

SECTION 6 POTENTIAL EFFECTS ON PROPERTY OWNERS

This section addresses potential effects of the Project on nearby property owners, the public, and parties in the application proceeding, per CEC Siting Regulations (Title 20, CCR, Section 1769 [a][1][I]).

The Project will require use of temporary construction laydown. The laydown area would reutilize a parcel located at the southeast corner of the Heinrich Hertz Drive/Airway Road intersection (APN 646-142-10; approximately 3.89 acres). It should be noted that an alternative temporary laydown area, adjacent parcel (APN 646-142-09; approximately 3.52 acres), was also assessed as part of this Amendment. Both parcels are considered highly disturbed and the 3.89 acre parcel was previously used as construction laydown for the existing Larkspur Energy Facility. Therefore, the temporary construction laydown will not be situated any closer to property owners. Furthermore, the reuse of a previously disturbed parcel would not have a significant impact on adjacent property owners, since the use would be: temporary and consistent with previous uses of the property; consistent with industrial uses on neighboring properties; and located in an area zoned for industrial use.

The Project would not require a change to the Project area, and would not be situated substantially closer to property owners. The existing Larkspur Energy Facility is contained within one 3.44-acre (approximate 300-foot by 500-foot) parcel of land. This entire parcel was previously examined in the 2001 AFC. The incremental change to the existing Larkspur Energy Facility, the proposed Larkspur 3 Energy Facility (the Project) is an approximate 0.9-acre (approximate 300-foot by 125-foot) area within this parcel. The Project area would border the same properties as the existing Larkspur Energy Facility. These properties immediately adjacent to the Project area are currently open-space or have industrial uses (e.g., power generation, packaging/manufacturing). The proposed Larkspur 3 Energy Facility would be consistent with the surrounding uses. Therefore, there are no significant impacts on nearby property owners or the public that will result from the incremental amendment to the existing Larkspur Energy Facility.