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3.6 Land Use

This section provides an evaluation of land use within the study area and is based on review of local, regional, and statewide polices, regulations, and plans applicable to the Project. This evaluation of land use includes the following elements:

- Section 3.6.1 describes the existing land use environment that could be affected from Project implementation.
- Section 3.6.2 provides an overview of the regulatory setting related to Land Use;
- Section 3.6.3 identifies potential environmental impacts that may result from Project construction, operation, maintenance, and decommissioning;
- Section 3.6.4 discusses cumulative effects;
- Section 3.6.5 describes mitigation measures that will be implemented to avoid impacts;
- Section 3.6.6 discusses the applicable laws, ordinances, regulations, and standards (LORS);
- Section 3.6.7 lists of agencies and agency contacts;
- Section 3.6.8 discusses permits and permit schedules; and
- Section 3.6.9 lists reference materials used in the preparing this section.

The following environmental setting and impact evaluation is based in part on the following Project-specific technical reports, included as an appendix to this EIR:

1. Appendix 3.5A – Phase I Environmental Site Assessment, prepared by Tetra Tech, August 2023
2. Appendix 3.6A – Williamson Act Land Use Contract

3.6.1 Affected Environment

This section describes the existing land use environment of the Project site, which comprises the approximately 70-acre BESS Facility and associated linear gen-tie line.

3.6.1.1 Regional Setting

The Project is in the unincorporated area of eastern Alameda County, California. The East County encompasses approximately 418 square miles of eastern Alameda County and includes the cities of Dublin, Livermore, Pleasanton, and a portion of Hayward, as well as surrounding unincorporated areas. The East County is part of the Tri-Valley subregion which includes incorporated and unincorporated areas of Contra Costa County including Danville, San Ramon, Blackhawk/Alamo, and Dougherty and Tassajara Valleys. In a regional context, the East County is situated between the denser urban areas surrounding the San Francisco Bay and the rapidly urbanizing Central Valley east of Altamont Pass in San Joaquin County (Alameda County 2000).

3.6.1.2 Local Setting

The BESS facility would be located in Alameda County, California within an approximately 70-acre portion of Assessor Parcel Number (APN) 99B-7890-2-4 located at 17257 Patterson Pass Road, southwest of Interstate 580 and Interstate 205 (Refer to Figure 3.6-1, Project Site Aerial and Figure 3.6-2, APN Map). This parcel currently consists

of fallowed annual grasslands suitable for grazing. The gen-tie line would extend southeast from the Project substation (located within the BESS facility site), crossing Patterson Pass Rd, and then proceed east to the Point of Interconnection to the transmission grid at the Tesla Substation. The Project's gen-tie line would be sited on APNs 99B-7890-2-4, 99B-7890-2-6, and 99B-7885-12. Land uses in the immediate vicinity of the Project include undeveloped rural agricultural lands, multiple high-voltage transmission lines and electrical substations, rural roads, and railroad lines.

The nearest municipality to the Project site is the City of Tracy approximately 2.5 miles to the northeast. There are a few single-family residences near the Tesla Substation's southern and eastern boundaries. The nearest residence is about 1,500 feet southeast of the Project site and 560 feet south of the proposed gen-tie line; it is owned by the same landowner leasing the lands for the Project.

3.6.1.3 Existing Land Use and Zoning

The Project site is currently undeveloped, and the regional land use has remained largely unchanged since the 1980s based on aerial imagery (Google Earth Pro 2023). The Project site is within the Alameda County East County Plan area and is designated Large Parcel Acreage (LPA) in that plan. The zone classification is Agriculture-Combining B District (A-BE). Figures 3.6-3, Existing Land Use and 3.6-4, Existing Zoning, detail the land use designations and zoning, respectively, for the Project site.

Beyond the Project site to the south, north, east, and west, the zones and land use designations are predominantly agriculture with undeveloped land and foothills and scattered residences and agricultural. Relative to the proposed BESS facility site, the PG&E Tesla substation is about 0.25 miles east; high voltage transmission lines parallel the BESS facility site along the northwestern, northern, northeastern, and eastern boundaries; Patterson Pass Road roughly parallels the eastern boundary; the Western Pacific Railroad is about 0.1 miles southeast; and there is an existing gravel access road adjacent to the northern boundary. The gen-tie alignment connecting the BESS facility to the PG&E substation crosses Patterson Pass Road and Patterson Run (a seasonal stream channel), and generally proceeds southeast to the Point of Change of Ownership pole, before turning east across the PG&E Tesla Substation property and then north into the substation boundary and Point of Interconnection. The BESS facility site and surrounding land have been used for cattle grazing in the past. However, the BESS facility site and PG&E Tesla Substation property have not been grazed recently, whereas APN 99B-7890-2-6, the property crossed by the gen-tie between the BESS facility site and PG&E Tesla Substation property is currently used as cattle pasture.

3.6.1.4 Farmland and Williamson Act Contract

The Project area currently consists of vacant, grazing land. Similarly, with the exception of PG&E's Tesla Substation, which is located directly to the east of the BESS facility site, the surrounding area comprises vacant, natural lands and rural roads. Based on a Phase I Environmental Site Assessment completed for the Project (Appendix 3.5A), the BESS facility site was used for agricultural purposes (i.e., row and/or field crops) from approximately 1940 to 1958. As shown in Figure 3.6-5, FMMP Map, the Project site and surrounding lands are identified on the Farmland Mapping and Monitoring Program as grazing lands, with the exception of the PG&E Tesla Substation, which is identified as Urban and Built-Up Land. No lands designated as Prime Farmland, Unique Farmland, or Farmland of Local Importance are on, or within the immediate vicinity of, the Project site.

The California Land Conservation Act of 1965 authorizes local governments to contract with private landowners for the purpose of restricting specific parcels of land to agricultural, recreational, or open space uses, and compatible uses. These contracts are referred to as Williamson Act contracts. The minimum term for a Williamson Act contract

is 10 years. As shown on Figure 3.6-5, the BESS facility site and gen-tie corridor (excepting the portion owned by PG&E) have been under an existing, Non-Prime Farmland Williamson Act contract since 1972 (Appendix 3.6A).

3.6.2 Regulatory Setting

Federal, state, and local laws, ordinances, regulations, and standards (LORS) related to land use were reviewed for applicability to the Project. These are detailed in Section 3.6.2, Laws, Ordinances, Regulations, and Standards.

3.6.3 Impact Analysis

3.6.3.1 Methodology

The potential impacts associated with the Project were evaluated on a qualitative basis through a comparison of the existing land use and the proposed land uses and includes consideration of applicable planning documents. The change in the land use on the Project site is significant if the effect described under the thresholds of significance below occurs as a result of the Project.

3.6.3.2 Impact Evaluation Criteria

The potential for impacts related to land use were evaluated using the relevant criteria described in the California Environmental Quality Act (CEQA) Environmental Checklist (Appendix G of the CEQA Guidelines). Specific to land use, the CEQA Checklist asks, would the project:

- Physically divide an established community;
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect;
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan;
- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, excepting those lands that would be expected to be converted or retired even without the project due to insufficient water resources for continued commercial agriculture, land subsidence due to historic groundwater over-pumping, soil contamination due to inadequate drainage, or the local weather effects of climate change;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract; and/or
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

3.6.3.3 Impact Evaluation

Impact 3.6-1: Would the Project divide an established community?

No Impact. Neither the BESS Facility nor the gen-tie transmission line routes will physically divide an established community. The Project and gen-tie transmission lines are located on undeveloped property and the gen-tie would extend from the Project site to PG&E's Tesla Substation, which is located directly to the west of the BESS facility

site. Additionally, the Project site would be located in an undeveloped rural area. The nearest census designated community is Mountain House located approximately 3.5 miles north of the Project site. The nearest city is Tracy located approximately 2.5 miles east from the Project site. The proposed Project would maintain all existing access routes in the area. The Project would not result in the construction of new roadways or the elimination of existing roadways that could have the potential to isolate existing uses or create a division between existing local uses. There would be new private access roads located internal to the Project site, but they would not affect public roads. The proposed Project would not impede the movement of goods and services to the surrounding residences because operational traffic demands would be almost negligible. Construction and decommissioning traffic would be temporary and short-term in nature and, as discussed in *Section 3.12, Traffic and Transportation* would have less-than-significant impacts.

Therefore, the Project would occur within agricultural lands and would not divide an established community. As such, implementation of the Project would not divide an established community, affect access to a city or project area, or introduce incompatible land uses to the study area, and there would be no impact.

Impact 3.6-2: Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less-than-Significant Impact. As part of the Opt-In Application process, the California Energy Commission (CEC) would review the Project for consistency with Alameda County's land use plans, policies, and regulations. Assembly Bill (AB) 205 expanded the CEC's authority under the Warren-Alquist Act to establish a new certification program for eligible non-fossil-fueled power plants using emergency rulemaking authority provided by AB 205. As part of the Opt-In Application process established under AB 205, the CEC would determine whether the Project would conflict with the County's land use and zoning policies. The Project's conformity with the County's General Plan and Municipal Code is provided below.

Consistency with the County's General Plan/East County Area Plan

The County's Land Use Element designates the Project site as being within the East County Area Plan (Alameda County 2000). The East County Area Plan is the first of three area plans covering the unincorporated County. Subsequent phases in the Alameda County General Plan review and update process will include preparation of two other area plans, the Castro Valley Area Plan and the Eden Area Plan, as well as five updated and consolidated countywide functional elements: 1) Regional Element; 2) Housing Element; 3) Energy Element; 4) Natural Resources, Recreation and Open Space Element; and 5) Safety and Noise Element. Area plans address area specific issues (i.e., land use, open space, circulation, noise, seismic hazards, public facilities and services) that affect both unincorporated and incorporated areas but have legal regulatory effect only within currently unincorporated areas. Functional elements address broader issues on a countywide basis and provide a comprehensive and consistent policy framework for the more specific area plans.

Table 3.6-1 details the Project's conformity with the East County Area Plan.

Table 3.6-1. Project Conformity with East County Area Plan (ECAP)

ECAP Policy	Project Consistency
Phasing **Policy 13:** The County shall not provide nor authorize public facilities or other infrastructure in excess of that needed for	Policy 13 allows certain types of public uses, facilities, and infrastructure, including structures and development in support of public services and utilities, that do not

Table 3.6-1. Project Conformity with East County Area Plan (ECAP)

ECAP Policy	Project Consistency
permissible development consistent with the Initiative. This policy shall not bar 1) new, expanded or replacement infrastructure necessary to create adequate service for the East County, 2) maintenance, repair or improvements of public facilities which do not increase capacity, and 3) infrastructure such as pipelines, canals, and power transmission lines which have no excessive growth-inducing effect on the East County area and have permit conditions to ensure that no service can be provided beyond that consistent with development allowed by the Initiative. "Infrastructure" shall include public facilities, community facilities, and all structures and development necessary to the provision of public services and utilities.	support new development in excess of what is permissible under the East County Area Plan. The Project would develop a utility-scale battery energy storage system with a rated capacity of up to 400 megawatts to support the reliability of the overall power grid to meet the statewide need for electricity. The Project would assist California by facilitating deployment of additional renewable energy resources in furtherance of several recent federal and state goals and targets regarding renewable energy resources, clean electricity, and zero carbon emissions. The Project is not designed to support any quantity of new development in excess of what is permissible under the ECAP and is not growth-inducing within the ECAP area.
General Open Space **Policy 54:** The County shall approve only open space, park, recreational, agricultural, limited infrastructure, public facilities (e.g., limited infrastructure, hospitals, research facilities, landfill sites, jails, etc.) and other similar and compatible uses outside the Urban Growth Boundary.	The Project would be sited outside of the Urban Growth Boundary. It would not significantly compromise any of the values stated in this policy and would be considered an allowable infrastructure use. The Project would be sited in an area with similar, existing electrical infrastructure development.
Preservation of Productive Soils **Policy 71:** The County shall conserve prime soils (Class I and Class II, as defined by the USDA Soil Conservation Service Land Capability Classification) and Farmland of Statewide Importance and Unique Farmland (as defined by the California Department of Conservation Farmland Mapping and Monitoring Program) outside the Urban Growth Boundary.	The Project site is not located on prime soils (Class I or Class II) and is not irrigated. The Project site also is not located on Farmland of Statewide Importance or Unique Farmland. The California Department of Conservation's FMMP map (Figure 3.6-5) shows that the entire Project site is designated as Grazing Land, which is designated to land primarily used for livestock grazing.
Incompatible Uses **Policy 73:** The County shall require buffers between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting parcels. The size, configuration and design of buffers shall be determined based on the characteristics of the project site and the intensity of the adjacent agricultural uses, and if applicable, the anticipated timing of future urbanization of adjacent agricultural land where such agricultural land is included in a phased growth plan. The buffer shall be located on the parcel for which a permit is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.	The proposed Project is compatible with the surrounding existing uses and the development of a BESS facility falls in line with the existing uses for privately owned wind generators, electric substations, transmission lines, and public utility buildings, railroad lines uses in the area. Additionally, the BESS facility site will be fenced to create separation and no further buffer is needed between the BESS facility site and the existing low-intensity grazing uses that are adjacent in order to maximize the productive agricultural use of those areas. Similarly, no buffer is required to

Table 3.6-1. Project Conformity with East County Area Plan (ECAP)

ECAP Policy	Project Consistency
	separate the gen-tie line facilities or access roads from such grazing uses.
Williamson Act Contracts **Policy 86:** The County shall not approve cancellation of Williamson Act contracts within or outside the County Urban Growth Boundary except where findings can be made in accordance with state law, and the cancellation is consistent with the Initiative. In no case shall contracts outside the Urban Growth Boundary be canceled for purposes inconsistent with agricultural or public facility uses. Prior to canceling any contract inside the County Urban Growth Boundary, the Board of Supervisors shall specifically find that there is insufficient non-contract land available within the Boundary to satisfy state-mandated housing requirements. In making this finding, the County shall consider land that can be made available through reuse and rezoning of non-contract land.	No cancellation of a Williamson Act contract is necessary. Under the Act, electrical facilities are determined to be a compatible use, absent an express finding to the contrary. (CA Gov. Code § 51238(a)(1)). Under the CEC Opt-In Application process, any compatible use determination would be within the CEC's jurisdiction.
Visual Protection **Policy 108:** To the extent possible, including by clustering if necessary, structures shall be located on that part of a parcel or on contiguous parcels in common ownership on or subsequent to the date this ordinance becomes effective, where the development is least visible to persons on public roads, trails, parks and other public viewpoints. This policy does not apply to agricultural structures to the extent it is necessary for agricultural purposes that they be located in more visible areas.	As discussed in Section 3.13, with implementation of MM-VIS-1, the Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Development with the Project would be compatible in terms of height, bulk, and scale to existing infrastructure visible in the Project site vicinity, such as multiple nearby steel-lattice transmission towers and transmission lines, the adjacent PG&E Tesla Substation, and distant wind turbines. The Project's structures would not conflict with existing views from a scenic route. Furthermore, due to the low-profile BESS and PCS enclosures, the open-air-design of the Project substation, and the thin profile of the gen-tie line, the Project would not result in any substantial view blockages or obstructions.
Landscaping **Policy 115:** In all cases appropriate building materials, landscaping and screening shall be required to minimize the visual impact of development. Development shall blend with and be subordinate to the environment and character of the area where located, so as to be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area. To the maximum extent practicable, all exterior lighting must be located, designed and shielded so as to confine direct rays to the parcel where the lighting is located.	The Project would not include irrigated landscaping. As discussed in Section 3.13, with implementation of MM-VIS-1, the Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. In addition, the Project would not create a substantial source of light and glare.

Table 3.6-1. Project Conformity with East County Area Plan (ECAP)

ECAP Policy	Project Consistency
Alteration of Landforms **Policy 116:** To the maximum extent possible, development shall be located and designed to conform with rather than change natural landforms. The alteration of natural topography, vegetation, and other characteristics by grading, excavating, filling or other development activity shall be minimized. To the extent feasible, access roads shall be consolidated and located where they are least visible from public view points.	The BESS facility has been designed to minimize grading and maintain natural topography, although some excavation and filling is necessary for leveling the placement of the BESS enclosures and Project substation facilities. No substantial grading is needed for the new access roads, which are placed so as to follow natural contours to the extent possible, or for drainage facilities and the gen-tie line structures.
Grading **Policy 117:** The County shall require that where grading is necessary, the off-site visibility of cut and fill slopes and drainage improvements is minimized. Graded slopes shall be designed to simulate natural contours and support vegetation to blend with surrounding undisturbed slopes.	Because grading at the BESS facility site has been minimized and any slopes would be revegetated after construction is complete, off-site visibility of grading is limited.
Grading **Policy 118:** The County shall require that grading avoid areas containing large stands of mature, healthy vegetation, scenic natural formations, or natural watercourses.	The Project site does not contain large stands of mature, healthy vegetation, or scenic natural formations. One natural watercourse will be crossed by the gen-tie line but no significant grading will affect the watercourse.
Grading **Policy 119:** The County shall require that access roads be sited and designed to minimize grading.	The access roads will be developed in a manner that would minimize grading to the greatest extent feasible. The access roads would be constructed off of existing roads in such a manner that minimizes the development of new access roads and to follow the natural land contours to the extent possible.
Utilities **Policy 120:** The County shall require that utility lines be placed underground whenever feasible. When located above ground, utility lines and supporting structures shall be sited to minimize their visual impact.	As discussed in Section 3.13, with implementation of MM-VIS-1, the Project's gen-tie line would be compatible in terms of height, bulk, and scale to existing infrastructure visible in the Project site vicinity, such as multiple, existing nearby steel-lattice transmission towers, the adjacent PG&E Tesla Substation, and distant wind turbines. The Project's structures would not conflict with existing views from a scenic route.
Biological Resources **Policy 123:** Where site-specific impacts on biological resources resulting from a proposed land use outside the Urban Growth Boundary are identified, the County shall encourage that mitigation is complementary to the goals and objectives of the ECAP. To that end, the County shall recommend that mitigation efforts occur in areas designated as "Resource Management" or	Biological resources are addressed in Section 3.2, Biological Resources. As discussed therein, development of the Project would not result in any significant and unavoidable impacts to biological resources with implementation of mitigation.

Table 3.6-1. Project Conformity with East County Area Plan (ECAP)

ECAP Policy	Project Consistency
on lands adjacent to or otherwise contiguous with these lands in order to establish a continuous open space system in East County and to provide for long term protection of biological resources.	
Biological Resources **Policy 125:** The County shall encourage preservation of areas known to support special status species.	Biological resources are addressed in Section 3.2, Biological Resources. As discussed therein, development of the Project would not result in any significant and unavoidable impacts to biological resources with implementation of mitigation.
Biological Resources **Policy 126:** The County shall encourage no net loss of riparian and seasonal wetlands.	Biological resources are addressed in Section 3.2, Biological Resources. As discussed therein, development of the Project would not result in any significant and unavoidable impacts to biological resources with implementation of mitigation.
Hazard Zones **Policy 134:** The County shall not approve new development in areas with potential natural hazards (flooding, geologic, wildland fire, or other environmental hazards) unless the County can determine that feasible measures will be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis.	The Project would not be sited within an area with potential natural hazards, including flooding, geologic, wildland fire, or other environmental hazards. Refer to Section 3.15, Water Resources, regarding flood hazards, Section 3.4, Geological Hazards and Resources and Section 3.11, Soils, regarding geologic hazards and soils, Section 3.17, Wildfire, regarding wildland fire hazards, and Section 3.5, Hazardous Materials Handling, regarding other environmental hazards such as those associated with the use, transport, and disposal of hazardous materials. Impacts associated with natural hazards were all determined to be less than significant.
Hazard Zones **Policy 135:** The County, prior to approving new development, shall evaluate the degree to which the development could result in loss of lives or property, both within the development and beyond its boundaries, in the event of a natural disaster.	The Project would not be sited within an area with potential natural hazards, including flooding, geologic, wildland fire, or other environmental hazards. Refer to Section 3.15, Water Resources, regarding flood hazards, Section 3.4, Geological Hazards and Resources and Section 3.11, Soils, regarding geologic hazards and soils, Section 3.17, Wildfire, regarding wildland fire hazards, and Section 3.5, Hazardous Materials Handling, regarding other environmental hazards such as those associated with the use, transport, and disposal of hazardous materials. Impacts associated with natural hazards were all determined to be less than significant.

Table 3.6-1. Project Conformity with East County Area Plan (ECAP)

ECAP Policy	Project Consistency
Cultural Resources **Policy 136:** The County shall identify and preserve significant archaeological and historical resources, including structures and sites which contribute to the heritage of East County.	As discussed in Sections 3.5, Cultural Resources, a Cultural Resource Report has been prepared for the Project. Additionally, the CEC would initiate tribal consultation in accordance with AB 52 requirements. Impacts to cultural resources and tribal cultural resources would be mitigated to below a level of significance with implementation of mitigation.
Cultural Resources **Policy 137:** The County shall require development to be designed to avoid cultural resources or, if avoidance is determined by the County to be infeasible, to include implement appropriate mitigation measures that offset the impacts.	As discussed in Sections 3.5, Cultural Resources, a Cultural Resource Report has been prepared for the Project. Additionally, the CEC would initiate tribal consultation in accordance with AB 52 requirements. Impacts to cultural resources and tribal cultural resources would be mitigated to below a level of significance with implementation of mitigation.
General Public Facilities **Policy 138:** The County shall allow development and expansion of major public facilities (e.g., hospitals, research facilities, landfill sites, jails, etc.) in appropriate locations inside and outside the Urban Growth Boundary consistent with the policies and Land Use Diagram of the East County Area Plan.	The Project would be sited outside of the Urban Growth Boundary and would be considered an allowable use in accordance with the East County Area Plan. The Project would be sited in an area with similar development as to avoid land use conflicts and potential health and safety risks.
General Public Facilities **Policy 139:** The County shall ensure that new major public facilities are properly sited to avoid land use conflicts and potential health and safety risks.	The Project would be sited outside of the Urban Growth Boundary and would be considered an allowable use in accordance with the East County Area Plan. The Project would be sited in an area with similar development as to avoid land use conflicts and potential health and safety risks.
Police, Fire, and Emergency Medical Services **Policy 244***:* The County shall require that new developments are designed to maximize safety and security and minimize fire hazard risks to life and property.	As discussed in Section 3.17, Wildfire, all impacts related to fire hazard would be less than significant with the incorporation of mitigation.
Water **Policy 253:** The County shall approve new development only upon verification that an adequate, long-term, sustainable, clearly identified water supply will be provided to serve the development, including in times of drought.	As discussed in Section 3.15, Water Resources, a Water Supply Assessment was prepared for the Project and determined there is sufficient water supply to support development, operations, and decommissioning of the Project.
Water **Policy 254:** The County shall encourage Zone 7 and local water retailers to require new development to pay the full cost of securing, conveying, and storing new sources of water.	As discussed in Section 3.15, Water Resources, a Water Supply Assessment was prepared for the Project and determined there is sufficient water supply to support development, operations, and decommissioning of the Project. The

Table 3.6-1. Project Conformity with East County Area Plan (ECAP)

ECAP Policy	Project Consistency
	Applicant would pay the full cost for bringing any water to the site.
Air Quality **Policy 294:** The County shall require new development projects to include traffic and air pollutant reduction measures to help attain air quality standards. For non-residential projects, these measures could include Transportation Demand Management programs such as ridesharing and transit promotion; for residential projects, these measures could include site plan features to reduce traffic trip generation such as mixed use development and transit-oriented development.	An Air Quality and Greenhouse Gas Technical Report (Appendix 3.1) has been prepared for the Project, and as discussed in Section 3.1, Air Quality, the Project would result in less-than-significant air quality impacts. Further, cumulative impacts were also considered, and the Project was also determined to have less-than-significant cumulative air quality impacts.
Air Quality **Policy 296:** The County shall review the cumulative impact of proposed projects for their potential effect on air quality conditions.	An Air Quality and Greenhouse Gas Technical Report (Appendix 3.1) has been prepared for the Project, and as discussed in Section 3.1, Air Quality, the Project would result in less-than-significant air quality impacts. Further, cumulative impacts were also considered, and the Project was also determined to have less-than-significant cumulative air quality impacts.
Seismic and Geologic Hazards **Policy 309:** The County shall not approve new development in areas with potential for seismic and geologic hazards unless the County can determine that feasible measures will be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis. The County shall review new development proposals in terms of the risk caused by seismic and geologic activity.	As discussed in Section 3.4, Geological Hazards and Resources, impacts related to seismic and geologic hazards, including impacts related to erosion and slope stability, would be less than significant. Further, the Project would not result in loss of lives or property in the event of a natural disaster, including flooding, geologic, wildland fire, or other environmental hazards.
Seismic and Geologic Hazards **Policy 310:** The County, prior to approving new development, shall evaluate the degree to which the development could result in loss of lives or property, both within the development and beyond its boundaries, in the event of a natural disaster.	As discussed in Section 3.4, Geological Hazards and Resources, impacts related to seismic and geologic hazards, including impacts related to erosion and slope stability, would be less than significant. Further, the Project would not result in loss of lives or property in the event of a natural disaster, including flooding, geologic, wildland fire, or other environmental hazards.
Fire Hazards **Policy 320:** The County shall consider, in reviewing development projects and subdivision of agricultural lands, the severity of natural fire hazards, potential damage from wildland and structural fires, the adequacy of fire protection services, road access, and the availability of an adequate water supply and pressure.	As discussed in Section 3.17, Wildfire, the Project would result in less-than-significant impacts related to wildland fires. Site access would include gates and security fencing and would comply with Alameda County Fire Department requirements, as well as other applicable electrical facilities standards.

Conformity with Alameda County Climate Action Plan

In May of 2023, the County of Alameda adopted the Alameda County Climate Action Plan for Government Services and Operations which includes the following sub measure for development:

- Incorporate into major capital projects on-site distributed energy resources, such as electricity generation with energy storage and solar thermal systems.
- Ensure systems optimize energy resilience and grid interconnectivity (Alameda County 2023).

The Project aligns with the County's goals for becoming carbon neutral by 2030, as stated in the Alameda County Climate Action Plan.

Conformity with the County's Municipal Code

The Project site is zoned Agricultural (A) with a combining district B-E. As mentioned above, the BESS use is not explicitly included as an allowed or conditionally permitted use because it is a modern technology that was not contemplated in the Alameda County Code (as is also the case with many municipal codes statewide). However, per Section 17.06.040(J) of the Alameda County Zoning Code, public utility uses are allowed with approval of a Conditional Use Permit. The Project could be considered a public utility use. In addition, the County Zoning Code contemplates that uses that are comparable to (that is, of the same character as) listed conditional uses would be found conditionally permitted and the County previously has, through this process, found solar development to be conditionally permitted on A zoned land due to its similarities with wind power, non-renewable oil and gas uses, and other public utility uses (which are listed conditionally permitted uses in the Zoning Code).

Section 17.06.060, Building Site dictates that every use in an A District shall be on a building site having an area not less than one hundred (100) acres.

Section 17.06.070, Yards requires:

- Depth of front yard: not less than thirty (30) feet;
- Depth of rear yard: not less than ten feet; and
- Width of side yards: not less than ten feet.

The Project would conform to the minimum yard requirements. The Project would be developed on approximately 70 acres of a 232-acre parcel, thereby meeting the 100-acre building site requirement.

Conformity with the Alameda County Planning Department's Large Commercial Solar and Battery Storage Statement of Policy Components (approved by Alameda County Board of Supervisors May 12th, 2022).

The Alameda County Planning Department's Large Commercial Solar and Battery Storage Statement of Policy Components (County of Alameda 2022) is a Statement of Policy governing Large Commercial Solar and Battery Storage that was adopted by the County Board of Supervisors on May 12, 2022. The Statement of Policy acknowledges (1) the on-going climate change crisis and the need to mitigate its impacts; and (2) the State-wide goals of reducing dependence on fossil fuels and increasing renewable energy resources. The Statement of Policy also recognizes that the significant need to provide renewable resources, and that a thoughtful and measured contribution to this effort by Alameda County is consistent with the County's stated goals related to reducing

dependency on fossil fuels and addressing climate change. The Statement of Policy specifically allows for approvals of battery storage (as well as solar) projects within the County's Large Parcel Agriculture (LPA) designated areas through a conditional use permit process. The County has not yet updated its Zoning Code in this regard.

Entitlement History

No permits or entitlement requests for the Project have been submitted outside of this Opt-In Application.

In conclusion, based on the above analysis, implementation of the Project would not conflict with an applicable land use plan, policy, or regulation. Therefore, impacts would be less than significant.

Impact 3.6-3: Would the Project conflict with an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project site is not located within any local, regional, or State conservation planning areas, and is not subject to any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan. Therefore, there would be no impacts related to any local, regional, or State conservation planning areas within the Project site. Refer to Section 3.2 Biological Resources for further discussion and analysis.

Impact 3.6-4: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, excepting those lands that would be expected to be converted or retired even without the project due to insufficient water resources for continued commercial agriculture, land subsidence due to historic groundwater over-pumping, soil contamination due to inadequate drainage, or the local weather effects of climate change?

No Impact. The California Department of Conservation classifies and maps land throughout the state by its Farmland Mapping and Monitoring Program (FMMP). The classification system combines technical soil ratings and current land use which is the basis for the mapping of important farmland lands. The seven categories of land include Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing, Urban and Built Up, and Other as defined in section 3.6.5.2, Local LORS, below.

The FMMP mapped areas are shown in Figure 3.6-5. The BESS facility and gen-tile line are sited on lands categorized as Grazing Land. Grazing Land, as defined in the FMMP, is land on which the existing vegetation is suited for the grazing of livestock. This category of land is considered agricultural despite the existing use, historical use, zoning, or land use designation.[1] The PG&E Tesla Substation is sited on lands categorized Urban and Built-Up land. (California Department of Conservation 2023). Therefore, the Project would not convert land classified as Farmland.

The Project would have no direct, indirect, cumulative, short term or long-term significant impacts to the adjacent parcels outside the Project area, including any areas mapped as Prime Farmland, Unique Farmland, or Farmland of Local Importance. As such, the Project would have no impact.

[1] For environmental review purposes under CEQA, the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land constitute "agricultural land." (Public Resources Code § 21060.1).

Impact 3.6-5: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

and

Impact 3.6-6: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Less-than-Significant Impact. The Project site is zoned Agricultural with a combining district B-E (A-BE). As discussed in Impact 3.6-2, above, the BESS use is not explicitly included as an allowed or conditionally permitted use because it is a modern technology that was not contemplated in the Alameda County Code (as is also the case with many municipal codes statewide). However, the Project is comparable to conditionally permitted uses in accordance with past County precedent applied to solar development and public utility facilities.

Also as discussed in Impact 3.6-2, the Alameda County Planning Department Large Commercial Solar and Battery Storage Statement of Policy Components (approved by the Alameda County Board of Supervisors May 12th, 2022) provides policy direction directing approval of solar and battery storage uses in Large Parcel Agriculture areas.

The property is currently under an active Williamson Act contract for grazing. As noted above, the Williamson Act provides, as a matter of statutory law, that an electrical facility is determined to be a compatible use, unless there is an express finding made to the contrary. (CA Gov. Code § 51238(a)(1)). Under the CEC Opt-In Application process, any compatible use determination would be within the CEC's jurisdiction.[2]

Under Alameda County's Uniform Rule 2, Compatible Uses and Development on Contracted Land, Section I.B.3.c., compatible non-agricultural uses that do not qualify as buildings (for example, solar panels and uncovered horse training arenas) may be located outside the 2-acre building envelope but are cumulatively restricted to no more than 10% of the contracted property, or 10 acres, whichever is less (County of Alameda 2022). These uses shall be clustered in an area set aside for this purpose so that the remaining land may be devoted to agriculture, to uses accessory to agriculture, and to open space. Where clustering is not feasible due to land features, siting of non-agricultural compatible uses shall avoid locations where they can potentially interfere with agricultural operations (Alameda County 2011). The acreage of the BESS facility site – approximately 70 acres – is far less than the over 2,000 acres of land under the applicable Williamson Act contract. The Project does exceed the 10-acre criterion.

The Project would not result in the adjoining properties converting from agricultural uses (Government Code Section 51238.1). The proposed Project is compatible with the development character of the area, an existing Wind Farm substation is less than a mile to the west of the Project site, the PG&E Tesla Substation is located 0.14 miles east of the Project, and numerous transmission lines as well as a railroad line cross land nearby. Assembly Bill 205 encourages the development of new clean energy projects meeting set criteria. The proposed Project aligns with these criteria. The Project would be clustered in an area set aside for this purpose so that the remaining land may be devoted to agriculture, to uses accessory to agriculture, and to open space (Alameda County Uniform Rule 2, Section I.B.3.c). At the end of the facility's useful life, the Project would undergo decommissioning in accordance with an approved Decommissioning Plan. As part of the decommissioning activities, all site improvements that are

[2] Similar to the Williamson Act statute, the County's Uniform Rule 2, Section II.E.1, also provides that "[t]he erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities are compatible uses unless the Board of Supervisors, after notice and hearing, makes a finding to the contrary (see Government Code Section 51238)." The Alameda County Board of Supervisors has not made a "finding to the contrary" with respect to the Project (and would not have jurisdiction to do so under the CEC's exclusive jurisdiction for the Opt-In Applicable process.

no longer in use and cannot be repurposed will be removed from the Project site and the lands would be restored to a substantially similar condition in which they existed. Grazing activities within the Bess facility site could resume after decommissioning. As such, impacts would be less-than-significant.

3.6.4 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 (Public Resources Code [PRC] Section 21083; CCR, Title 14, Section 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 (CCR Section 15355).

Cumulative land use impacts could occur if the development of the Project and other related past, present, and reasonably foreseeable probable future projects would be inconsistent with applicable plans and policies or have other cumulative land use-related impacts such as the conversion of farmland. The Project is consistent with land use plans and policies and is compatible with adjacent uses. Therefore, the Project would not contribute to cumulative impacts associated with land use compatibility. Moreover, there are no past, present, or reasonably foreseeable future projects proposed within the study area that would result in adjacent incompatible land uses (see Section 4 for a list of cumulative projects).

Long-term cumulative impacts related to land use are not anticipated with the implementation of the Project and the listed projects because each project is required to comply with CEQA guidelines requirements for evaluating potential cumulative impacts, and/or obtain approval from the Lead Agency prior to permitting and construction by demonstrating conformance to existing land use policies. For these reasons, the Project would not cause a significant cumulative land use impact.

3.6.5 Mitigation Measures

Because the Project would cause no significant adverse impacts to land use and land use plans, no mitigation measures are necessary.

3.6.6 Laws, Ordinances, Regulations, and Standards

This section lists and discusses the land use LORS that apply to the Project. As discussed above, the Project, including all its Project components, is entirely located within the County of Alameda, East County Plan Area. Because the Project is located on private lands within the State of California and in the County of Alameda there are no federal laws and regulations that apply to the construction and operation of the Project. Table 3.6-2 lists applicable State and local plans and policies.

Table 3.6-2. LORS Applicable to Land Use

Jurisdiction	LORS	Applicability	Opt-In Application Reference	Project Conformity
State	Assembly Bill 205	Legislation that created and gives statutory authority to the CEC.	Impact 3.6-1 Impact 3.6-2 Impact 3.6-3 Impact 3.6-4 Impact 3.6-5 Impact 3.6-6	As part of the Opt-In Application process, the California Energy Commission (CEC) would review the Project for consistency with Alameda County's land use plans, policies, and regulations.
State	California Land Conservation Act of 1965 (Williamson Act)	Preserves agricultural land and encourages open space preservation and efficient urban growth.	Impact 3.6-5 Impact 3.6-6	The property is currently under an active Williamson Act contract for grazing. Under the Act, an electrical facility is determined to be a compatible use, absent an express finding to the contrary.
State	California Environmental Quality Act (CEQA)	Requires state and local government agencies to inform decision makers and the public about the potential environmental impacts of the Project and to reduce environmental impacts to the extent feasible.	Throughout this Opt-In Application	California Energy Commission (CEC), per the CEC's Opt-In Application process.
Local	County of Alameda General Plan	Comprehensive long-range plan to serve as the guide for the physical development of the County	Impact 3.6-2	The Project would not conflict with existing the County's General Plan (including the East County Area Plan)
Local	County of Alameda Municipal Code, Title 17, Zoning	Establishes zoning districts governing land use and the placement of buildings and district improvements.	Impact 3.6-2 Impact 3.6-5 Impact 3.6-6	The Project would not conflict with existing the County's Municipal Code
Local	County of Alameda Uniform Rule 2	Establishes compatible uses and development on Williamson Act contracted lands	Impact 3.6-5 Impact 3.6-6	The property is currently under a Williamson Act contract for grazing. County Uniform Rule 2, Section I.E.1, provides that the erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities are compatible uses unless the Board of Supervisors, after notice and hearing, makes a finding to the contrary (see Government Code Section

Table 3.6-2. LORS Applicable to Land Use

Jurisdiction	LORS	Applicability	Opt-In Application Reference	Project Conformity
				51238). The Alameda County Board of Supervisors has not made a finding to the contrary with respect to the Project and, as noted above, under the CEC Opt-In Application process, any such consideration would be within the CEC's and not the County's jurisdiction.

3.6.6.1 Federal LORS

There are no Federal LORS related to land use applicable to the proposed Project.

3.6.6.2 State LORS

Assembly Bill 205

Governor Gavin Newsom signed AB 205 into law on June 30, 2022. This legislative effort significantly expands the California Energy Commission (CEC)'s jurisdiction and encourages the development of new clean energy projects. In short, AB 205 allows developers to opt in to a new streamlined environmental review and authorization process for certain solar, wind, and other qualifying clean energy projects under exclusive state jurisdiction. The law also provides new funding for qualifying generation and energy storage facilities. Before AB 205, the CEC's siting authority was limited to thermal power plants with capacities of 50 megawatts (MW) or more. AB 205 expands CEC's siting authority to include non-thermal generating facilities and establishes a new siting certification process for the following eligible facilities:

- Solar photovoltaic (PV) and onshore wind generating facilities with capacities of 50 MW or more.
- Energy storage facilities capable of storing at least 200 MWh of energy.
- Facilities for the manufacture, production, or assembly of energy storage systems, wind systems, solar PV systems, or the components of those systems if the developer certifies the project would require a capital investment of $250 million over a period of 5 years.
- Transmission lines from the above-mentioned generating or storage facilities to the first point of interconnection.
- Thermal generation facilities with capacities of 50 MW or more that are not powered by fossil or nuclear fuels.

AB 205 gives CEC exclusive siting authority over these eligible projects if a developer submits an application to CEC under this certification process instead of an application for entitlements from the jurisdiction in which the project is located. CEC's siting certification is in lieu of any permit, certificate, or similar document required by any state, local, or regional agency, or federal agency to the extent permitted by federal law. It also supersedes any applicable

statute, ordinance, or regulation of any state, local, or regional agency, or federal agency to the extent permitted by federal law, with limited exceptions. AB 205 specifically provides that the certification does not supersede the authority of an exclusive list of agencies: the California State Lands Commission, the California Coastal Commission (CCC), the San Francisco Bay Conservation and Development Commission (BCDC), the California State Water Resources Control Board (SWRCB) or the applicable regional water quality control boards, local air quality management districts, or the California Department of Toxic Substances Control (DTSC).

California Department of Conservation Farmland Mapping and Monitoring Program

The Department of Conservation (DOC) developed categorical definitions of important farmlands for land inventory purposes, which are applied within the DOC's Farmland Mapping and Monitoring Program (FMMP). Important farmlands provide the best opportunity for agricultural production (DOC 2024). The following are the DOC's Important Farmland categories:

- **Prime Farmland:** Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Farmland of Statewide Importance:** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Farmland of Local Importance:** Land of importance to the local agricultural economy as determined by each county's board of supervisors and local advisory committee. In some counties, Confined Animal Agriculture facilities are part of the Farmland of Local Importance, but are shown separately
  - **Confined Animal Agriculture:** Lands used for confined animal agricultural facilities, including but not limited to dairies, feedlots, poultry facilities, and fish farms. Although these uses do not qualify for the major agricultural categories, some counties include them in their Farmland of Local Importance definitions.
- **Unique Farmland:** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the 4 years prior to the mapping date.
- **Grazing Land:** Land on which the existing vegetation is suited to the grazing of livestock.
- **Urban and Build-up Land:** Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, and other developed purposes.
- **Other Land:** Land not included in any other mapping category, Common examples include low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing or confined livestock. Additionally, vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act, better known as the Williamson Act, has been the state's primary agricultural land protection program since its enactment in 1965. More than 16 million of the state's 30 million acres of farm and ranch land are currently protected under the Williamson Act. The Williamson Act creates an arrangement, whereby private landowners agree with counties and cities to voluntarily restrict land in designated Agricultural Preserve areas to agricultural, recreational and open-space uses, and compatible uses. In return, the landowner receives property tax assessments that are lower than normal because the assessments are based on the restricted uses rather than full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. Williamson Act contracts automatically renew each year for a new 10-year period, unless either party files a "notice of non-renewal" to terminate the contract before the end of the current 10-year period. During the ensuing 10-year non-renewal period following a "notice of non-renewal," property taxes are gradually raised to the applicable level for developable land.

The Williamson Act also authorizes cities and counties to establish Farmland Security Zones within existing Agricultural Preserves, and to enter into Farmland Security Zone contracts with a minimum initial term of 20 years, and annual renewal similar to a Williamson Act contract. To be eligible for a Farmland Security Zone contract, the subject land must be designated on the Important Farmland Series maps as predominantly prime farmland, farmland of statewide importance, unique farmland, or farmland of local importance.

3.6.6.3 Local LORS

Alameda County General Plan

The General Plan identifies eight elements of Alameda County, including Community Climate Action Plan, Conservation Element, Housing Element, Noise Element, Open Space Element, Recreation Plan, Safety Element, and Scenic Route Element. Each element includes goals and policies for their respective topics to promote increased sustainability, adequate housing, safety, conservation, scenic quality, and a high quality of life for Alameda County residents. The purpose of the elements is to allow for the utilization of innovative land planning and building design.

East County Area Plan

The Project has a land use designation under the East County Area Plan of Large Parcel Agriculture which is defined in the Plan as follows:

> Large Parcel Agriculture requires a minimum parcel size of 100 acres, except as provided in Programs 40 and 41. The maximum building intensity for non-residential buildings shall be .01 FAR (floor area ratio) but not less than 20,000 square feet. Where permitted, greenhouses shall have a maximum intensity of .025. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Additional residential units may be allowed if they are occupied by farm employees required to reside on-site. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, agricultural processing facilities (for example

wineries, olive presses), limited agricultural support service uses (for example animal feed facilities, silos, stables, and feed stores), secondary residential units, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture. Different provisions may apply in the South Livermore Valley Plan Area, or in the North Livermore Intensive Agriculture Area.

Relevant goals and policies of the East County Area Plan are identified above in Table 3.6-1.

Alameda County Municipal Code, Title 17, Zoning

Title 17, Chapter 17.02.050 - Districts, of Alameda County's Municipal Code further refines the Alameda County General Plan and provides additional detail pertaining to allowed and conditional uses and specific development standards for the various zoning districts. Chapter 17.06 – A Districts and Chapter 17.22 – B Districts cover the Zoning requirements specific to the Project site.

3.6.7 Agencies and Agency Contacts

Applicable permits and agency contacts for land use issues are shown in Table 3.6-3. Land use approval permits from the Alameda County Planning Division would be superseded by CEC approval of the Project under the Opt-In Application program.

Table 3.6-3. Permits and Agency Contacts

Permit or Approval	Agency Contact	Applicability
Site Certification for Opt-In Project (with environmental review under CEQA and AB 52 Tribal Consultation)	California Energy Commission Lisa Worrell Siting, Transmission and Environmental Protection Division 715 P Street, MS-40, Sacramento, CA 95814	Land use entitlement
N/A*	Albert Lopez, Planning Director Alameda County Planning Division 224 West Winton Ave., RM. 111 Hayward, CA, 94544 (510) 670-5400	Local LORS consultation

Note:
* Local approvals would be superseded by CEC approval of the Project under the Opt-In program.

3.6.8 Permits and Permit Schedule

Because of the exclusive jurisdiction of the CEC, no land use permits are required for the Project. Pending approval from the CEC, construction of the Project would commence.

3.6.9 References

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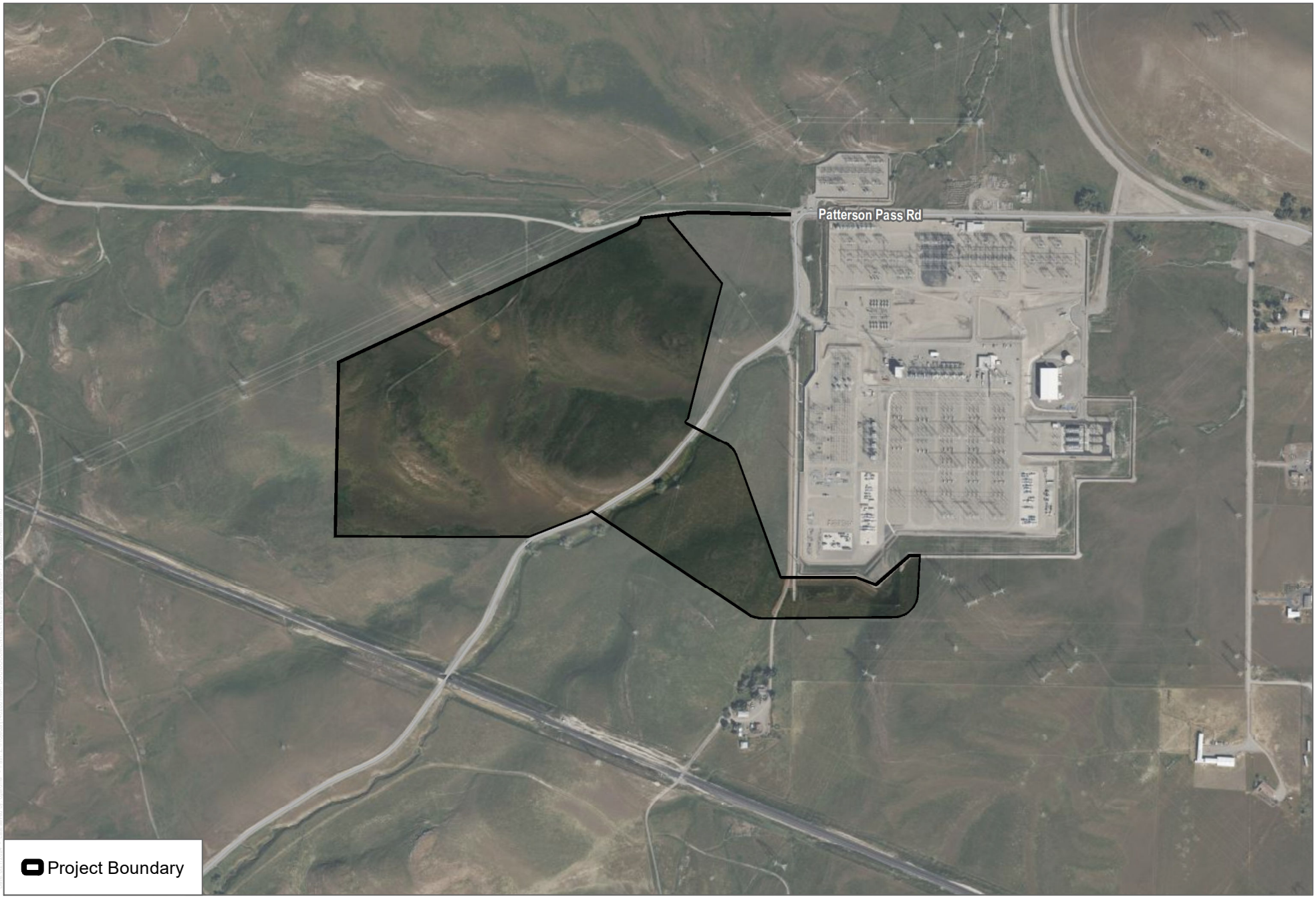
Google Earth Pro. 2023. earth.google.com/web/.



SOURCE: Bing Maps (accessed 2024); Open Streets Map 2019

DUDEK

0 345 690 Feet

FIGURE 3.6-1

Project Site Aerial

Potentia-Viridi BESS Project

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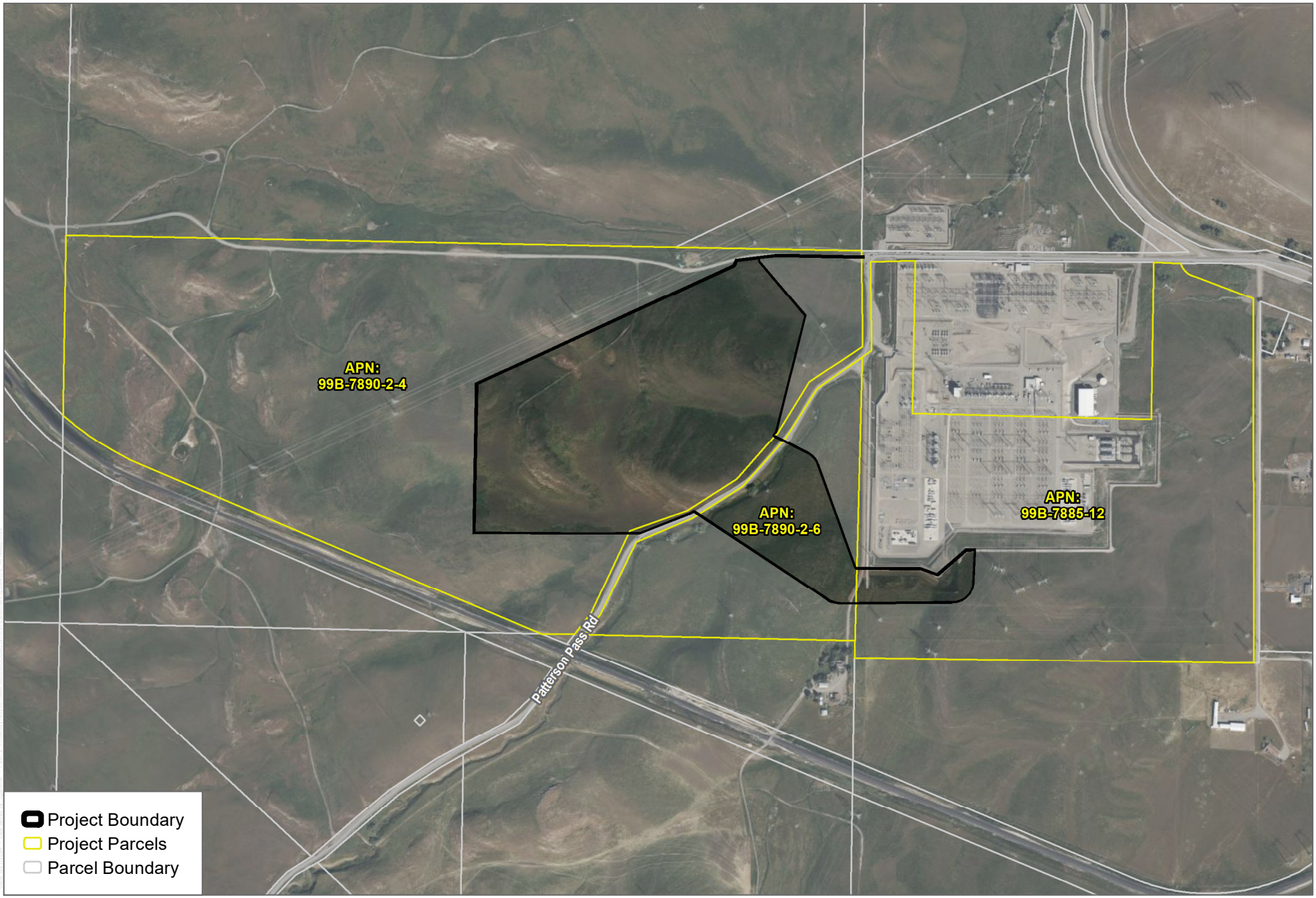

SOURCE: Bing Maps (accessed 2024); Almeda County 2022; Open Streets Map 2019

DUDEK

0 405 810 Feet

FIGURE 3.6-2

APN Map

Potentia-Viridi BESS Project

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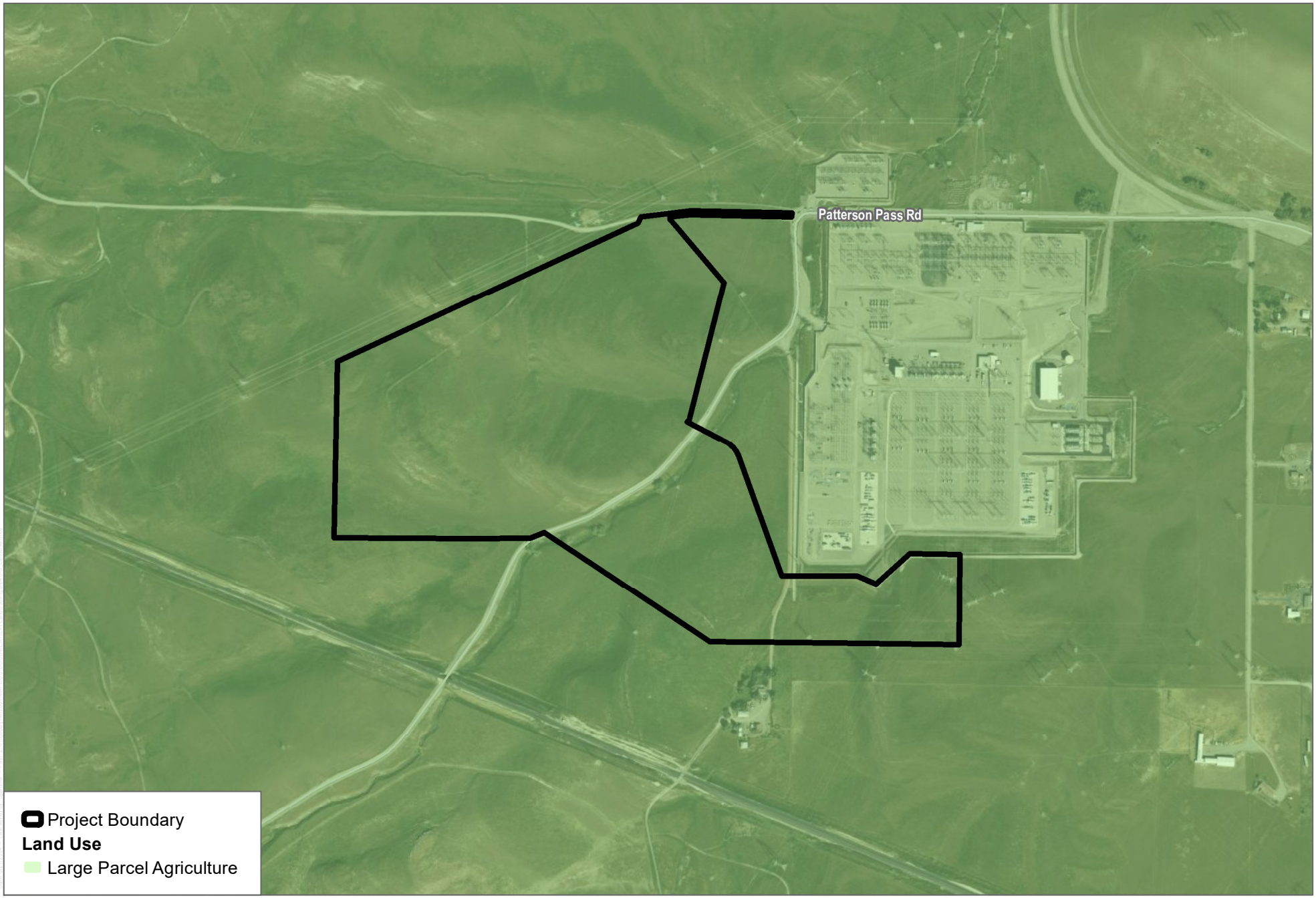

SOURCE: Bing Maps (accessed 2024); Open Streets Map 2019, Alameda East County Area Plan 2002

DUDEK

0 350 700 Feet

FIGURE 3.6-3

Existing Land Use

Potentia-Viridi BESS Project

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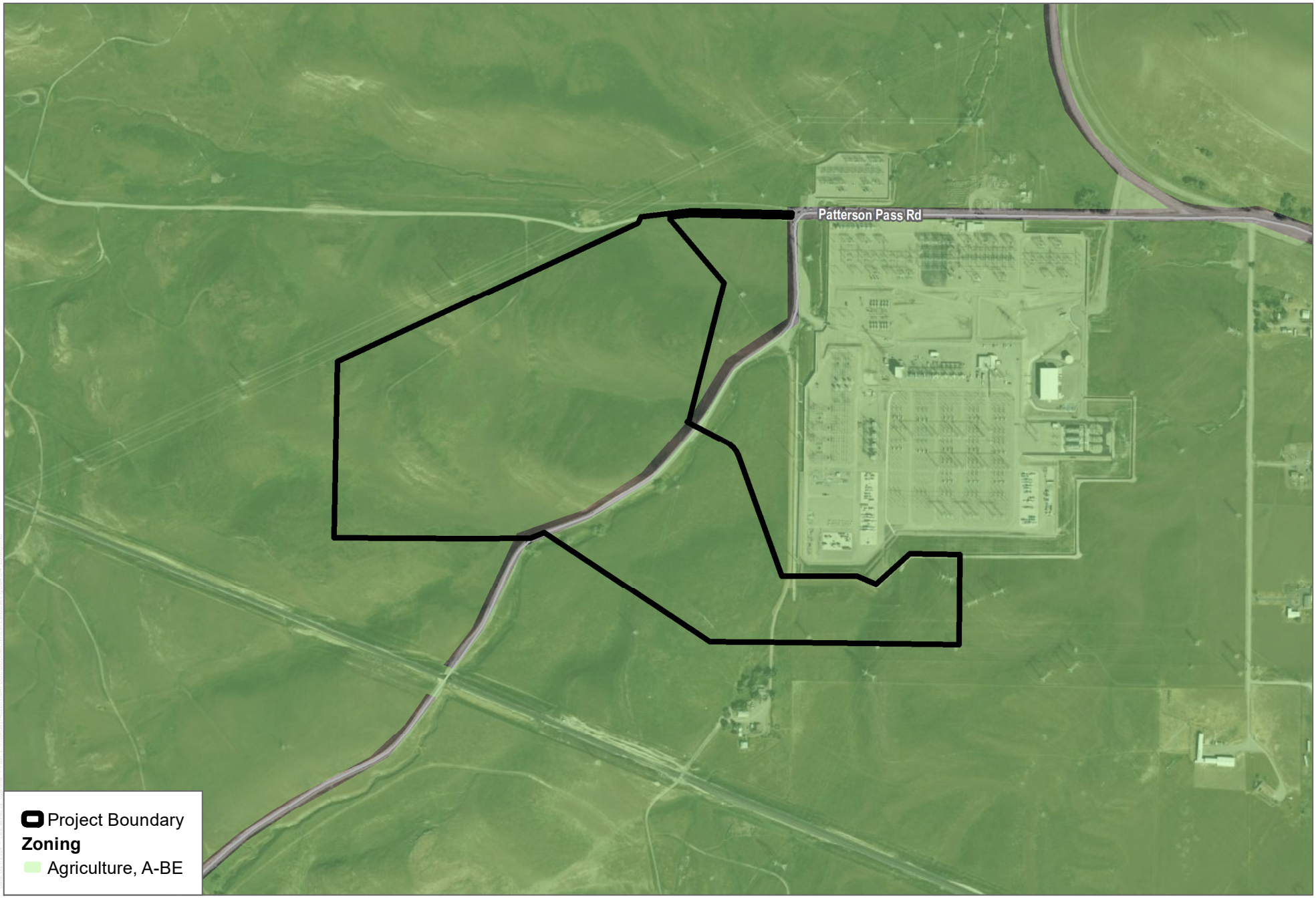

SOURCE: Bing Maps (accessed 2024); Open Streets Map 2019, Alameda County 2022

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0 355 710 Feet

FIGURE 3.6-4

Existing Zoning

Potentia-Viridi BESS Project

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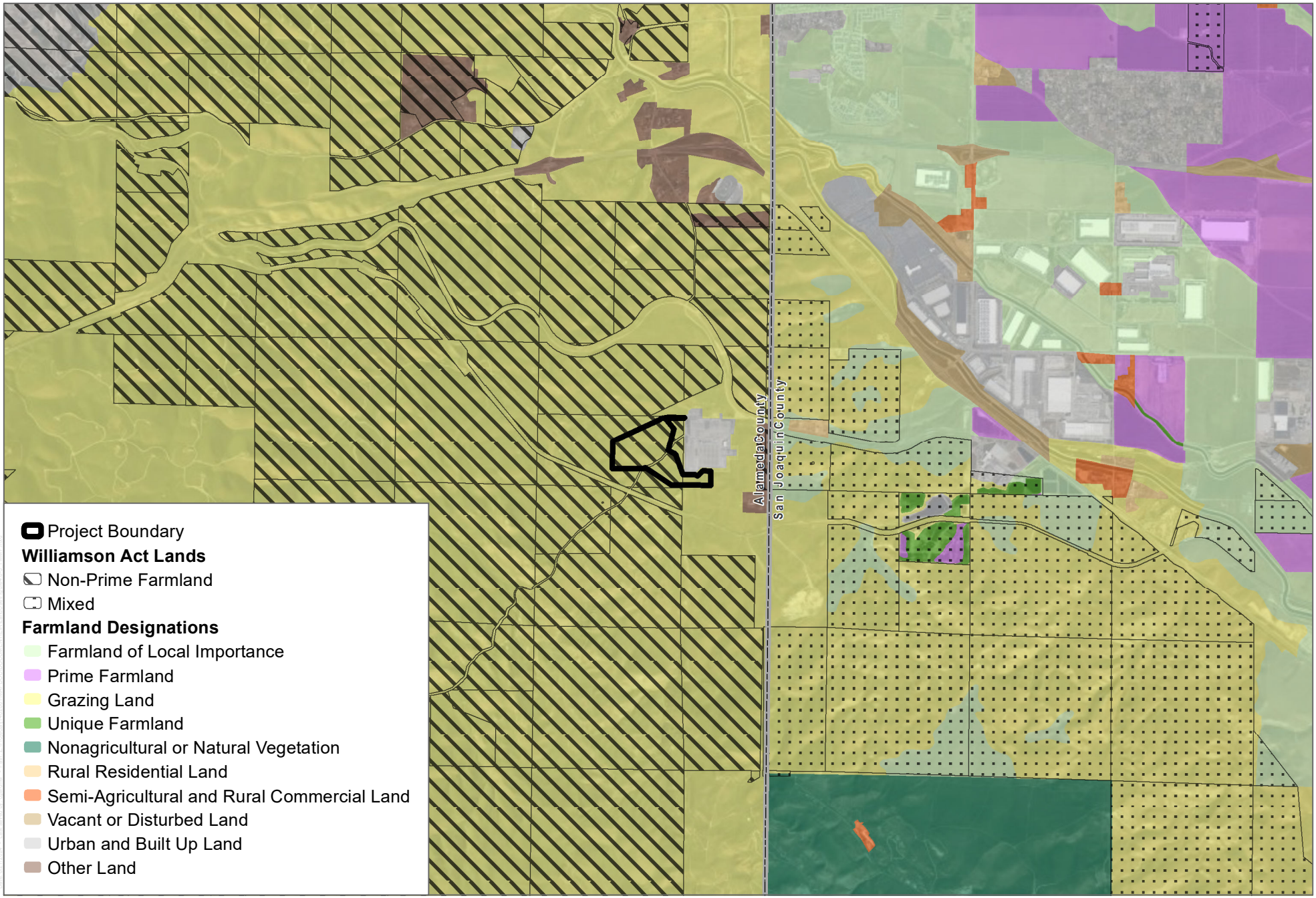

SOURCE: Bing Maps 2021; CA Dept. of Conservation 2018

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0 2,400 4,800 Feet

FIGURE 3.6-5

FMMP Map

Potentia-Viridi BESS Project

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