

SECTION 4

ENVIRONMENTAL CHECKLISTS

4.1 LAND USE AND PLANNING

Would the proposal:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be incompatible with existing land uses in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The three PG&E power generation plants being considered for divestiture are located along the coastal areas of Northern and Central California. Generally, plants in the Central Coast area are located in semi-rural communities, in contrast to the Northern California plant which is located in a more densely populated, urban area.

Regional Setting

The California Coastal Act of 1976 sets forth policies and guidelines for cities and counties located along the coast. The Act addresses the expansion of power generating facilities. Section 30260 of the Act states that "Coastal-dependent industrial facilities shall be encouraged

to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent”

San Luis Obispo County

The Morro Bay power plant is located within San Luis Obispo County along the Central California coast. The county has recently been growing relatively rapidly, with greater population and economic growth than the state averages. Historically, the county has been dependent upon agricultural, commercial fishing, and energy extraction and production. However, in recent decades, tourism and retirement communities have added to the local economy.

Monterey Bay Area

The Moss Landing power plant is located on Monterey Bay, 12 miles northwest of Salinas in Monterey County. This Central California coast county is generally semi-rural with some urbanized areas. The region features a mix of agricultural, fishing and tourist activities, and also has a number of retirement communities. Recently, the region has been experiencing an economic transition because of military downsizing and the closure of Fort Ord. Some base facilities have recently been converted to a California State University campus.

Alameda County

The Oakland power plant is located near the San Francisco bay in the City of Oakland, in Alameda County. Alameda County is primarily a urbanized area in which industrial and commercial uses are located along the Bay waterfront.

Local Setting

Morro Bay

The Morro Bay power plant is located between Embarcadero Road and U.S. Highway 1 in Morro Bay, within the central California coastal county of San Luis Obispo. The power plant is located next to Morro Rock, the City’s major landmark. In addition, the plant is situated near beaches, a baseball field, camping and recreational vehicle storage on the north; the Morro Bay harbor to the west; and residential and commercial uses to the east and south. The power plant facilities also include the Morro Bay Tank Farm, which is located in an agricultural and open space area approximately four miles northeast of the power plant.

Several documents guide land use planning in and around the Morro Bay power plant. These include the Morro Bay Local Coastal Program Land Use Plan, the City of Morro Bay General Plan and the Morro Bay zoning map.

Local Coastal Program

The City of Morro Bay's Land Use Plan for the Local Coastal Program was certified by the California Coastal Commission in 1982. The land use plan designates the Morro Bay power plant site as Coastal-Dependent Industrial, permitting thermal power plants and other similar uses which must be located on or adjacent to the ocean. The Planned Development overlay district applies to the power plant site. This designation requires that any development must be in accordance with a precise development plan, and must receive discretionary City approval. The site is also designated for Interim uses. The Interim use designation allows for non-permanent structures that support visitor-related, commercial fishing and temporary recreational uses.

General Plan

The General Plan (1988) designation for the Morro Bay power plant site is derived from the Local Coastal Plan. The site is identified as a Coastal-Dependent Industrial District, with Planned Development and Interim Open Space overlays. Nearby land use designations include Open Space/Recreation, Environmentally Sensitive Habitat, General Light Industrial, Commercial, and Low/Medium Density Residential.

The Coastal-Dependent Industrial District gives priority to power plant expansion on the PG&E-owned property over other coastal dependent industrial uses, but limits expansion to small facilities whose location would not affect views of Morro Rock from Highway 1 and visitor-serving areas. The Coastal-Dependent Industrial District limits interim uses by allowing for only non-permanent structures. Permitted interim uses include visitor access, recreational vehicle parks, parking, and recreational uses.

Zoning

The Morro Bay power plant is zoned M-2, Coastal Dependent Industrial, with overlay zoning PD (Planned Development) and Interim Use. The Coastal Dependent Industrial District permits power plants. Adjacent zoning includes M-1 (Light Industrial), R-2 (Duplex Residential), and OA-1 (Open Area 1).

Moss Landing

The Moss Landing power plant is located east of Highway 1 north of Dolan Road, and adjacent to Moss Landing Harbor and Elkhorn Slough National Estuarine Research Reserve. The plant also includes a nearby fuel tank farm located east of the power plant, and several parcels west of Highway 1. The power generating plant and tank farm are separated from the tourist and recreational fishing community of Moss Landing by Highway 1, and are surrounded by light industrial, agricultural, and wetlands resources.

Several documents guide land use planning in and around the Moss Landing power plant. These include the Local Coastal Program for the Moss Landing community, the zoning code for Monterey County, the Monterey County Coastal Implementation Plan, and the Moss Landing Power Plant Master Plan: 1994-1998.

Local Coastal Program

The *North County Land Use Plan: Local Coastal Program* for Monterey County, amended May 1987, provides policy guidance for the Moss Landing community. The land use map for Moss Landing designates the power plant site and nearby properties as Heavy Industrial - Coastal Dependent. Nearby uses east of Highway 1 include Wetlands and Agricultural Conservation. West of Highway 1, land uses are designated as Heavy Industrial, Light Industrial, Wetlands, Harbor Facilities, General, Recreation and Visitor Serving, Educational, and Residential uses.

The plan would accommodate expansion of the power plant within the existing site, guided by the Moss Landing Power Plant Master Plan. The use of coal or nuclear fuels are discouraged to minimize adverse effects on public health and agriculture and aquaculture uses.

Zoning

The power plant site is zoned HI (Heavy Industrial). According to Section 20.28.050 of the Monterey County Code (Zoning), the manufacture of electrical power is a permitted use in the district.

Coastal Implementation Plan

The *Monterey County Coastal Implementation Plan* (Part 2), January 1988, regulates development in the North County Land Use Plan Area, which includes the Moss Landing power plant. The general development standards include permitted expansion of coastal dependent industrial facilities within existing sites (before off-site expansion shall be considered), required use of the least environmentally damaging alternative, and compatibility with existing community land use patterns. In addition, “commercial fishing activities and aquaculture shall have priority over the other types of coastal-dependent industrial uses in industrial areas . . .” (20.144.160.C.1.a).

Master Plan

The Moss Landing Power Plant Master Plan was developed by PG&E and reviewed and approved by Monterey County in November 1994, in accordance with the North County Land Use Plan, Policy 5.2.2. The document outlines PG&E’s capital and operational improvement plans for the Moss Landing facility.

Oakland

Oakland, the largest city in the East Bay, is located in northwestern Alameda County. Historically, Oakland has been a manufacturing, military and shipping center, but over the last two decades the local economy has shifted to government and service sector uses.

The Oakland power plant is located within the Jack London waterfront area of Oakland on a two-acre parcel at 50 Martin Luther King Junior Way at Embarcadero. The area around the power plant includes a mix of heavy industrial, retail, office, warehouse, and transportation uses adjacent to Oakland's Inner Harbor. The site is located within one-half mile of downtown Oakland, but is separated from downtown by Interstate 80, an elevated freeway. Over the past several years, the Jack London Square district has transitioned to include large-scale retail and entertainment destination uses.

Comprehensive Plan

The City of Oakland is currently updating its General Plan. Until the General Plan has been completed and adopted, the City's current Comprehensive Plan regulates land use and planning. However, under the Oakland City Charter (section 706), the Board of Port Commissioners is vested with the authority to control land uses and exercise jurisdiction within the Port Area (Witterhorn, 1997).

General Plan Update

As part of its General Plan update, the City of Oakland has recently adopted the Historic Preservation Element (March 1994) and the Open Space, Conservation, and Recreation Element (June 1996). The Land Use and Transportation Element is currently being updated and is targeted for completion and adoption in late 1997. Updates for the Housing Element and the Safety and Noise Element have not been initiated, but the elements are expected to be adopted in 1997 and 1998, respectively.

The draft Land Use element establishes the Jack London waterfront as part of the Estuary District, which encourages a mix of uses. Commercial, entertainment, visitor services, cultural, research and development, and distribution are permitted uses under the draft.

Estuary Plan

The Port of Oakland and the City of Oakland are jointly developing a plan for Oakland's waterfront, which includes the Jack London Square district. In comparison to the General Plan, the purpose of the Estuary Plan is to provide a specific plan for development on Oakland's waterfront. The plan is expected to be adopted by September 1997. The Port of Oakland planning jurisdiction includes land on the harbor (southwest) side of Third Street.

Zoning

The Oakland power plant and surrounding vicinity are designated as M-40, Heavy Industry. However, because of the authority vested by the City Charter (Section 706) in the Board of Port Commissioners, the zoning designations of the City do not apply within the Port Area. At this time the Port of Oakland has not adopted a zoning or land use code for properties that are either under the control of the Port or private land which falls under Port of Oakland jurisdiction. There is no anticipation that such a land use or zoning code will be adopted in near term, however, the Port does have the authority under the Charter to do so. The Port has accepted the land use for the power plant and assumes that it will continue so as long as the facility remains in operation (Heffes, 1997).

CHECKLIST ISSUES

a) General Plan Designations and Zoning

Morro Bay

Morro Bay's General Plan and zoning designate the power plant site as Coastal-Dependent Industry. It is also a Planned Development district in which interim uses are permitted.

Under divestiture, the Morro Bay plant is expected to continue operation as a power plant facility. Continuation of the existing use would not conflict with the existing general plan designation or zoning for the site. If the plant were permanently decommissioned, the site could be converted to industrial uses under existing zoning. However, that is not expected. Any unforeseen development on the site would be subject to future environmental review and mitigation. Therefore, the project would have a less-than-significant impact on land use issues affecting general plan designations and zoning.

Moss Landing

The land use plan for Monterey's North County designates the plant site for Heavy Industrial - Coastal Dependent uses, in which electrical power generation is permitted. In addition, the site is zoned HI, Heavy Industrial.

Land use changes on the site resulting from divestiture are not anticipated at this time. Therefore, the project would not conflict with the general plan designation or zoning, and would have a less-than-significant impact.

Oakland

Although the Oakland power plant site is currently designated by the City of Oakland as M-40, Heavy Industry, land use jurisdiction for the facility is under the authority of the Port of Oakland. The power plant is expected to remain in operation under either a new owner or PG&E. The Port

of Oakland anticipates that the land use designation for the Oakland power plant will remain unchanged as long as the facility is operational (Heffes, 1997). Therefore, the project would not be expected to cause conflicts with the Port Of Oaklands planning or land use designations and would have a less-than-significant impact.

Conclusion

The three generating facilities designated for divestiture are all located in areas zoned for heavy industrial uses, which typically include power generating facilities. It is likely that all three plants will continue to be operated as power generating facilities. Therefore, the project's impacts on local land use plans and zoning would be less than significant.

b) Applicable Environmental Plans

Morro Bay

The Morro Bay Local Coastal Program's land use plan designates the power plant site as Coastal-Dependent Industry. It is also a Planned Development district in which interim uses are permitted. Use of the plant by a new owner would be consistent with these designations and would thus not constitute a significant impact.

See sections 4.4, 4.5 and 4.10 for discussions of applicable environmental plans pertaining to water, air quality, and noise.

Moss Landing

Moss Landing's Local Coastal Program's land use plan designates the power plant site as Heavy Industry - Coastal Dependent.

The Moss Landing Power Plant Master Plan identifies projected plant operational improvements. The document was approved by Monterey County in November 1994. The Master Plan includes strategies for mitigating the impacts of plant operations on the surrounding land uses. A new owner would be subject to the same requirements, designations and limitations outlined in the Master Plan as PG&E. Any specific developments and land uses that are allowed to occur under the Master Plan will be required to secure the proper permits and approvals from the County of Monterey. Any changes to the Master Plan will have to be approved by Monterey County and other appropriate agencies. Therefore, any impacts on applicable environmental plans associated with the project will be less than significant. See sections 4.4, 4.5 and 4.10 for discussions of applicable environmental plans pertaining to water, air quality, and noise.

Oakland

The Oakland power plant is located more than 100 feet from the Inner Harbor and, other than surface runoff, does not discharge into the Bay. It, is therefore, not within the jurisdiction of the

Bay Conservation and Development Commission (BCDC). No impacts to the environmental plans or policies are anticipated.

See checklists 4, 5, and 10 for discussions of applicable environmental plans pertaining to water, air quality, and noise.

Conclusion

The Oakland power plant is located near San Francisco Bay. For this power plant, the project would not conflict with applicable environmental plans, and would have a less-than-significant impact. Divestiture of the Morro Bay plant, which would continue to be subject to the Morro Bay Local Coastal Program, would not conflict with environmental plans, and the impact would be less than significant.

The PG&E Moss Landing Power Plant Master Plan and the requirements under that plan will be applicable to the new owner of that plant. Any changes to the Master Plan would require approval by Monterey County and other appropriate agencies. Therefore, the divestiture of the Moss Landing Plant would not conflict with the current environmental plans and the project would have a less than significant impact.

c) Existing Land Use

Morro Bay

The power plant is separated from commercial and residential uses to the east and south by Highway 1 and landscaping. A high school is located less than one-half mile north of the power plant. In addition, north of Morro Creek, PG&E has leased a portion of the site to the city for a baseball park and to a private entity that rents the site for camping and recreational vehicle storage. It is unclear whether recreational vehicle owners use the property for long-term residential purposes. However, the city has indicated that some parks originally intended to accommodate short-term use by travel trailers are now providing permanent housing. Other than these recreational vehicles, residences are located within one-half mile of the plant.

Concerning the property where recreational vehicle lodging occurs and the property leased to the city for a baseball park, the terms and conditions of the current lease will be conveyed by PG&E to the new owner. At the end of the current lease term, PG&E can renew the lease to the City of Morro Bay under the same terms and conditions, renegotiate it or terminate it. The new owner would have the same options under the same schedule. The options with respect to the lease will not change with divestiture. Therefore, the project would have a less than significant impact on these adjacent land uses.

Moss Landing

Existing land uses around the Moss Landing power plant are characterized by ocean-dependent industrial, visitor-serving retail, recreational wetlands, and agricultural uses. The project would not conflict with these uses. The nearest residential uses are located more than one-half mile from the plant and are buffered from the power plant by an industrial site, antique stores, Moro Cojo Slough and Highway 1. Residential uses are also located within one-quarter mile of the fuel tank farm, off of Elkhorn Road. These residences are separated from the tank farm by agricultural uses.

The Moss Landing power plant is separated from potentially conflicting land uses by wetlands and agricultural land. The project would not be any less compatible with existing land uses than the existing generating plant, and would therefore have a less-than-significant impact on adjacent land uses.

Oakland

Land uses around the Oakland power plant are characterized by industrial, commercial, and transportation supportive uses. The project would be consistent with these uses. Residential uses are located northwest of Interstate 80, and are buffered from the power plant by multi-story office and warehouse structures, and the elevated freeway.

The blocks surrounding the power plant site include a variety of land uses. The future use would be compatible with the both the City of Oakland designation of M-40 (Heavy Industry) zoning and the Port of Oakland's acceptance of the site for heavy industrial use, and the mixed-use, industrial character of the Jack London Square area. Therefore, the project would have a less-than-significant impact on adjacent land uses.

Conclusion

A recreational vehicle storage and camping site and a baseball park are being leased on the northern portion of the Morro Bay power plant site. The terms and conditions of the existing lease agreement will be conveyed to the new owner with the sale of the Morro Bay Plant. However, the option to renew, change or terminate the lease with the City of Morro Bay would not change under divestiture. Therefore, the impact of divestiture on surrounding land use compatibility would have a less than significant impact.

d) Agricultural Resources

Morro Bay

Morro Bay is an agricultural area, which produces primarily corn, beans and dry farming crops. Livestock also graze in the nearby hillsides. Agricultural uses occur one-half to two miles east of the power plant, in the Choro and Morro Valleys and the Morro Highlands.

The Morro Bay power plant and nearby agricultural uses have co-existed in close proximity since the plant began operation in 1950. The Morro Bay plant would not affect nearby agricultural uses if the new owner continued to operate the plant within current permitted levels. See section 4.5 regarding air quality and section 4.7 biological resources for further discussion of these issues. Therefore, the project would have a less-than significant impact.

Moss Landing

The Moss Landing power plant is adjacent to a mix of agricultural uses to the east and south. These include row crops, such as Brussels sprouts, artichokes and strawberries are grown, along with cattle grazing and dairy operations. Elkhorn Slough and wetlands are to the north, with the National Refractories' industrial facilities, also to the south. Moss Landing Harbor facilities are to the immediate west.

The power plant and nearby agricultural uses have co-existed in close proximity since the plant began operation in 1950. The Moss Landing plant would not affect nearby agricultural uses if the new owner continues to operate the plant within current permitted levels. See section 4.5 regarding air quality and section 4.7 biological resources for discussions of these potential issues. Therefore, the project would have a less-than-significant impact.

Oakland

Oakland and the Jack London Square waterfront are urbanized areas. There are no substantial agricultural resources in the vicinity of the plant. Thus, the project would have a less-than-significant impact on agricultural resources.

Conclusion

The Oakland power is located in a urbanized area in which agricultural resources would not be affected by the project. The Morro Bay and Moss Landing power plants are located in coastal, semi-rural areas in which agricultural uses surround the plants. No significant new construction or changes in operation are contemplated for the plants subject to divestiture that would affect the agricultural uses of these lands. Any significant changes in plant operations would be subject to additional future environmental review and permitting. Therefore, the effect of divestiture on agricultural resources would have a less than significant impact.

e) Physical Arrangements of Communities

Morro Bay

The existing power plant is located within one-half mile of several residential communities. Nine percent of residents within one-half mile of the Morro Bay plant are below the poverty level, which is lower than Morro Bay (ten percent) and San Luis Obispo County (13%) as a whole. In addition, six percent of residents living within one-half mile of the power plant are

non-white as opposed to seven percent for Morro Bay and eleven percent for San Luis Obispo County. Essentially, nearby residents have marginally higher incomes, and a smaller minority population as compared to the City of Morro Bay and San Luis Obispo County as a whole.

The plant, which has been in operation since the 1950s, is adjacent to light industrial, harbor-serving and residential uses. Most residential uses are buffered from the site by a freeway or landscaping. The City of Morro Bay currently leases a site adjacent to the plant from PG&E. The site is used for a recreational vehicle and camping facility. PG&E will convey to the new owner as a condition of the sale the lease agreement under the same terms and conditions. The terms of the lease, including its expiration, would not be any different under divestiture than with continued PG&E ownership of the plant. Thus, there would be no greater or lesser likelihood to disrupt or divide the physical arrangement of this community, and the project would have a less than significant impact.

Moss Landing

The existing power plant is located within one-half mile of several residential communities. Based on the 1990 Census, over twelve percent of residents within one-half mile of the plant are below the poverty level, which is the same percentage as for Monterey County as a whole. Thirty-two percent of residents living within one-half mile of the power plant are non-white as opposed to 36% for Monterey County. Essentially, residents near the plant mirror the income and racial composition of other residents of the county.

The plant, which has been in operation since the 1950s, is adjacent to industrial, wetlands and agricultural uses. Residential uses are buffered from the site by farmland, the industrial site, Moro Cojo Slough and Highway 1. The project would not disrupt or divide the physical arrangement of neighboring communities, and thus would have a less-than-significant impact.

Oakland

The existing power plant is located within one-half mile of a residential community in downtown Oakland. Based on the 1990 Census, over 37% of residents in the vicinity are below the poverty level as compared to 19% for Oakland, and 11% for Alameda County as a whole. In addition, 90% of residents living within one-half mile of the power plant are non-white as opposed to 67% for Oakland, and 40% for Alameda County.

Though an established residential community is within one-half mile, 95% of these residences are separated from the plant by an elevated freeway. The plant site is immediately surrounded by industrial and commercial uses, has been in operation for several decades, and was upgraded in 1978. The project would not disrupt or divide the physical arrangement of the community, and thus would have a less-than-significant impact.

Conclusion

Except for Morro Bay, each of the three plants is located adjacent to heavy industrial areas which are separated from established communities. Lease agreements between PG&E and the City of Morro Bay would be conveyed to the new owner subject to the same terms and conditions. Under the project, none of the power plants would physically divide or disrupt established communities. Therefore, the divestiture of the Moss Landing, Morro Bay and Oakland power plants would have a less than significant impact.