

## DOCKETED

<b>Docket Number:</b>	15-AFC-02
<b>Project Title:</b>	Mission Rock Energy Center
<b>TN #:</b>	217777
<b>Document Title:</b>	Report of Conversation - Mission Rock Energy Center- Land Use Consistency
<b>Description:</b>	ROC between Mike Monasmith, Lisa Worrall and Doug Davy
<b>Filer:</b>	Mineka Foggie
<b>Organization:</b>	California Energy Commission
<b>Submitter Role:</b>	Commission Staff
<b>Submission Date:</b>	5/31/2017 1:13:57 PM
<b>Docketed Date:</b>	5/31/2017



**Siting, Transmission  
 and Environmental  
 Protection Division**

**FILE: MissionRock\_ROC-  
 land\_use\_consistency**

**PROJECT TITLE: Mission Rock Energy  
 Center (Mission Rock)**

**Docket: 15-AFC-02**

**TECHNICAL AREA: Land Use**

<input type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Email	<input type="checkbox"/> Meeting Location:	
<b>NAME:</b> Mike Monasmith, Project Manager/Lisa Worrall, Land Use Analyst	<b>DATE:</b> May 4, 2017	<b>TIME:</b> 12:43 p.m.	
<b>WITH:</b> Doug Davy, Program Manager, Private Client Center, CH2M			
<b>SUBJECT</b> Land use consistency			

**COMMENTS:**

Staff received the following from Doug Davy, Program Manager with CH2M in response to staff's identification of potential land use inconsistencies that could be remedied with a consistent project design.

Staff:

1. The site design includes four parking spaces, but based on the land use, a minimum of seven parking spaces would be required (Section 8108-4.7 Table of Parking Space Requirements By Land Use- Article 8). Staff spoke with Mr. Winston Wright from the Ventura County Resource Management Agency Planning Division to confirm how the garage/warehouse would be treated for the calculation of parking spaces and was directed to the Warehousing land use. It would appear that the applicant didn't include any parking spaces for this accessory use. There are ways of reducing the number of parking spaces, but that would require additional studies, such as a parking study or transportation demand management plan. Also, maybe only one space could be removed from the requirement. It seems that the project site should be big enough to accommodate the seven parking spaces.

Mr. Davy's Response:

1) **Parking** - Applicant is willing to add parking spaces to the project design as needed to meet County code.

Staff:

2. The applicant has not said whether the project would include a sign, but it is hard to imagine that the project would not have a sign. Section 8110-5.1 - Sign Standards (Article 10), specifically -Commercial and Industrial Zones- On-site attached- Identification-, appears to be an appropriate standard if the applicant decides to install a sign. It would be helpful to know if a sign would be installed.

Mr. Davy's Response:

2) **Sign** - Applicant will include a sign meeting County design standards.

Staff:

3. The last concern is meeting one of the conditional use permit findings for the transmission line. Specifically, Section 8111-1.2.1.1 Permit Approval Standards, f: The proposed development will occur on a legal lot.



The power plant would be constructed on a legal lot- Staff has established that. The problem is that most of the parcels where the transmission line poles would be constructed have not yet been confirmed as legal lots. Staff has a spreadsheet of the parcels and their current legal status determinations or lack thereof. Staff emailed the spreadsheet to Mr. Davy. Right now, staff cannot show the entire transmission line would be constructed on legal lots. Staff also hasn't found anything that indicates the transmission poles would be exempted from this standard. Staff put a call into the Ventura County Planning Division to see what would ordinarily need to be done for project consistency and double-check that this standard would be applied to the transmission poles.

Mr. Davy's Response:

3) **Legal lots** – Per Jill Van Dalen's (Managing Counsel with Calpine) conversation with Galen Lemei, Staff Counsel, and Lisa Worrall on May 3, Ms. Van Dalen is pulling the county subdivisions maps and will get back to staff with a further response and proposed next steps once she has reviewed the maps.

<b>CC:</b>	<b>Signed:</b>  s
	<b>Name:</b> Mike Monasmith