updated annually and reviewed by the County Planning Division for conformity to the County General Plan. Ventura County General Plan</p> <p>3. The Planning Division with the technical support of other appropriate agencies, will periodically review the Public Facilities and Services Chapters' goals, policies and programs as well as the Public Facilities and Services Appendix to identify what information needs to be updated and, when appropriate, will submit a budget request to the Board of Supervisors.</p>	

Table 5.6-5 Project Conformity with Local Land Use Plans and Policies

Goal/Objective/Policy	Project Consistency
<b>4.5 Public Utilities</b>	
<b>4.5.1 Goal:</b>	
Promote the efficient distribution of public utility facilities and transmission lines to assure that public utilities are adequate to service existing and projected land uses, avoid hazards and are compatible with the natural and human resources	The MREC will be located on land designated by the General Plan and Non-Coastal Zoning Ordinance for general industrial uses. The MREC is consistent with this goal.
<b>4.5.2 Policies:</b>	
1. New gas, electric, cable television and telephone utility transmission lines shall use or parallel existing utility rights-of-way where feasible and avoid scenic areas when not in conflict with the rules and regulations of the CPUC. When such areas cannot be avoided, transmission lines should be designed and located in a manner to minimize their visual impact.	The generator tie-line uses existing transmission corridors where these are available approaching the Santa Clara Substation. There are no designated scenic areas that the gen-tie will cross. The generator tie-line is designed to use steel monopole support towers to minimize visual impact.
2. All transmission lines should be located and constructed in a manner which minimizes disruption of natural vegetation and agricultural activities and avoids unnecessary grading of slopes when not in conflict with the rules and regulations of the CPUC.	The new generator tie-line will be located on Agricultural Exclusive-40 acre and Open Space lands. Lands will be temporarily disturbed during construction Agricultural and Open Space lands uses will resume upon completion of the MREC. The CPUC does not have jurisdiction for this project.
3. <i>Discretionary development</i> shall be conditioned to place utility service lines underground wherever feasible.	The MREC utility service lines (gas, water supply, wastewater, potable water, will be placed underground.

The MREC will be consistent with the other land uses within the industrial park, including a petroleum processing and well site and Granite Construction Company's asphalt recycling plant, and auto dismantling businesses. The M3 zone allows for the development of the heaviest manufacturing uses for a range of industrial uses such as general manufacturing, processing and fabrication activities. The industrial park presently includes a petroleum processing and well site, thus, will seem consistent with the MREC. Furthermore, public utility facilities on General Industrial (M3) lands are allowed through a Conditional Use Permit with Planning Commission approval in accordance with the County NCZO.

The proposed generator tie-line route will run west from the MREC site through open space and agricultural areas, turning northwest, crossing the Santa Clara River Valley and entering low hills to the north. Construction of the MREC's generator tie-line will result in temporary disturbance of Agricultural Exclusive and open space lands after which time the existing agricultural uses could resume. The project will not result in a loss of Agricultural Exclusive lands or result in a reduction of Agricultural Exclusive acres to less than the 40-acre minimum. Disturbed Open Space lands will be revegetated upon completion of the project to preconstruction conditions. Above ground transmission lines are permitted on Agricultural Exclusive-40 lands with County Planning Director approved Conditional Use Permit. Furthermore, the Ventura County Land Conservation Act describes compatible uses as those which are permitted or conditionally permitted by the County's Zoning Ordinance in Agricultural Exclusive zones (Government Code Section 51231, 51238, and 51238.1). For these reasons, the proposed project generator tie-line will not conflict with agricultural or open space zoning in unincorporated Ventura County.

The MREC's gas pipeline will require construction of an offsite pipeline to supply natural gas to the MREC site. It is expected that SoCalGas will construct, own, and operate this new pipeline. The proposed natural gas supply pipeline for MREC will tap into the existing SoCalGas lines via a 2.4 mile-long pipeline. The pipeline route will run southwest from the project site along Shell Road and the Southern Pacific

Railroad right-of-way to the interconnection point. By using existing utility road and rail rights-of-way, the MREC's gas pipeline placement is consistent with Ventura County's General Plan goal and policies.

The MREC will use recycled water supplied by the Limoneira Company via a new 1.7-mile-long below ground water supply pipeline that taps into an existing Limoneira recycled water line. The proposed pipeline tie-in will run west from the MREC site through open space and agricultural land uses and parallel to the generator tie-line. As with the generator tie-line, the water pipeline will result in temporary disturbance of agricultural and open space lands during construction after which time the existing agricultural uses could resume. The MREC will not result in a loss of agricultural lands. Disturbed open space lands will be revegetated upon completion of the MREC to preconstruction conditions.

**Ventura County Greenbelt Program.** The MREC does not conflict with the Ventura County Greenbelt Program as the industrial park is an approved land use within the greenbelt and the related linears are permitted land uses consistent with general plan and zoning ordinance designations.

**Save Open Space and Agricultural Resources.** The MREC will not conflict with the Save Open Space and Agricultural Resources ordinance as there will be no conversion of agricultural or open space resources. The above-ground generator tie-line is a permitted use for both Agricultural Exclusive and Open Space land use designations. The water and gas pipelines will be below ground, thus will not result in conversion of land use. Lands disturbed by the water and gas pipeline construction will be revegetated and/or be available for agricultural use upon completion of the MREC. The MREC is in an area designated for General Industrial land use.

#### **Conflict with an Applicable Habitat Conservation Plan**

There are no applicable Habitat Conservation Plans in the study area. Therefore, the MREC will be not conflict with an applicable Habitat Conservation Plan.

#### **Convert Farmland to Nonagricultural Uses**

The proposed generator tie-line will traverse Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland and Grazing Lands. Monopole steel towers have a smaller footprint than lattice steel towers, thereby reducing the existing footprint of the transmission facilities. The proposed below-ground water and gas supply lines will cross Prime Farmland. Lands disturbed by below ground pipeline construction will be revegetated and/or available for agricultural use upon completion of the MREC. Therefore, installation of the generator tie-line and below ground water and gas supply pipelines will result in negligible impacts on land designated as Farmland of Statewide Importance, Land Conservation Act lands and open space lands. The MREC linears will not result in a conversion of farmland to nonagricultural uses.

#### **Cause Changes that Will Result in the Conversion of Farmland**

The MREC will not cause land use changes that will induce other land use changes resulting in the long-term conversion of farmland. The MREC site has been zoned for industrial uses. The MREC will not attract residential or commercial development or other uses to the area that will result in farmland conversion because the generation facility is located in an existing industrial park surrounded by agriculture and open space land uses.

#### 5.6.2.3 Compatibility with Existing and Designated Land Uses and Applicable Planning Policies

Table 5.6-5 lists applicable local plans and policies and describes the project's conformity with them.

### 5.6.3 Cumulative Effects

A cumulative impact refers to a proposed project's incremental effect together with other closely related past, present, and reasonably foreseeable future projects whose impacts may compound or

increase the incremental effect of the proposed project (PRC § 21083; CCR, Title 14, §15064[h], 15065[c], 15130, and 15355).

The CEQA Guidelines further note that:

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative effects can result from individually minor, but collectively significant, projects taking place over a period of time.

Cumulative land use impacts could occur if the development of the MREC and other related past, present, and reasonably foreseeable probable future projects will be inconsistent with applicable plans and policies, or have other cumulative land use-related impacts such as the conversion of farmland.

The MREC will involve the construction and operation of a new electric generation facility on a parcel zoned for General Industrial uses which will be consistent with other uses within the Existing Community designation. The related linear facilities are permitted on agricultural and open space lands and will not result in conversion of agricultural lands to other land use. There are no other pending projects on open space and agricultural lands; therefore, MREC will not constitute a contribution to cumulative agricultural impacts. For these reasons, MREC will not cause a significant cumulative impact related to farmland conversion.

#### 5.6.4 Mitigation Measures

Because the MREC will cause no significant adverse impacts, no mitigation measures are necessary.

#### 5.6.5 Laws, Ordinances, Regulations and Standards

This section lists and discusses the land use LORS that apply to the MREC. Consistent with AFC requirements, all plans and policies applicable to the 1-mile area surrounding the MREC site are summarized below. The MREC site, including all MREC components (plant site, natural gas, water, and sewer lines, substation, and the generator tie-line), are located unincorporated Ventura County.

##### 5.6.5.1 Federal LORS

No federal LORS for land use are applicable to the site or the MREC.

##### 5.6.5.2 State LORS

The AFC process is the CEQA-equivalent pursuant to the Warren-Alquist Act and, therefore, fulfills the requirements of CEQA. CEQA is codified in the California PRC, Section 21000-21178.1. Guidelines for implementation of CEQA are codified in the CCR, Sections 15000-15387.

##### 5.6.5.3 Local LORS

Land use provisions that are included in every California city and county General Plan (California State Planning Law, Government code §65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. The city and county zoning ordinances are enforced by their respective planning and building departments. Table 5.6-6 lists the LORS, the agencies that administer them, and the AFC section that discusses the project's conformance with the LORS.

Table 5.6-6 LORS for Land Use

LORS	Requirement/Applicability	Administering Agency	AFC Section Explaining Conformance
<b>State</b>			
CEQA PRC Code, Sections 21000-21178.1, including Guidelines for implementation of CEQA are codified in the CCR Sections 15000-15387	Establishes policies and procedures for review of proposed power plants in California.	CEC	Section 5.6.5.2
Warren-Alquist Act PRC Section 25000 et seq.)	Legislation that created and gives statutory authority to the CEC.	CEC	Section 5.6.5.2
<b>Local</b>			
Ventura County General Plan (2015)	Comprehensive long-range plan to serve as the guide for the physical development of the city.	County of Ventura Community Development Department	Section 5.6.2.3
Ventura County NCZO (2013)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	County of Ventura Community Development Department	Table 5.6-1

## 5.6.6 Agencies and Agency Contacts

Agencies and contacts are provided in Table 5.6-7.

TABLE 5.6-7  
Agency Contacts for Land Use

Issue	Agency	Contact
Land Use Plans and Permits	Ventura County Resource Management Agency Planning Division	Kim Prillhart 800 S. Victoria Avenue Ventura, CA 93009 (805) 654-2481 kim.prillhart@ventura.org
Building Permits	Ventura County Resource Management Agency Building Division Commercial/Industrial Permits	Winston Wright, Discretionary Permit Coordinator 800 S. Victoria Avenue Ventura, CA 93009 (805) 654-2468 brian.baca@ventura.org

## 5.6.7 Permits and Permit Schedule

Because of the exclusive jurisdiction of the CEC, no other land use permits are required for the MREC.

## 5.6.8 References

- California Scenic Highway Mapping System, 2015, Accessed August 2015 at [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
- California Department of Conservation (DOC). 2015. Farmland Mapping and Monitoring Program Dataset for Ventura County.
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- Ventura County. 2013. General Plan: Land Use Appendix. October 22, 2013.
- Ventura County. 2015a. General Plan: Goals, Policies and Programs. March 24, 2015.
- Ventura County. 2015b. Greenbelt Program. Accessed September 2015 at <http://www.ventura.org/rma/planning/programs/greenbelts/index.html>.
- Ventura County. 2015c. Non-Coastal Zoning Ordinance. Division 8, Chapter 1 of the Ventura County Ordinance Code. Last amended June 2, 2015.
- Ventura County. 2015d. Recently Approved Projects as of September 1, 2015. Resource Management Agency. Planning Division.
- Ventura County. 2015e. Pending Projects as of September 1, 2015. Resource Management Agency. Planning Division.