



Fax Cover Sheet

Department of Public Works and Planning
Development Services Division

DATE: 08.15.07

TO:

FROM: Margie McHenry

Organization: _____

Development Services Division

Attention: MARCUS MAGNESS

Name: _____

Telephone No: _____

Telephone No: 262-4022

Fax No: 448-9099

FAX NO.: (559) 262-4166

TOTAL NO. OF PAGES BEING FAXED INCLUDING THIS COVER SHEET: 20

Message: _____

Per your request ...
pls call if you need anything further.

DOCKET	
06-AFC-10	
DATE	<u>AUG 15 2007</u>
RECD.	<u>AUG 21 2007</u>



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

August 8, 2007

PAO Investments, LLC
45499 W. Panoche Rd.
Firebaugh, CA 93622

Dear Sir or Madam:

SUBJECT: General Plan Conformity Application – Starwood Power-Midway, LLC

Determine General Plan Conformity of Starwood Power-Midway, LLC's proposal to develop an electrical power generating facility on a 5.6-acre site in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) District.

LOCATION: The proposed power generating facility is located on the south side of Panoche Road between Interstate 5 and Fairfax Avenue approximately 12.6 miles southwest of the City of Mendota (SUP. DIST.: 1) (APN: 027-060-78s).

APPLICANT: PAO Investments

EXHIBITS:

1. Location Map
2. Existing Zoning Map
3. Existing Land Use Map
4. Fresno County Adopted General Plan
5. Aerial Photograph of Proposed Power Generating Facility and Surrounding Area
6. Site Plan of Proposed Power Generating Facility

PROJECT DESCRIPTION:

On July 18, 2007, PAO Investments LLC submitted an application for determination of General Plan Conformity on a 5.6-acre parcel for the purposes of establishing a power generating facility. The proposed power generating facility is located on the south side of Panoche Road between Interstate 5 and Fairfax Avenue approximately 12.6 miles southwest of the City of Mendota. The proposed facility would consist of two FT8-3 SwiftPac Combustion Turbine Generator units installed in a simple-cycle power plant arrangement, with a total net generating

PAO Investments, LLC
August 8, 2007
Page 2

capacity of approximately 120 MW. Off-site improvements associated with the project include an approximate 300-foot electric transmission line to tie into the PG&E Substation, a 1,200-foot underground water pipeline connecting the project to the existing CalPeak Panoche plant well adjacent to the project site, 50 feet of new gas transmission line and a gas metering set which will tap into the existing PG&E gas trunkline.

BACKGROUND:

On April 24, 2007, the Fresno County Board of Supervisors approved a request for partial cancellation of the Williamson Act Contract, to remove the subject 5.6-acre area from Agricultural Land Conservation Contract No. 367 restrictions. Approval of the partial cancellation request required the Board to make five specified findings. One of the required findings was a determination that the proposed alternate use is consistent with the General Plan. The Board determined that the five findings could be made and, therefore, approved the partial cancellation.

EXISTING LAND USE:

The existing parcel is zoned AE-20 (Exclusive Agriculture, 20-acre minimum parcel size). The site is designated Agriculture in the Fresno County General Plan and is subject to Agricultural Land Conservation Contract No. 367.

The subject site is currently used as a storage-yard by CalPeak Power. A PG&E electrical substation exists adjacent to the southwest of the project area. Other adjacent land consists of pomegranate orchards.

PROCEDURAL CONSIDERATIONS / PURPOSE OF REPORT:

The California Energy Commission's (CEC) Preliminary Staff Assessment (PSA) regarding the proposed power generating facility indicated that the CEC was unable to determine that the proposed project is consistent with the Fresno County General Plan.

GENERAL PLAN POLICY CONSIDERATIONS

The proposed project and surrounding land is designated for Agriculture in the Fresno County General Plan. As previously-mentioned, the subject site is zoned for agricultural land uses (AE-20). The existing AE-20 zoning (Exhibit 2) is reflective of the County General Plan land use designation for this area.

The Fresno County General Plan contains specific policies related to agricultural land and the protection of those lands as the County's most valuable natural resource and its historical basis of its economy. General Plan Policy LU-A.1 directs urban growth away from valuable agricultural lands to cities and unincorporated communities.

Policy LU-A.3 states that the County shall allow special agricultural uses, agriculturally-related activities and certain non-agricultural uses in areas designated Agriculture. Table LU-3 lists typical uses allowed in areas designated Agriculture. Approval of those and similar uses is subject to a determination that certain criteria can be met. This list is not intended to be inclusive of all uses that can be considered for development. The proposed power generating

PAO Investments, LLC
August 8, 2007
Page 3

facility is similar to other allowed uses which provide a needed service to the surrounding community or the larger area. Table LU-3 includes uses which provide a public benefit to the surrounding community or larger area, such as sewage treatment plants, solid waste disposal, wireless communication facilities and electrical substations. For proposed power generating facilities with a net generating capacity of less than 50 MW, the proposed project requires approval from Fresno County. In those instances, an Unclassified Conditional Use Permit is required to be submitted for review and for a determination before the Fresno County Planning Commission and/or Board of Supervisors. In this case, because the proposed project would have a net generating capacity of 120 MW, an Unclassified Conditional Use Permit was determined to not be required. However, the Fresno County Board of Supervisors has, in the past, approved Unclassified Conditional Use Permits for proposed power generating facilities on land designated for Agriculture and zoned AE-20.

Regarding the criteria to be considered in approval of such uses, as specified in Policy LU-A.3, staff believes the criteria are met sufficiently to determine that the proposed project is consistent with the Fresno County General Plan.

Criterion "a" is met in that the facility is proposed at this non-urban location because of the existing infrastructure installed at the adjacent Pacific Gas and Electric substation and the existing high-volume natural gas lines and 115 kilovolt transmission lines located on the subject parcel. The existing infrastructure allows for efficient interconnection, which reduces impacts on adjacent land. Criterion "b" can be met because a site selection investigation was performed by the applicant, looking for land that was in sufficient proximity to the infrastructure listed above. No less productive agricultural lands were identified within sufficient proximity to serve as a reasonable alternative. The proposed power generating facility is estimated to have a maximum annual groundwater demand of 135.6 acre-feet. Based on the environmental documentation submitted to the California Energy Commission, the proposed facility will not have a significant effect on groundwater resources, and would meet Criterion "c". The proposed facility is located approximately 12.6 miles from the city of Mendota and approximately 13.7 miles from the city of Firebaugh. While a location closer to sources for the two required employees would be preferable, other site requirements preclude such a location.

CONCLUSION:

Table LU-A.3 lists typical uses allowed on land designated for Agriculture in Fresno County. The identified uses are not intended to be an exhaustive listing of all allowed uses, but instead are typical uses allowed. Other similar uses can also be permitted on land designated for Agriculture. It has been determined that the proposed power generating facility is similar to other non-agricultural uses listed in Table LU-3 of the Fresno County General Plan. Further, the Starwood Power-Midway facility meets the criteria for allowing such a use as described in Policy LU-A.3 of the General Plan. The development of the proposed use on the subject property is consistent with the Fresno County General Plan.

This determination was supported by the Board of Supervisors on April 24, 2007, when the request for partial cancellation of Agricultural Land Conservation Contract No. 367 was approved.

No additional land use entitlement review by Fresno County is required for the development of the proposed power generating facility.

PAO Investments, LLC
August 8, 2007
Page 4

If you have questions regarding this General Plan Conformity review, please call me at (559) 262-4022.

Sincerely,



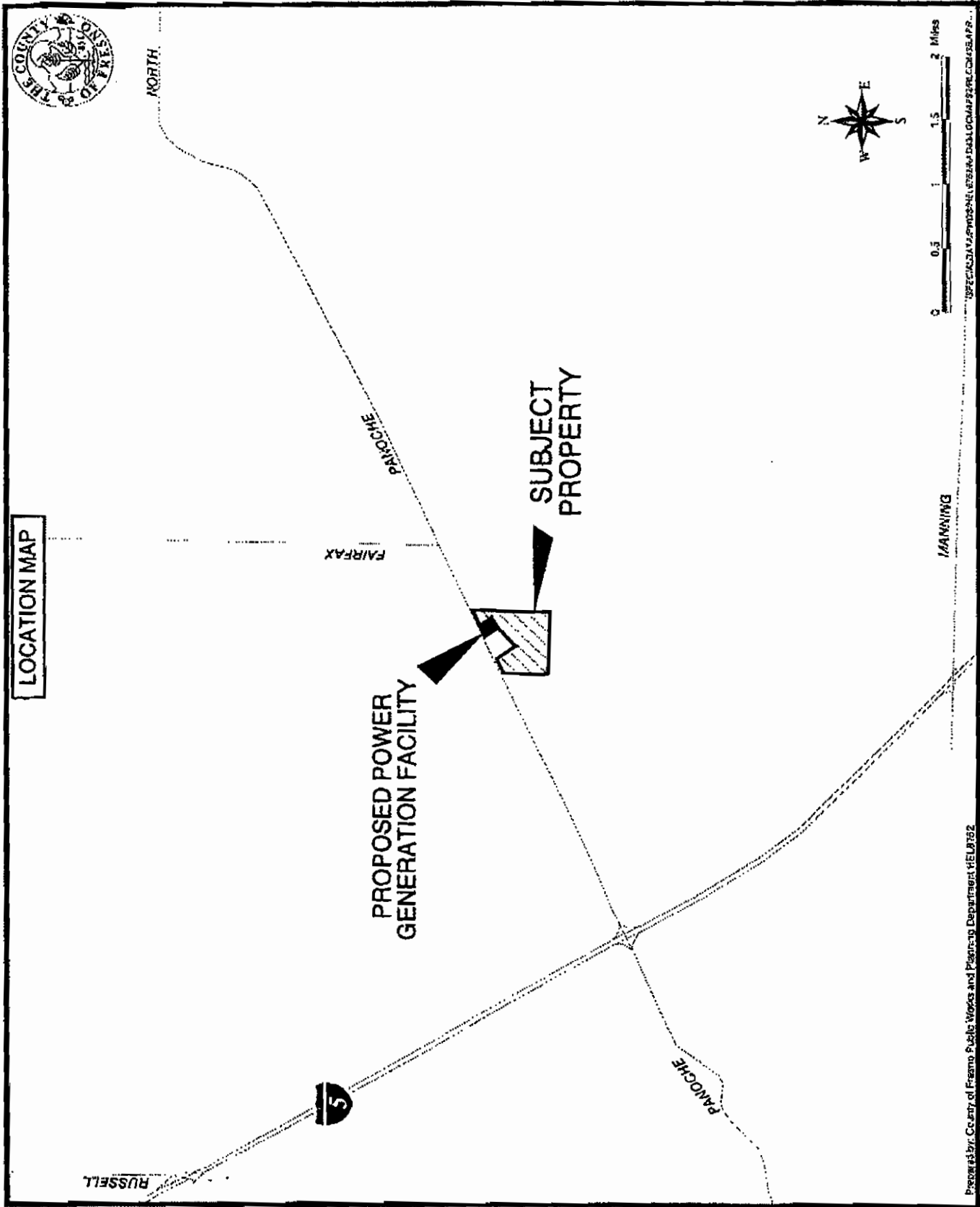
Jared Nimer, Planner
Development Services

JN:hr
G:\4360Devs&Pln\PROJSEC\PROJDOCS\GPC\Starwood Power - Midway\GPC letter.doc

Enclosures

- c: Bernard Jimenez, Division Manager
- Will Kettler, Principal Planner
- Margie McHenry, Senior Planner
- Zachary Redmond, Deputy County Counsel
- Marcus Magness

EXHIBIT 1



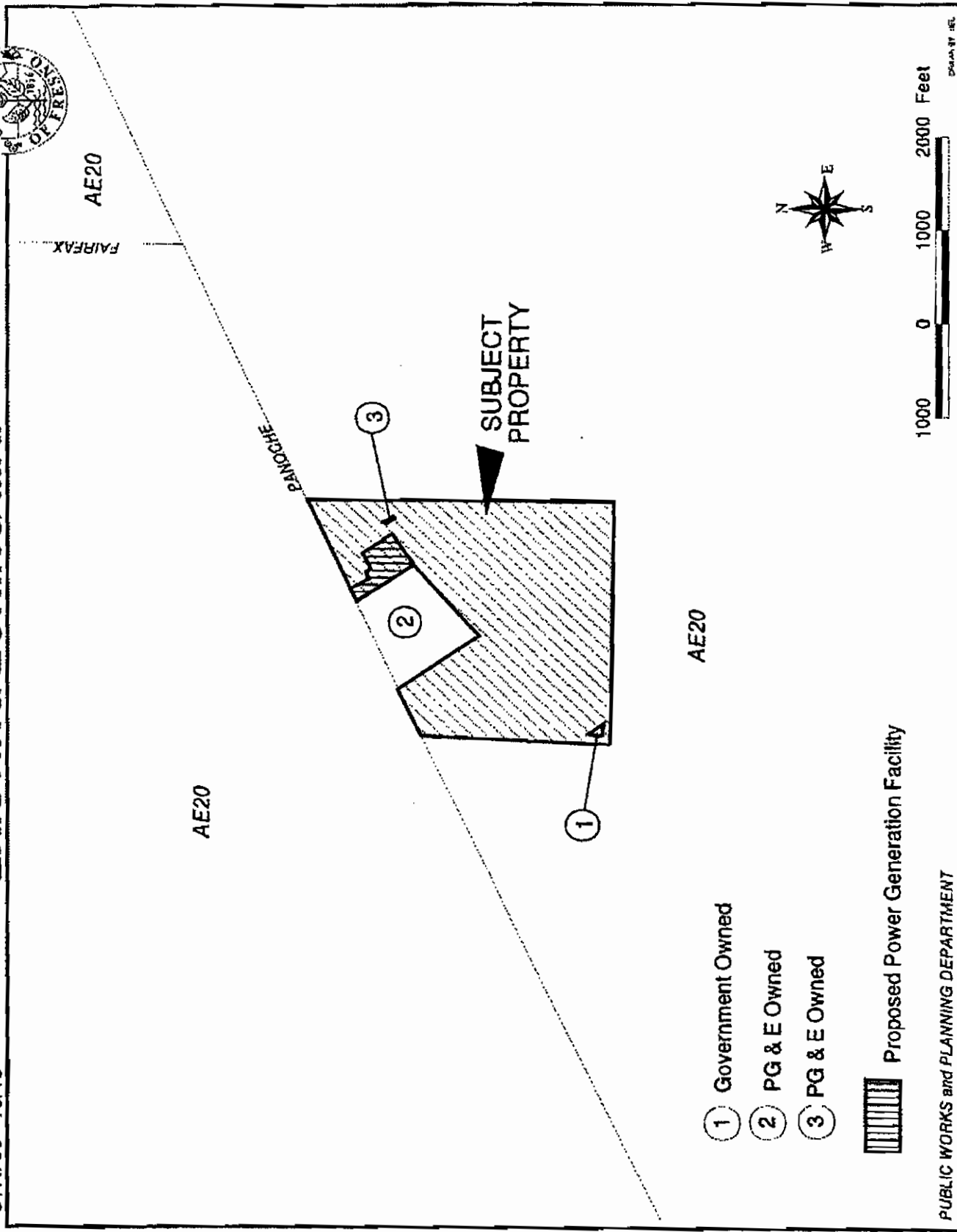
Prepared by: County of Fresno Public Works and Planning Department HIL0702

EXHIBIT 2



EXISTING ZONING MAP

STR: 06 - 15/13



- ① Government Owned
- ② PG & E Owned
- ③ PG & E Owned

 Proposed Power Generation Facility

PUBLIC WORKS and PLANNING DEPARTMENT

EXHIBIT 3

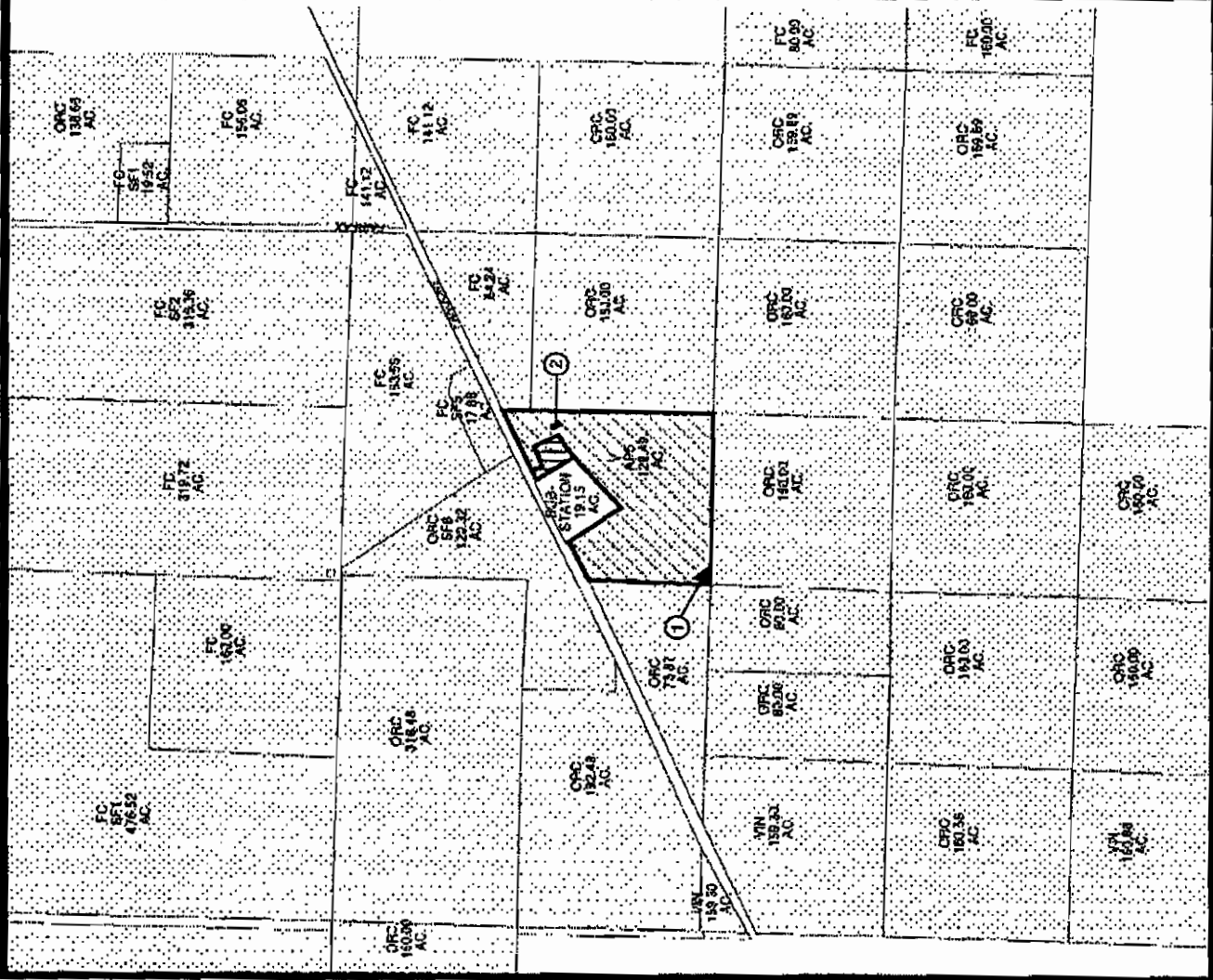


EXISTING LAND USE MAP

LEGEND	
	AP1 - APARTMENT
	FC - FIELD CROP
	ORC - ORCHARD
	SF# - SINGLE FAMILY RESIDENCE
	V - VACANT
	VIN - VINEYARD

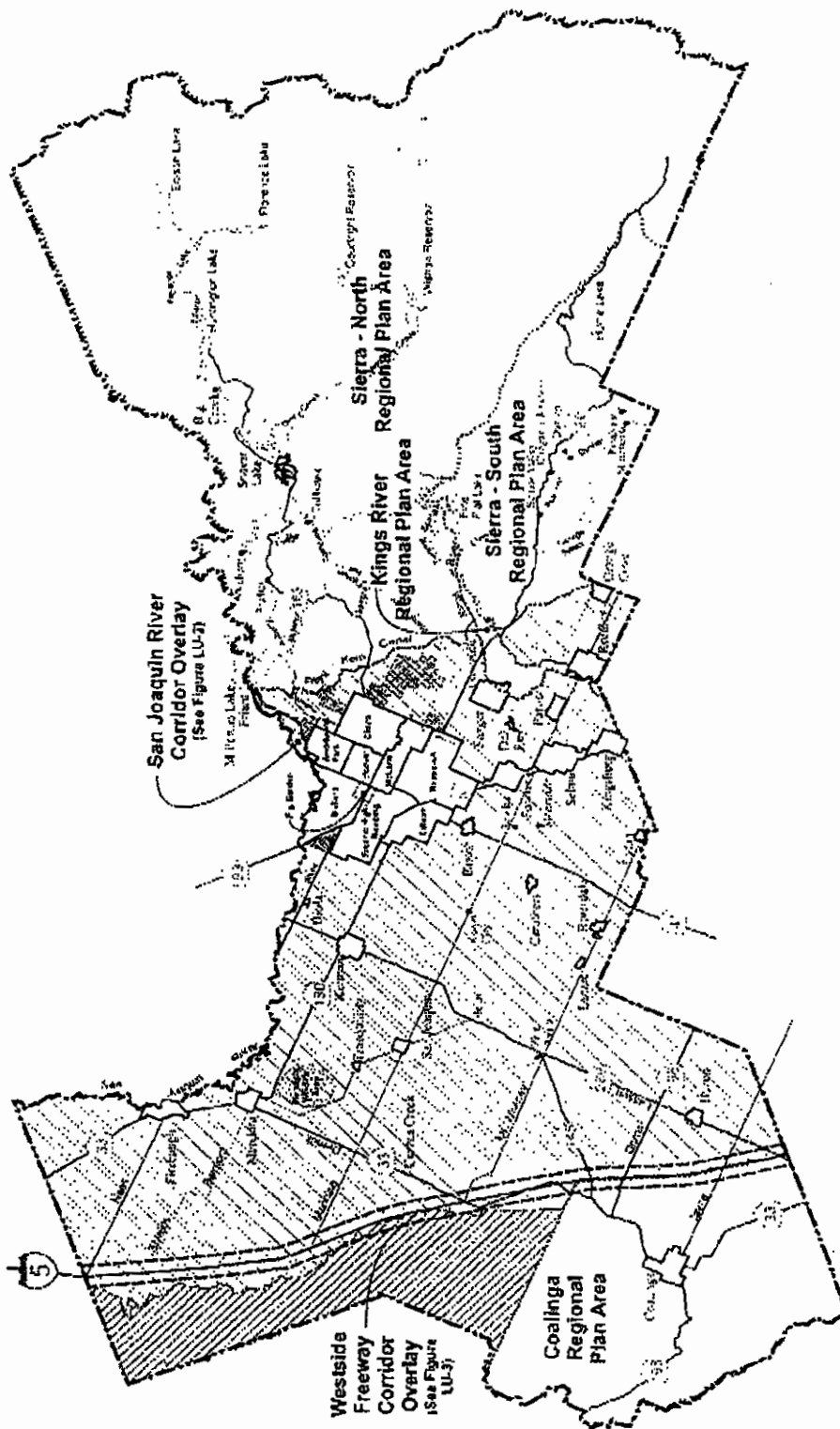
Subject Property
 Ag Contract Land
 Proposed Power Generation Facility

- ① Government Owned
- ② PG&E Owned



Prepared by: County of Fresno The Department of Public Works and Planning HEL 8752

EXHIBIT 4

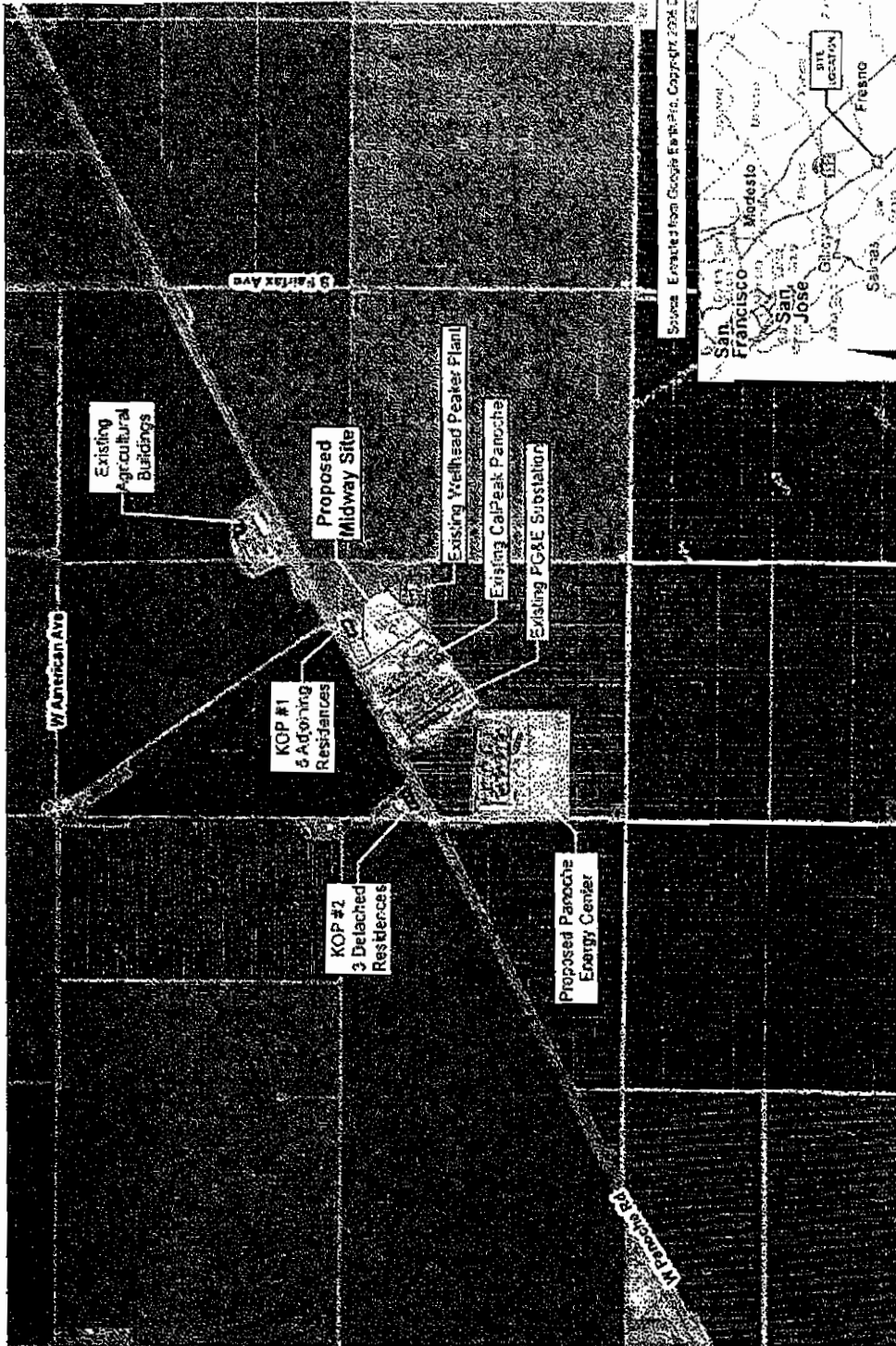


**Fresno County General Plan
Countywide Land Use
Diagram
Figure LU-1a**

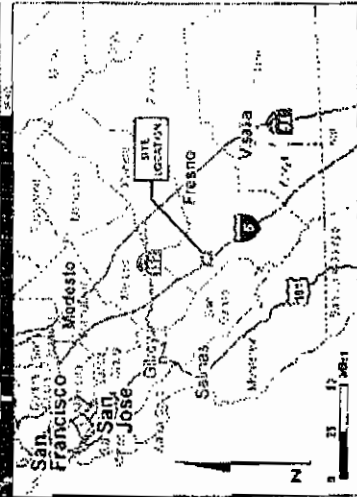
	NORTH Scale: 1" = 10 miles		Regional Plan Area*		Agriculture
	Community Plan Area*		Westside Rangeland		Open Space (See Figure LU-1b)
	Fresno/Clovis Sphere of Influence		Agriculture		Westside Rangeland
			Open Space (See Figure LU-1b)		Agriculture
			Fresno/Clovis Sphere of Influence		Open Space (See Figure LU-1b)

* See Regional, Community, & Specific Plans for more detail.

EXHIBIT 5



Source: Extracted from Google Earth Pro, Copyright 2006 DigitalGlobe



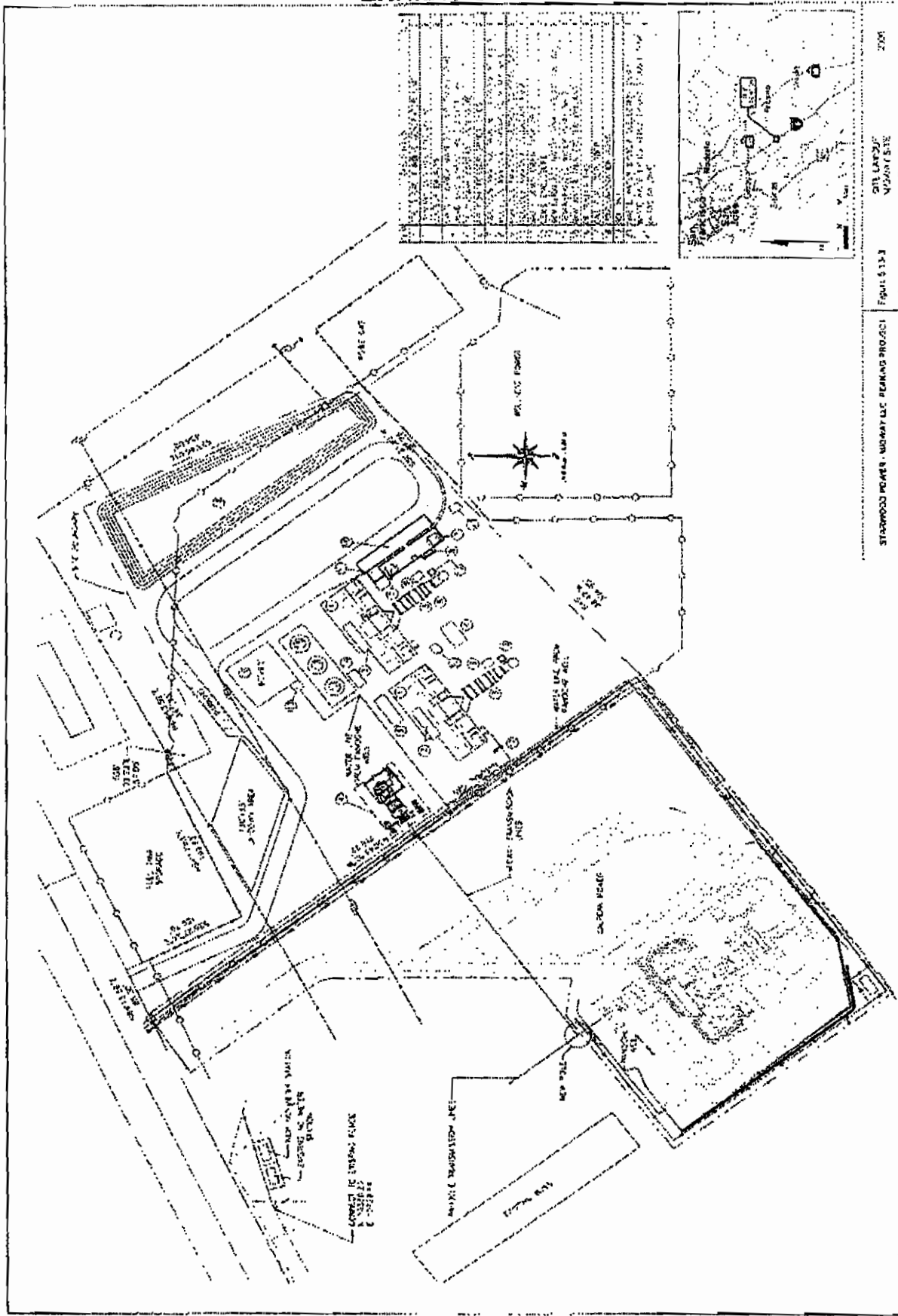
STARWOOD POWER - MIDWAY, LLC PEAKING PROJECT

Figure 5.13-5

AERIAL OF IMMEDIATE PROJECT VICINITY

2006

EXHIBIT 6



STARWOOD POWER - NIGMAT LLC REFINING PROJECT Figure 6-13-1

BEFORE THE ENERGY RESOURCES CONSERVATION AND DEVELOPMENT COMMISSION OF THE
STATE OF CALIFORNIA

APPLICATION FOR CERTIFICATION
FOR THE **STARWOOD POWER
PLANT**

Docket No. 06-AFC-10
PROOF OF SERVICE
(Revised 3/16/07)

INSTRUCTIONS: All parties shall either (1) send an original signed document plus 12 copies or (2) mail one original signed copy AND e-mail the document to the address for the Docket as shown below, AND (3) all parties shall also send a printed or electronic copy of the document, which includes a proof of service declaration to each of the individuals on the proof of service list shown below:

CALIFORNIA ENERGY COMMISSION
Attn: Docket No. 06-AFC-10
1516 Ninth Street, MS-4
Sacramento, CA 95814-5512
docket@energy.state.ca.us

APPLICANT

Ron Watkins
Calpeak Power
7365 Mission Gorge Road, Suite C
San Diego, CA 92120

Rich Weiss
2737 Arbuckle St.
Houston, TX 77005 USA

APPLICANT'S CONSULTANTS

Angela Leiba, URS
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108

COUNSEL FOR APPLICANT

Allan Thompson
21 "C" Orinda Way, No. 314
Orinda, CA 94563
allanori@comcast.net

INTERESTED AGENCIES

Larry Tobias
Ca. Independent System Operator
151 Blue Ravine Road
Folsom, CA 95630
LTobias@caiso.com

Electricity Oversight Board
770 L Street, Suite 1250
Sacramento, CA 95814
esaltmarsh@eob.ca.gov

INTERVENORS

ENERGY COMMISSION

JOHN L. GEESMAN
Associate Member
jgeesman@energy.state.ca.us

JEFFREY D. BYRON
Presiding Member
jbyron@energy.state.ca.us

Garret Shean
Hearing Officer
gshean@energy.state.ca.us

Dick Ratliff
Staff Counsel
dratliff@energy.state.ca.us

Che McFarlin
Project Manager
cmcfarli@energy.state.ca.us

Public Adviser
pao@energy.state.ca.us

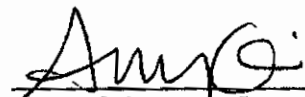
DECLARATION OF SERVICE

I, Amy Gramlich, declare that on August 21, 2007, I sent copies of the attached County of Fresno Letter regarding the General Plan Conformity Application, to those identified on the Proof of Service list above.

OR

Transmission via electronic mail was consistent with the requirements of California Code of Regulations, title 20, sections 1209, 1209.5, and 1210. All electronic copies were sent to all those identified on the Proof of Service list above.

I declare under penalty of perjury that the foregoing is true and correct.



[signature]