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8.4 Land Use

This section provides an inventory of existing and designated land uses at the site and along the proposed pipeline routes for the natural gas supply, transmission, and waterline corridors. It also evaluates the project's consistency with applicable land use plans and policies. Section 8.4.1 discusses the land use planning and control framework surrounding the project and adopted local, regional, state, and federal land use plans and permits applicable to the proposed project. Section 8.4.2 is a brief overview of the affected environment and describes existing land uses and zoning designations in the project vicinity (i.e., within 1.0 mile of the proposed site and 0.25 mile of the project's linear facilities). Section 8.4.3 describes the future growth potential of the project vicinity. Section 8.4.4 discusses the discretionary reviews to be initiated by public agencies or completed in the 18 months prior to filing the Application for Certification (AFC). Section 8.4.5 presents an assessment of potential land use impacts of the project, and the project's conformity with existing and designated land uses and applicable plans and policies. Section 8.4.6 discusses cumulative impacts and mitigation measures, and Section 8.4.7 lists the references used in preparing this section.

Site and linear project features are in the Sacramento County planning jurisdiction, as summarized in Table 8.4-1 and in Figure 8.4-1, Land Use Designation for Project and Vicinity. Although District facilities are expressly exempt from zoning ordinances under California Government Code Section 53091, a relationship is maintained between Sacramento County and the District to provide energy projects that meet the intent of the Public Facilities Element of the County of Sacramento General Plan.

TABLE 8.4-1
Summary of Project Feature Jurisdictions

Project Feature	Land Use and Planning Jurisdiction
Energy Facility	Sacramento County
Electrical Transmission	Sacramento County
Natural Gas Pipeline	Sacramento City and County
Water Pipeline	Sacramento County

8.4.1 Laws, Ordinances, Regulations, and Standards

This section lists and discusses land use LORS that are applicable to the project.

8.4.1.1 Federal

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

8.4.1.2 State

The AFC process is CEQA-equivalent under the Warren-Alquist Act and fulfills the requirements of CEQA. CEQA is codified in the California Public Resources Code, Sections 21000-21178.1. Guidelines for CEQA implementation are codified in California Code of Regulations Sections 15000-15387.

8.4.1.3 Local

8.4.1.3.1 General Plans

Land use provisions included in every California city and county General Plan (California State Planning Law, Government Code §65302 et seq.) reflect goals and policies that guide the physical development of land in their jurisdiction. For this AFC, the project is analyzed for its consistency with land use designations and policies described in the County of Sacramento (County) General Plan. The land use designation for the site is Public/Quasi-Public, overlain with a Resource Conservation Area designation. The land use designations, as well as the allowable uses, are discussed in Section 8.4.2. A discussion of the project's consistency with the land use designations and General Plan policies is found in Section 8.4.5.

Implementation of the project would not require an amendment to the County General Plan. The proposed project is consistent with the land use plan designation and policies of the County, as presented in Section 8.4.5. Table 8.4-2 summarizes the laws, ordinances, regulations, and standards applicable to the project.

TABLE 8.4-2
Laws, Ordinances, Regulations, and Standards Applicable to CPP Land Use

LORS	Applicability	Agency/Contact	AFC Conformance Section
County of Sacramento General Plan (1997)	Describes policies for land use, circulation, community facilities, and environmental resource management for the plan area.	County of Sacramento Planning Department Tricia Stevens Principal Planner (916) 874-6141	Table 8.4-6
County of Sacramento Zoning Ordinance (2001)	Establishes zoning districts governing land use and the placement of buildings and district improvements.	Same	Table 8.4-6
California Government Code, Section 53091	Exempts public agencies from local zoning requirements for the siting of power production facilities	Same	Section 8.4-1

8.4.1.3.1.1 Zoning Ordinances

The County zoning ordinance is enforced by the County Planning Department. Zoning for the project site is Agriculture, minimum parcel size 80 acres (AG-80) (see Figure 8.4-2). The Public/Quasi-Public land use designation is consistent with the AG-80 zoning district, as indicated by the County's General Plan Zoning Compatibility Matrix (Sacramento County, 1997).

Per Section 205-09 of the Sacramento County Zoning Ordinance, the project is not a defined use for the zoning district. However, California Government Code Section 53091 is applicable to regulation by counties and cities of local agencies. The section is applicable to this project and states, in part, that:

Zoning ordinances of a county or city shall not apply to the location or construction of facilities for the production, generation, storage, or transmission of water, or for the production or generation of electrical energy, nor to facilities which are subject to

Section 12808.5 of the Public Utilities Code, nor to electrical substations in an electrical transmission system which receives electricity at less than 100,000 volts. Zoning ordinances of a county or city shall apply to the location or construction of facilities for the storage or transmission of electrical energy by a local agency; provided, that the zoning ordinances make provision for those facilities.

Therefore, the proposed project would be an allowable use in the AG-80 zoning district, based primarily on this section. Additionally, this property has previously been used for power production. The Applicant intends to coordinate with the County in accordance with general plan policy regarding energy facility siting through the form of comments to the CEC application. Preliminary consultation with the Sacramento County Planning Department has indicated that review of the proposed project by the County will occur as aforementioned, consistent with Public Resources Code Section 25500 (Stevens, 2001). Additionally, ministerial permits related to the facility, including building/grading permits, will be applied for as a courtesy in helping to maintain recordkeeping consistency.

Additionally, the applicable zoning ordinance for design requirements is as follows. Consistency of the project with requirements affecting aesthetic values, such as stack height, fencing, and landscaping, are found in Section 11, Visual Resources. In general, the Institutional Use Development Standards apply to the project (Section 320-01 to 320-08). Exceptions for the areas and widths of lots, deviations from fence requirements, and height requirements for local public agencies applicable to the project are found in Sections 301-40, 301-64 and 301-21, respectively.

8.4.1.3.2 Related Permits

The County of Sacramento requires that an Improvement Plan be applied for a project requiring grading or building permits (see Table 8.4-3). The Improvement Plan would also cover installation of the natural gas and water pipeline due to the size and complexity of these features (Do, 2001). Installation of natural gas and water pipelines are often handled through encroachment permits, but the Improvement Plan is the appropriate application for the proposed project (Do, 2001). As a matter of law, building and grading permits are preempted by the CEC certificate and are not required. However, the Applicant intends to apply for and obtain these ministerial permits as a courtesy to help maintain consistency with county processes and recordkeeping. In general, the applications require a complete description of the proposed encroachment, a list of supporting documentation, copies of referenced plans and specifications, and evidence of insurance.

TABLE 8.4-3
Land Use-Related Compliance Needed for Project Approval

Compliance Needed	Document and Section	Applicability	AFC Conformance Section	Agency/Contact
County of Sacramento Improvement Plan (which includes Building/Grading)	Sacramento County Ordinance 16.44 (Part of General Improvement Plan)	Installation of building and modification to site surface	8.4.3.1.3	County of Sacramento Planning Department Tricia Stevens Principal Planner (916) 874-6141 County of Sacramento Land Services and Development Department Tony Do (916) 874-5809

Sources: County of Sacramento (1997 and 2001).

8.4.2 Affected Environment

The following section presents the affected environment for the area near the project and the project vicinity (1-mile from the border of the project site and 0.25 mile border from the centerline of the linear facilities). Presented in Section 8.4.2.1 is a general description of land uses and major landmarks within a broad area near the project site. Section 8.4.2.2 presents existing land uses, General Plan land use designations and zoning districts of the project vicinity and the allowable uses within those designations. Also discussed in Section 8.4.2.5.1 are unique land uses, such as residential, recreation, scenic, historical, cultural uses, and nature preserves. Summarized in Section 8.4.2.6 are the applicable General Plan policies based on land use within the project vicinity. Consistency of the project with the land use and zoning districts affected, and General Plan policies affected are found in Table 8.4-6.

8.4.2.1 General Description of Area

Sacramento County encompasses approximately 994 square miles. The County is bordered by Contra Costa and San Joaquin counties on the south, Amador and El Dorado counties on the east, Placer and Sutter counties on the north, and Yolo and Solano counties on the west. Sacramento County extends from the low Sacramento/San Joaquin Delta lands north to about 10 miles beyond the State Capitol and east to the foothills of the Sierra Nevada mountains.

The site is 25 miles southeast of Sacramento, south of Twin Cities Road, and north of Clay East Road, approximately 1.75 miles east of the intersection of Twin Cities and Clay East Road. It lies within Sacramento County, approximately 4 miles north of the San Joaquin County line and 5 miles west of Amador County. The *Sacramento County General Plan* is the planning document applicable to this site. As described in the County General Plan, the County has been divided into separate communities, for which community plans will be prepared. The project site is in the designated "southeast" community of Sacramento County. A community plan has not been implemented for this area and the County General Plan is, therefore, applicable. The pattern of land use in this area of Sacramento County is generally agricultural use, with incorporated and unincorporated urban/suburban areas.

Large-scale infrastructure and other major features in southeastern Sacramento include a railroad line, water canal, electrical transmission lines, and the Cosumnes River Nature Preserve.

8.4.2.2 Existing Land Uses and Planning Designations in the Project Vicinity

The General Plan is a vision statement for future development. It contains goals and policies to guide development. The zoning ordinance is a regulatory tool used to implement the General Plan. It contains design requirements, such as setbacks and height limits, as well as defined zoning districts that dictate permitted uses.

Definitions of General Plan and zoning designations in the project vicinity are described in Table 8.4-4. Existing land uses and zoning designations for the proposed site and vicinity, along with the project's linear features, are presented in Table 8.4-5.

TABLE 8.4-4
Planning Designation Definitions in Project Vicinity

Land Use Designation	Example of Permitted Uses
Public/Quasi-Public	This designation identifies public and quasi-public areas that are of significant size, under County jurisdiction, regional in scope, specified by state law, or have significant land use impacts.
Resource Conservation Overlay	Portions of the District property, which the facility will be sited on, overlap with the combining land use designation of Resource Conservation Area.
General Agriculture (80 acres)	Identifies land that is generally used for agricultural purposes, but less suited for intensive agricultural than Agricultural Cropland [sic]. Typical farming activities include dry land grain, and irrigated and dry land pastures. Constraints typically include shallow soils, uncertain water supply, moderate slopes, fair to poor crop yield, and farm unit fragmentation. Only agricultural production is permitted in areas with this designation. Single family dwellings of no greater than 80 acres per unit are allowed.
Agricultural Cropland	Agricultural lands most suitable for intensive agriculture, including row crops, tree crops, irrigated grains, and dairies. Soils are typically of Prime, Statewide, or Unique significance and are deep to moderately deep. Ample water supply exists. Generally, incompatible residential uses, topographical constraints are not present. Good to excellent crop yields and large to moderate size farm units are attributable to this designation. Single family dwellings are allowed at density no greater than 40 acres per unit. This designation is noted to require "ambitious preservation policies and techniques."
Natural Preserve	Identifies critical natural habitat for priority resource protection on private and publicly owned land.
Recreation	Provides areas for active public recreational uses, including community parks and County parks.

Source: Sacramento County (1997).

8.4.2.2.1 Cosumnes Power Plant Site

The site (Figure 8.4-1) is located in southeastern Sacramento County on an approximately 30-acre parcel approximately 1.75 miles east of the intersection of Twin Cities and Clay East Road. The site exists on District property on the southwestern quarter of Sacramento County Assessor's Parcel Number 140-0050-010 and the southeastern corner of APN 140-0050-008. The parcel is leased by the District for cattle grazing for weed control. No crops, irrigation, or special cultivation are conducted on the project site. Within the vicinity of the project site, row crops and vineyards are cultivated. Row crops are surface irrigated and vineyards are drip irrigated. No special cultivation practices occur in the vicinity of the site. The land use designation for the site is Public/Quasi-Public with a Resource Conservation overlay. The Resource Conservation overlay pertains to potential, but uninvestigated natural resources based on information available to the Sacramento County Planning Department. The designation does not necessarily restrict the land use for the area included in the overlay (Stevens, 2001). The site is zoned as AG-80, which is compatible with the land use designation (Sacramento County, 1997).

The proposed project is part of 2,480 acres purchased by the District in the 1960s to establish Rancho Seco Plant. Over the years, other power generating sources have been established on the property. Approximately 40 acres is currently used for four photovoltaic farms, which produce about 2.5 MW of energy. Also on the Rancho Seco Plant site is the Independent

TABLE 8.4-5
Existing Land Uses and Planning Designations for Project Vicinity and Project Features

Project Component	Existing Land Uses	Sacramento County	
		General Plan Designation	Zoning Designation
Proposed Site	Grazing	Public/Quasi-Public	AG-80
	Public Utility (Former Rancho Seco Plant, Rancho Seco Plant Switchyard, water pipeline, transmission lines)	Resource Conservation Area Overlay	
Site Vicinity ^a	Agricultural	Same as proposed site and,	AG-80
	Recreational area (Rancho Seco Park, including manmade reservoir)	Recreation	
	Wildlife refuge (south of Rancho Seco Park)	General Agriculture (80 acres)	
	Sensitive habitat (east of Rancho Seco Park)		
	Conservation easement (southeast of Rancho Seco Park)		
Electrical ^b Transmission Line	Same as proposed site	Same as proposed site	AG-80
Gas Pipeline ^b Alternatives	Existing right-of-way (public road, railroad, utility)	Public/Quasi Public	AG (of various parcel sizes and categories)
	Agricultural	Existing right-of-way (public road, railroad, utility) ^c	
	Public Utilities (same as project site and other utility infrastructure near pipeline intersect with Arno Road)	Agricultural Cropland	
	Residential	Natural Preserve (Cosumnes River Preserve and approximately 1/4 mile buffer)	
	Cosumnes River Preserve	Resource Conservation Area Overlay (Cosumnes River Preserve with larger buffer)	
Water Pipeline ^b Alternatives	A water pipeline currently exists that serves the former nuclear plant, and a 3/8-mile connection on SMUD property will be made	Public/Quasi-Public	AG-80

Sources: Sacramento County (1997, 2001); SMUD, 2001.

^a Land Use and Zoning for Project Vicinity is 1-mile border around site.

^b Land Use and Zoning for all linear facilities include 1/4-mile border from centerline.

^c Although public right-of-way is not a land use designation described in the General Plan, it is used here so that potential impacts can be accurately assessed.

Spent Fuel Storage Installation, greater than ½ mile from the proposed project. Long-term management of the installation is planned to occur in the next several years and includes off-site disposal of the spent fuels in accordance with NRC requirements. According to Rancho Seco Plant documents produced in the 1960s, a portion of the site chosen for the current project was to be used for Rancho Seco Plant Unit 2. Therefore, power plant siting is consistent with past and present activities on the property.

SMUD intends to further develop the approximately 2,000-acre property consistent with its Public/Quasi-Public status. A recreational area surrounds the man-made Rancho Seco Reservoir, which was established for Rancho Seco Plant's emergency water supply. Periodically, the District reviews proposals for commercial uses for the remainder of the property compatible with existing and planned land uses. Also included on the property are areas set aside for a wildlife refuge and a permanent conservation easement area used for mitigating sensitive habitat.

8.4.2.3 Electric Transmission Line

The new electric transmission line will cross District property from the existing Rancho Seco Plant switchyard, and continue south to the project site approximately 0.4 mile. Existing land uses along the transmission line route include grazing through District leases. The route is designated for Public/Quasi-Public Use, with a Resource Conservation Area overlay, and is zoned AG-80.

8.4.2.4 Natural Gas Supply Pipeline

Natural gas for the facility will be delivered to the site via approximately 26 miles of 24-inch pipeline that will connect to the District's existing pipeline at the Carson Ice-Gen Plant. This line connects Lines 400 and 401 of PG&E's mainline transmission system near Winters, California, to the District's cogeneration facilities in the Sacramento area.

The majority of the pipeline will be buried in existing public right-of-way (road easement), railroad right-of-way, and other utility easements. A portion of the line extending from Core Road to Arno Road will not be placed in existing right-of-way and will cross lands used for agricultural, public utility, and natural preservation purposes. An easement will be obtained for the installation of the pipeline for this area. The area where the pipeline will be placed outside of existing right-of-way is designated as Agricultural Cropland and Natural Preserve/Resource Conservation Area (near the Cosumnes River Preserve). The area is classified as Prime Farmland and is used for row crops, vineyards, and pastures. Agriculturally productive areas, as well as pasturelands, would be restored to as near original conditions as practicable. The area is zoned for agricultural purposes of varying parcel sizes and categories. These designations are also described in Table 8.4-4.

As discussed in Section 8.4.1, the District is exempt from zoning requirement for the siting of power production facilities. Therefore, the natural gas pipeline, as part of the power production facility is also exempt from zoning requirement and a figure is not included illustrating zoning and land use designations along the length of the pipeline.

Descriptions of the pipeline installation are described in Section 6.0, but in general, the pipeline will be buried at a depth that will not interfere with ongoing agricultural practices,

and disturbed areas will be returned to as near to original condition as practicable. The alternative gas supply routes are described in Section 6.0, Natural Gas Supply.

8.4.2.5 Waterlines

Water will be supplied by an existing 66-inch pipeline extending from the Folsom-South Canal to the Rancho Seco Plant property. A 0.4-mile connection will be made to the existing pipeline. Land use designations and zoning designations are shown in Table 8.4-5. Alternative water supply routes are discussed in Section 7.0, Water Supply.

As discussed in Section 8.4.1, the District is exempt from zoning requirements for the siting of the power production facilities. Therefore, the waterline, as part of the power production facility is also exempt from zoning requirements and a figure is not included illustrating zoning and land use designations along the length of the pipeline.

8.4.2.5.1 Recreation, Scenic, Natural Resource Protection, Natural Resource Extraction, Educational, and Religious Land Uses

No existing recreational, scenic, natural resource protection, natural resource extraction, educational, or religious land uses exist in the vicinity (i.e., 1 mile) of the project site.

The project site is approximately 2 miles west of the Rancho Seco Park, which is owned and operated by the District. Recreational facilities include fishing, boating, swimming, and camping. No other recreational facilities exist in the vicinity of the project site. According to the Sacramento County General Plan (1993), no additional recreational or park facilities are planned for the area. In 1992, the County made arrangements for the District to operate and maintain the recreation area due to reductions in County budget for park operations. The District has agreed to operate the recreation area for 50 years.

A wildlife refuge exists approximately 2 miles southeast of the project site, and sensitive habitat and a conservation easement area have been identified to the east and south of Rancho Seco Reservoir, approximately 4 miles from the project site.

The Cosumnes River Natural Preserve is within 0.25 miles or less from the proposed natural gas pipeline. Near its origination point at the Carson Ice-Gen Plant, the natural gas pipeline will pass through urban and suburban areas having recreation, religious, and education uses. However, since it will be placed within existing right-of-ways, it will not permanently affect existing land uses.

A detailed discussion of visual resources is presented in Section 8.11.

8.4.2.6 General Plan Policies Applicable to the Project

The following subsections summarize General Plan policies for land uses affected by the project. Specific General Plan goals and policies and the project's consistency with these policies are found in Section 8.4.5.

8.4.2.6.1 Public Facilities

The project will constitute the siting and operation of a public utility on land designated for Public/Quasi-Public Use. Policies related to the Public/Quasi Public land use designation are found in the Land Use Element of the General Plan. Policies contained within the Land Use Element regarding inter-jurisdictional coordination are applicable to this project and are

presented in Table 8.4-6. In general, the County requires coordination with other inter-jurisdictional agencies in developing financial and service planning strategies consistent with General Plan Policies. Coordination with the County is achieved through ongoing meetings with the Board of Supervisors and discussions with County Planning Staff to ensure the intent of the General Plan is met.

Also contained in the Land Use Element is a zoning policy that requires that zoning and land use be consistent for proposed uses and that the General Plan Zoning Consistency Matrix will be the official tool in determining consistency. The land use designation and zoning district are consistent, according to the matrix.

Policies regarding the siting and operation of a public utility for power generation are also found in the Public Facilities Element of the General Plan. The main goal of the Public Facilities Element is to site and provide public facilities, including power generation, in a manner that does not compromise public and environmental health. This goal is being achieved through compliance with the CEC permitting process, input from other responsible agencies and the public, and the review of potential alternatives as part of the environmental documentation process.

8.4.2.6.2 Agricultural Lands

The project will cause the conversion of up to 30 acres of grazing lands to public utilities use. This land is currently leased for cattle grazing for weed control. The Agricultural Element of the General Plan provides for protection of Prime Farmlands and farmlands with intensive infrastructure investment. Since this parcel does not meet these criteria, agricultural policies are not relevant to the project. However, the project is consistent with the general intent of the County's agricultural lands conservation policies since it sites a public utility in an area already planned for such uses and near a similar, existing use.

8.4.2.6.3 Resource Conservation Areas

The Resource Conservation Area land use designation is based on potential, unconfirmed resource availability and is subject to change based on a project's consistency with general plan, land use, and zoning requirements. The area of the proposed project designated with the Resource Conservation Area overlay is otherwise proposed for expansion for existing power plant uses and constitutes a minor amount of available County open space for conversion to a developed use.

8.4.3 Future Growth Trends

Sacramento County's General Plan has defined an Urban Service Boundary (USB), which defines a permanent boundary beyond which the County does not provide urban levels of public infrastructure. The USB comprises the majority of northern Sacramento County, bounded to the south by Kammerer Road, and to the west between Grant Line Road and the Cosumnes River. The proposed project is outside of the USB, and urban growth is not planned for the project vicinity. Although the project site is outside the USB, a concentration of the Agricultural-Residential land use designation exists outside of the project vicinity (approximately 1.5 miles west of the project site), south of the intersection of Clay Station Road and Twin Cities Road. Sacramento County's policy on rural growth management is to direct limited growth to these areas to minimize direct and indirect impacts on Sacramento County fiscal, environmental, and land resources.

8.4.4 Discretionary Reviews by Public Agencies

The Sacramento County Planning Department indicates that no other major projects are scheduled in the vicinity of the proposed project. The District does not have other specific public or commercial projects in the vicinity of the project site at this time.

A database search in the Sacramento Bee for the past 6 months (January through June) does not produce any additional results on reports for community development in the project vicinity.

The Laguna Creek South, East Franklin Specific Plan indicates that residential development is proposed to occur in the vicinity of the natural gas pipeline near the area of Franklin Boulevard and Poppy Ridge Road.

8.4.5 Environmental Consequences

8.4.5.1 Significance Criteria

Significance criteria for impacts to land use were determined through a review of applicable state and local regulations. Because the Warren-Alquist Act is equivalent to CEQA review, the following criteria have been developed from the CEQA Guidelines and CEQA Checklist to evaluate the potential environmental impacts of the project:

- Physically divide an established community?
- 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?
- Conflict with any applicable habitat conservation plan or natural community conservation plan?

8.4.5.2 Potential Effects on Land Use

The project would constitute development of a public utility within the County's jurisdiction and would contribute to a minor loss of lands currently in agricultural use. The minor loss of agricultural lands would not constitute a significant impact. The project is consistent with existing land uses, the policy for consistent land use designation/zoning district, and policies related to the siting of public utilities for energy generation.

8.4.5.3 Cosumnes Power Plant Site and Surrounding Area

The project constitutes an allowable use in the Public/Quasi-Public land use designation because it is a project of large scale and regional importance. As defined by the General Plan Zoning Compliance Matrix, allowable uses for the Public/Quasi-Public designation are allowable in the AG-80 zoning district. Preliminary consultation with Sacramento County Planning Department indicate that the proposed use is consistent with the existing land use designation and zoning district (Stevens, 2001). Its design and landscaping plan will be compatible with visual resource requirements for the County (refer to Section 8.9 for more information on conformance with agricultural resource policies and Section 8.11, Visual Resources, for more information on aesthetics and visual impacts).

The impact of temporary construction activities will be insignificant because the surrounding area is generally undeveloped and has a low-density residential population that would potentially experience the construction and operation activities. The County does not presently have any approved regional habitat conservation plan or natural community conservation plan; however, the project has been sited to mitigate both environmental and community impacts by locating the plant on buffered property specifically purchased for generating energy. The project would result in the permanent conversion of approximately 30 acres of grazing lands in the County, not considered to be Prime Farmland, as defined by the California Department of Conservation (CDC). Through implementation of its General Plan, the County has addressed future development and agricultural conservation by directing growth in currently urbanized areas. Also, the County has generally not approved General Plan amendments converting Prime Farmlands and agricultural lands with intensive infrastructure to other uses. The proposed project is consistent with these policies and, therefore, does not constitute a significant impact on agricultural uses.

8.4.5.3.1 Transmission Line Routes

The new transmission line between the new project and the existing switchyard will be 0.4 miles long, parallel to the existing PG&E transmission line, and inside District property boundaries. The transmission line route would not have a significant permanent land use impact under the CEQA Checklist and is compatible with underlying zoning and surrounding land uses.

8.4.5.3.2 Natural Gas Pipeline and Water Pipeline Routes

The proposed natural gas pipeline and waterline routes would not have a significant impact on land uses of the surrounding area. The natural gas supply pipeline, existing water supply pipeline, and water supply connection will be underground and would not limit continued uses of these areas for their currently designated uses (e.g., agriculture).

8.4.5.4 Compatibility with Plans and Policies

The proposed project is consistent with goals and policies of applicable plans. Table 8.4-6 provides a summary of the project's consistency and conformity with these applicable plans. Conformity with visual resource policies is provided in Section 8.11.

8.4.6 Cumulative Impacts

The CEQA Guidelines (Section 15355) define cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."

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 impacts can result from individually minor but collectively significant projects taking place over a period of time.

TABLE 8.4-6
CPP Land Use Consistency With Applicable Plans and Policies

Element	Goal/Policy	Consistency
Sacramento County General Plan Land Use		
Inter-Jurisdictional Coordination	<i>Goal: Policies and programs of County departments and other governmental agencies and jurisdictions mutually consistent with one another and with the policies contained in this plan.</i>	
Independent Agency Coordination	<p>Objective: Plan implementation achieved by coordination between the County and independent agencies, districts, and commissions.</p> <p>Policy LU-70: County department shall coordinate with public service providers independent from County government, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies consistent with the General Plan policies.</p>	✓ The project will be coordinated with the County in accordance with General Plan Policies through the CEC permitting process in the form of comments on the AFC.
Zoning Consistency	<p><i>Goal: Accommodate an effective range of residential densities or commercial and industrial land use intensities within areas defined by the General Plan Land Use Diagram of the unincorporated County area.</i></p> <p>Objective: Zoning consistent with the adopted General Plan Land Use Diagram.</p> <p>Policy LU-74: The Zoning Consistency Matrix and the Interim Zoning Consistency Matrix (contained in the General Plan) are the official guides or determining consistency between zoning and the adopted General Plan Land Use Diagram. Historical use of the property will also be given consideration in determining consistency with the General Plan.</p>	✓ The project is zoned AG-80 and designated for Public/Quasi-Public use, and is determined to be consistent in accordance with the Zoning Consistency Matrix.
Public Facilities		
Energy Facilities	<p><i>Goal: Appropriately sited energy facilities that efficiently and safely produce and distribute energy to Sacramento County residents without compromising environmental quality or human health.</i></p> <p>Objective: Minimize the health, safety, aesthetic, cultural, and biological impacts of energy facilities in Sacramento County.</p> <p>Policy PF-70: The Board of Supervisors and the Policy Planning Commission may approve or recommend approval of development projects for energy facilities that are contrary to any of the policies in this section only when justification is provided through findings.</p>	✓ The project is consistent with the Public Facilities Element of the General Plan.

TABLE 8.4-6
CPP Land Use Consistency With Applicable Plans and Policies

Element	Goal/Policy	Consistency
Overall Electric Transmission and Subtransmission Delivery System	<p>Policy PF-72: Locate and design production and distribution facilities in a manner that is compatible with surrounding land uses by visually screening with appropriate topography and vegetation, site-compatible landscaping, minimization of glare, equitably distributed visual impacts in the immediate vicinity.</p> <p>Objective: Ensure the provision of safe, reliable, efficient, and economical electric service while minimizing potential land use conflicts and health, safety, environmental, and aesthetic impacts of transmission facilities.</p>	<p>✓ The project will employ visual screening such that the project is compatible with surrounding land uses. For further information on visual resources, refer to Section 8.11.</p>
Electrical Transmission Facility Siting and Design	<p>Policy PF-85: New transmission corridors should, whenever possible, avoid existing and planned urban areas specifically those areas designated for residential commercial uses. When avoidance is not possible transmission lines should be placed underground.</p> <p>Objective: Plan and design transmission facilities to minimize visual impacts, preserve existing land uses, and avoid biological and cultural resources.</p>	<p>✓ New transmission lines will be on District property and do not exist near existing or planned urban areas.</p>
Natural Gas Production and Distribution Facility Policy	<p>Policy PF-92: Wherever feasible, utilize existing transmission poles to accommodate new overhead transmission lines. Existing and future corridors should be shared by more than one utility company.</p> <p>Objective: Distribute natural gas safely and efficiently, and withdraw underground gas reserves in an environmentally sensitive manner.</p> <p>PF-118: Route new high pressure gas mains within railway and electric transmission corridors, along collector roads, and wherever possible, within existing easements. If not feasible, these mains shall be placed as close to the easement as possible.</p>	<p>✓ To the extent possible, existing transmission structures are being used for the project.</p>
Coordination with Energy Providers	<p>Objective: Well-planned and timely siting of efficiently operating energy delivery facilities.</p> <p>PF-120: All Community Plans shall include an Energy Facility Siting Element which indicates the location of all existing and planned energy facilities. Community Plan Siting Elements and the District’s Electric Study Plans for the corresponding area shall be consistent.</p>	<p>✓ The majority of the natural gas transmission pipeline will exist within existing right-of-way and has otherwise been sited as close to existing easements as possible.</p>
Open Space	<p><i>Goal: Open space lands in Sacramento permanently protected through coordinated use of regulation, acquisition, density transfer, and incentive programs.</i></p>	<p>✓ The Community Plan applicable to the project is the Sacramento County General Plan. The District’s Electric Study Plans is consistent with the General Plan.</p>

TABLE 8.4-6
CPP Land Use Consistency With Applicable Plans and Policies

Element	Goal/Policy	Consistency
Agriculture	OS-1: Permanently protect as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.	✓ The project is sited to occur on land designated for Public/Quasi-Public Use, overlain with a Natural Preserve/Open Space Conservation designation. The amount of open space displaced is not significant in comparison with total available County resources.
	OS-2: Maintain open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. <i>Goal: Protect important farmlands from conversion and encroachment and conserve agricultural resources.</i>	✓ See OS-1.
Urban Encroachment	Objective: Prime farmlands (as defined by the California Department of Conservation) and lands with intensive agricultural investments (such as orchards, vineyards, dairies, and other concentrated livestock or poultry operations) protected from urban encroachment.	
	AG-1: The County shall protect prime farmlands and lands with intensive agricultural investments from urban encroachments.	✓ The project site does not consist of prime farmlands or lands with intensive agricultural investments, therefore; the project would not be inconsistent with this policy.
	AG-2: The County shall not accept applications for General Plan amendments redesignating prime farmlands or lands with intensive agricultural investments to agricultural/residential or urban use unless proposed development is contiguous to agricultural/residential or urban uses, and unless the applicant demonstrates that no feasible alternative sites are available other than prime farmlands or lands with intensive agricultural investment.	✓ The project will not require a General Plan amendment redesignating prime farmlands or lands with intensive agricultural investments; therefore, the project will not be inconsistent with this policy.
Community Planning	<i>Goal: To promote the distinctive character and identity of each community within a framework of countywide and regional solutions to common problems.</i>	✓ The project is in the Southeast Community, for which the Sacramento County General Plan is currently the appropriate community planning document.

Source: Sacramento County General Plan (1997).

The development of the project is consistent with other major existing land uses in the vicinity, including the former Rancho Seco Plant, transmission lines, water supply pipeline, and electrical switchyard located nearby. The project has been sited away from planned residential development. Adequate buffering from residential developments is achieved through existing land use designations surrounding the project vicinity. Potential impacts to the aesthetic quality of the area are mitigated as discussed in Visual Resources (Section 8.11).

The project would convert up to 30 acres of lands designated for Public/Quasi-Public Use, but currently leased for cattle grazing. The land is also classified as a Resource Conservation Area. The reduction in agricultural land is not considered a significant project-specific impact to the region; see Section 8.9 for further discussion. Reduction in lands designated for Resource Conservation is not significant. The Resource Conservation Area land use designation is based on potential, unconfirmed resource availability and is subject to change based on a project's consistency with general plan, land use, and zoning requirements. The area of the proposed project designated with the Resource Conservation Area overlay had otherwise been proposed for expansion for existing power plant uses and constitutes a minor amount of available County open space for conversion to a developed use.

8.4.7 References

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