

December 14, 2008

John Kessler  
Project Manager  
California Energy Commission  
1516 Ninth Street, MS-15  
Sacramento, CA 95814-5512

<b>DOCKET</b>	
07-AFC-8	
DATE	DEC 14 2008
RECD.	DEC 18 2008

Subject: Carrizo Energy Solar Farm (07-AFC-8)  
Resident Responses to Preliminary Staff Assessment (PSA)

Dear Mr. Kessler:

I, John Ruskovich, resident of Carrisa Plains hereby submit responses to the PSA on the proposed Carrizo Solar Energy Industrial Site on the Carrisa Plains by Asura/URS. The following are facts and concerns regarding this project and why it should not be built on the Carrisa Plains. First, who or what is endangered in our area or State due to the "Land Grab" for Green Energy?

**Opening Comments:**

In the past two months, more and more newspapers; which include the San Luis Tribune and the LA Times are stating that over 690 thousand acres of land are proposed for Solar in the Mojave Desert alone, totaling 78 projects. The Atascadero News reported that the average home uses 18,000 gallons of water a month. That is the same volume that Asura will use in "ONE" day. So, the average use in a month will be the same volume as 30 families, once the plant is operational. What about the 112 acre feet to be used in construction, mostly in the first 6 months during land movement and compaction and dust suppression (reference 4.9-1). If this is what the news is reporting why haven't they asked the question to the applicant how they plan on capturing the first 117 acre feet of water if the swells are built after April or May. The heavy winter rains (if we even have them) are over for the season? They are going to start ground movement with no standing water on the property. The Carrisa Plains is in an overdraft situation as stated in the water resources, June 13, 2008, according to the county.

They reported that the environmental organization ECOSLO has become an Intervener in Asura's project because they feel this project is not in the best interest for an environmentally sensitive area such as Carrisa Plains.

The LA Times also reported that the compact linear Fresnel reflectors are only 6 feet tall, a big difference the actual height of 56 feet. This is part of the deception that is being told to the public.

On 9/26/08 the Christian Science Monitor reported the concerns of the development of solar in the Mojave Desert.

On 11/19/08 a letter was sent to the CEC from John McKenzie, Senior Environmental Planner for the San Luis Obispo County Department of Planning;

which stated their concerns regarding the proposal of up to 22 solar projects on the Plains and the consideration of 76 pre-identified projects in San Luis Obispo and Santa Barbara Counties to replace Morro Bay and Diablo. This is unrealistic – YOU CALL THIS GREEN ENERGY!! I DON'T THINK SO!

**For your convenience we have attached all the above mentioned articles, in attachment 1**

Why should the people that live in the Carrisa Plains want Asura to come to our area or any other solar company for that matter? The area will not benefit. The local people are not trained for these jobs, nor are these companies willing to train local people to work in their plants. Nor are they Labor Union members, so no local employment opportunities for us! They will also be tearing up what is left of our low maintained roads. We, who live here, just want to be left alone and maintain our quality of life, which will be impossible should this plant be built. The people who are selling the land do not live here, these individuals who will benefit financially will not have to live with the destruction from this project.

Susan Cochran – lives in Salinas  
Alberta Lewis - lives 20 miles away  
Lowery - lives in San Luis Obispo and very seldom comes to the Plains. He leases the land that he owns to people who live here.

**We would also like a question answered.... “Why is the Energy Commission in their report paying more attention to what Asura and URS has to say, than the people who live, even when they show proof of their statements”?**

- Page 1-2 Asura states that the typical operating hours for the project would be an average of approximately 13 hours per day equating to an annual average of 4,765 hours per year. This cannot be the case since we do not have 13 hours a day of sunlight. During the winter hours we are low teens to mid 40's-40 degrees for a high from early December to mid February. For some days it will not be warm enough for Asura to operate or even start since they need 40 degrees and better to run. I am figuring that approximately 3200 hours a year of running time at .18 cents per KW. Will this pay for itself???
- Page 1-11 – I would like to know how they are going to collect the first 117 acre feet of runoff in parameter swells if project is started after March and our rainy seasons are over. They plan on using part of this captured water for dust control. Remember, most of the big Ag in the Carrisa Plains wells have collapsed or were abandoned. For example on Section 3, Northwest corner currently owned by Gordon and Colleen Hayes a 1,100 gallon per minute well collapsed in the 90's. URS, should be educated enough to know well reports from, January 1967, are not accurate.
- Page 14.9-1 – Again, start too late in spring, no possibility of capturing any runoff. Then what?

- 
- **Page 1-13 - Alternatives Summary**  
 First, I do not think Asura or URS did anything new on Alternative Sites for many reasons. First they state that Lokern has insufficient solar insolation, but the sky's are clearer there more often than on Hwy 99 off Kimberline Rd, so I do not believe that they truly looked into this site as an alternative.
  - Secondly, in the last year I have not seen or read anything about the Antelope Plain sight. Is this area is in actuality called Antelope Valley. We demand that Asura give us the section number and the name of the owners, and prove that they even stopped and looked at this site. I have lived and worked around the oil fields up and down Hwy 33 and the fog is the same level at Lokern as Antelope Valley. I repeat, I want facts and details. Unlike the Energy Commission I do not trust URS or Asura at all and I do not care if PG&E can receive the 177 MW contributing to renewable procurement requirements. This is a law made by the politicians and should be revisited.
- **Page 4.1-31 it states, "New natural gas-fueled electricity generation technologies offer efficiency, environmental, and other benefits to California, specifically by reducing the amount of natural gas used...". Please review docket number 2000-AFC-12, regarding remodeling and regenerating 1200 MW Natural Gas Plant already built and save 31 sections of natural habitat in the Carrisa Plains. Listen to the people of the town of Morro Bay who have lost 3 million dollars per year income from Property Taxes and generating taxes. (see attachment 2)**

Moss Landing has been upgraded. The people of Morro Bay would like to keep their plant and tax base something Asura will not create.

Just remember Hand Free Cell Phone Law is in effect and very few people have changed their habits. Just because it is a law or an agenda does not make it truly so or make it right. These are just not our opinion, but the opinions of California Proposition 7 and 10 on the November 2<sup>nd</sup> 2008 ballot. The people of California do not believe in these large projects **(see attachment 3)**

#### **Project Description – Figure 6**

- Please be honest with your size of the industrial site. 6 1/2 sections is what Asura is buying. What are the plans for the rest of the land?
- None of the sites were outlined correctly. The California Valley Solar Ranch you listed at 2200 acres is really 13 sections or 8,320 acres. Opti Solar is 9 1/2 sections with 2 sections of mediation land, and Asura is 6 1/2 sections. Be accurate on actual amount of land purchase for all solar farms

## **Environmental Assessment**

### **Biological Resources**

- It is not just 640 acres that Asura is planning to buy; they also have options on 6 ½ sections or 4,160 acres. Please correct your job site size.
- 1-2 Water – We will prove the water usage during construction will be far more that stated in the PSA - In construction, you always use the entire project size, not just the area that is going to be built on and water uses from start to finish, not just when operational.
- We the people of the Carrisa Plains have had all the Pronghorn, Elk, Eagles, etc. come back from almost nothing to large groups and herds. Our pictures prove our point. We were supposed to be involved in the impact studies- but like normal, everyone was involved but those whom it will affect the most, us, the people of the Plains who know these animals the best. We, who know where and how they migrate but no one has bothered to ask us. You use US Fish & Wildlife, California Fish & Game, and Sacramento to tell you where these birds migrate and not the people that watch them every day.
- What is going to stop the Eagles, Hawks, etc. from landing on the steam pipes and not being burned? They land on Power Poles all the time.
- 4.2-6 - Site preparation – Planting destroyed Burrowing Owl. This is a lie. This land has not been planted since the Lewis Family bought it at county auction.
- Ask PG&E what happens when an Eagles is killed in a Power Line. Ask them about the paperwork that has to be filled out and the phone calls that have to be made. The Eagles are going to be landing all over those 56 tall water pipes. What is going to stop from killing them?
- Warren Alquist Act - Remember how much damage to the birds, elk, pronghorn and the beautiful valley we live in altogether. As far as the US Army Corps of Engineers taking control of Carrizo Creek, something that runs one week a year and sometimes not at all in a season, just because of letter from Alberta Lewis. This should be overturned. Look at the entire picture and all of the wildlife photos. We are not just talking 640 acres. You are endangering the entire North Carrisa Plains.

**For your convenience we an Endangered and Threatened animal on the Carrisa Plains, attachment 4.**

### **Cultural Resources**

- Nice job, but you still don't get the point. The History of the Cooper/King Family on the Carrisa Plains spans over 140 years and over half of the farm families north of California Valley are part of this

history. There have been many books published on the cultural history of these families. The Twisselman, Kuhnle, King, Madonna, Diefenderfer, Haynes, Cooper, Lewis, Kasfeldt, and Rowlett families, are all part of the Pioneer stock from 1870 Carrisa Plains families. Our families and the new comers, the Bixbey family from Irvine and Long Beach area of 1855, who now own the Carrisa Ranch and the eastern sections of the LaPanza Ranch, have all worked together as a close knit community.

#### **Hazardous Materials**

- Are you kidding... 1,000 gallon diesel tank for four Scrapers, four Dozers, two Graders, a Wheel Loader, two or more Compactors, two on site Water Trucks, etc... on the job site to move a million cubic yards of dirt? I am guessing 1,600 – 2,000 gallons of diesel per day for the first 6-7 months of construction. Check the equipment list (**attachment 5**) which states 8-10 thousand gallons a week. Check your equipment; you could be using 8-10,000 gallons of diesel per week. The question I have is what is your work week? You only mention a 1,000 gallon diesel tank on the lay down site that will not work with all the equipment you have listed. Who is going to be responsible for the fuel tanks, is it the outside contractor or Asura?

#### **Land Use**

- Carrisa Plains is an agricultural community with 250 thousand acres of national monument. We are not metal and glass industrial, with 115 foot tall buildings. Please remember this. We are very rural.

○

#### **Water Resources & Ground Water – 3-3**

- **On 3 ¾ sections of land (encompassing sections 11, 14, 13 and ¼ of section 2) with an average yearly headcount of 125 head of cattle, I pumped off of two wells.....:**
  - **Less than One Million Seven Hundred and Fifty Thousand (1,750,000) gallons of water, and that was for the cattle, house, yard, garden and personal use over the last 12 months.**
  - **That is equal to 5.35 acre feet or about a ¼ of the usage that Asura is planning to use when they are operational.**
  - **In my opinion they need about 12 sections of land to use their volume of water to be comparable to our water usage.**
  - **The amount of water Asura is going to use in the 4 years of construction (112 acre feet), I can run 625 head of cattle on 19.626 sections of land, plus have 4 houses with families living off of the same volume of water usage over a 4 year period of time. If we have at least 5 1/2 to 6 inches of rainfall for minimum grass growth and spring box regeneration. Something that none of the solar companies have even considered in their reports – WHAT HAPPENS IF WE HAVE NO RAINFALL!!**

- **Plus I work with natures animals to protect, water, and give them natural habitat to survive and not destroy their natural habitat like Asura or any of the solar farms coming or planning to come to our area.**
- 4.9-21 - Asura plans on using 18,000 gallons per day of water, the CEC estimate is between 112 acre feet or 36 million gallons of water, plus whatever is lost for evaporation to do the job, the grading, and land movement of 1.2 million cubic yards of material (page4.9-9).
- Our question is, what is going to be the penalty for Asura going way over on water usage (page 4.9-30, 20 afy and no more than 65 acre-feet over any consecutive three year period because we- and even the CEC- know they will.
- Is someone going to shut this job down if they use too much water?
- **ALL WELLS MUST BE METERED!! And I think a representative of Asura and a person, like myself, that lives on the Carrisa Plains should read and account for ALL water usage.**
- Page 4.9-7, the applicant states that at least 400 acre feet or 19 times the proposed amount of water use was used on 640 acres of irrigated Barley to make their claim that the Lottie King Section has been irrigated completely. The truth is that only the front 80 acres were ever irrigated for Hay. Their facts are incorrect, again!
- Please see **attachment 6**, San Luis Obispo County Master Water Plan, Rural Water Needs – Current and Projected.

#### **Traffic & Transportation**

- Please read the CalTrans Report again. Asura keeps using traffic volume rating as A's on all roads. I would like them to use the LOS report on road conditions too. By them using the Volume Rating it is very misleading, as you would think it is referring to the road conditions.
- We have poor roads, low volume results in low maintenance. We are "again" referencing the CalTrans Road Ratings for Highway 58 (see **attachment 7**) **Please be aware that this information has been given to you numerous times and you choose to ignore the CHP.**
- 4.10-5 – Airports – Ruskovich Ranch Airstrip is in the FAA Book and has a strip number. I am 300 ft south of the CalFire Station and you state that the station is 3.5 miles from the job site. (see **attachment 8**)
  - **Our Airstrip is 4200 feet long and PAVED at just over 3 miles away.**
  - Asura and even the CEC keep changing the size and distance of our **airstrip**. You keep trying to say it is 2,500 feet and gravel. **GET YOUR FACTS STRAIGHT!!**
- 4.10-6 – 21 – It states that 21 buses will run roundtrip in the morning, then again in the afternoon. This is a waste of fuel to do two round trips a day per bus. Not only that, you need to consider the air pollution by running the buses in this fashion.
- Reference page 4.10-3

**Visual -1-12**

- It is pretty clear that the height of this plant would have substantial negative impact on the environment.

**Alternatives**

**Alternative Site – 1-14**

- What do you mean about Lokern having insufficient Solar Isolation?

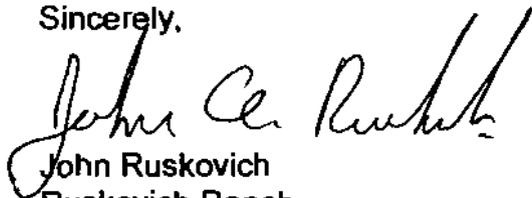
**Closing Statement:**

Please rethink and start listening to us, the people that live on the Carrisa Plains. I am tired of being ignored. In your report you believe Asura's report over ours. If we have to we will prove you are bias. We all know the Governor has an agenda regarding solar energy, as does Supervisor Patterson, but I think he may be rethinking this. But still, none of you has ever spent one night on the Carrisa Plains, but will decide the future that will affect our lives and the way we live FOREVER!!

If you the Commission do not reconsider our reports then it will not be a problem for a judge and jury to decide this, especially when even the length of my Airstrip (4.10-13 of the PSA) you believe Asura's report over mine and I own the Airstrip. Is this threat, no, we only ask that you open your eyes and reconsider who is right. Just like, they never told us about their Hwy 99 Kimberline Project, and when we did find out, we were never invited to visit or even told about it until it was on CNN News.

It is my hope that the CEC addresses not only my concerns, and no longer ignores submitted information for not only me, but those of the community at large in the Carrisa Plains. It is time that you see that this project is an appalling proposal for this rare and extremely sensitive area.

Sincerely,



John Ruskovich  
Ruskovich Ranch  
13084 Soda Lake Road  
Santa Margarita, CA 93453

**Los Angeles Times**

Attachment 1

<http://www.latimes.com/news/la-fi-bigsolar3-2008dec03,0,4839102.story?track=ntothtml>  
in the Los Angeles Times

**Solar thermal projects gather steam -- and opposition**

Scores of grand-scale facilities are proposed for California. Their possible effect worries environmentalists and others.

By Marla Dickerson

December 3, 2008

Reporting from Bakersfield — Just up the road, past pump jacks bobbing in California's storied oil patch, look sharp and you'll catch a glimpse of the state's energy future.

Rows of gigantic mirrors covering an area bigger than two football fields have sprouted alongside almond groves near California 99. This is a power plant that uses the sun's heat to produce electricity for thousands of homes.

Owned by Palo Alto-based Ausra Inc., it's the first so-called solar thermal facility to open in California in nearly two decades. It's part of a drive to build clean electricity generation using the sun, wind and other renewable sources with an urgency not seen since the days of environmentalist Gov. Jerry Brown. Add President-elect Barack Obama's stated intention to push for more renewable power and you've got the equivalent of a green land rush.

At least 80 large solar projects are on the drawing board in California, more than in any other place in the country. The scale of some is unrivaled on the planet. One facility planned for the Mojave Desert is projected to take up a land mass the size of Inglewood.

"The expectation is that renewables will transform California's electricity system," said Terry O'Brien, who helps vet sites for new facilities for the California Energy Commission.

It's a daunting challenge for the world's eighth-largest economy. Despite the nation's toughest mandates for boosting green energy and reducing greenhouse gases, California remains addicted to burning fossil fuels to keep the lights on.

Excluding large hydroelectric operations, less than 12% of the state's electricity came from renewable sources in 2007, according to the energy commission. Solar ranked last, supplying just 0.2% of California's needs. Rooftop photovoltaic panels are unaffordable or impractical for most Californians even with generous state incentives.

Enter Big Solar.

Proponents say utility-scale solar is a way to get lots of clean megawatts online quickly, efficiently and at lower costs. Solar thermal plants such as Ausra's are essentially giant boilers made of glass and steel. They use the sun's heat to create steam to power turbines that generate electricity.

Costing about 18 cents a kilowatt-hour at present, solar thermal power is roughly 40% cheaper than that generated by the silicon-based panels that sit on the roofs of homes and businesses, according to a June report by Clean Edge Inc. and the Co-op American Foundation. Analysts say improved technology and economies of scale should help lower the cost of solar thermal to about 5 cents a kilowatt-hour by 2025. That would put it on par with coal, the cheap but carbon-spewing fuel that generates about half the nation's electricity.

Size matters, said Sun Microsystems Inc. co-founder-turned-venture capitalist Vinod Khosla, whose Khosla Ventures has invested more than \$30 million in Ausra. A square patch of desert about 92 miles long on each side blanketed with Ausra's technology could generate enough electricity to meet the entire nation's demand, company

executives say.

"Utility-scale solar is probably the only way to achieve real scale . . . and reduce our carbon emissions" significantly, Khosla said.

Critics fear that massive solar farms would create as many environmental problems as they purport to solve. This new-age electricity still requires old-fashioned power towers and high-voltage lines to get it to people's homes. A proposed 150-mile transmission line known as the Sunrise Powerlink that would carry renewable power from Imperial County to San Diego has run into stiff resistance from grass-roots groups and environmentalists.

Solar plants require staggering amounts of land, which could threaten fragile ecosystems and mar the stark beauty of America's deserts. And in contrast to rooftop panels, which enable homeowners to pursue energy independence, these centralized facilities keep consumers tethered to utility companies.

"They are trying to perpetuate the old Big Energy paradigm into the renewable-energy era," said Sheila Bowers, a Santa Monica attorney and environmental activist. "They have a monopoly agenda."

California already has the largest operating collection of solar thermal facilities in the world: nine plants totaling just over 350 megawatts in San Bernardino County. Built in the 1980s, they were part of a drive toward energy self-sufficiency stemming from the '70s oil shocks. The boom ended when California dropped requirements forcing utilities to buy renewable power.

The push is back. The 2000-01 energy crisis exposed California's dependence on outsiders -- more than 30% of its electricity still comes from out of state. Renewable forms of energy are once again central to efforts to shore up supply and fight global warming.

State lawmakers have told investor-owned utilities that they must procure 20% of their electricity from renewable sources by 2010; Gov. Arnold Schwarzenegger is pushing for a minimum of 33% by 2020. A landmark 2006 state law forcing California to reduce its greenhouse gas emissions to 1990 levels within 12 years also is boosting green generation.

Most of the proposed utility-scale solar plants are slated for San Bernardino and Riverside counties, where vast deserts offer abundant sunshine and plenty of open space for the behemoths. The U.S. Bureau of Land Management is juggling so many requests from companies looking to build on federal land -- 79 at last count, covering more than 690,000 acres -- that it had to stop accepting applications for a few weeks last summer.

Many of these facilities may never get built. Environmentalists are mobilizing. U.S. credit markets are in a deep freeze. Oil and natural gas prices are falling, reducing some of the urgency to go green.

Still, the obstacles haven't clouded the ambitions of solar start-ups such as Ausra.

"Our investors perceive there is a huge opportunity here," said Bob Fishman, Ausra's president and chief executive.

A group of dignitaries that included Schwarzenegger gathered near Bakersfield in October to get a close-up look at the 5-megawatt operation Ausra opened.

The company uses a technology known as a compact linear Fresnel reflector. Acres of mirrors are anchored to metal frames and held roughly 6 feet off the ground in parallel rows. Controlled by computers, these panels make hundreds of barely perceptible movements throughout the day, tracking the sun's path across the sky.

The mirrors catch the sun's rays and reflect them onto a cluster of water pipes overhead. The intense heat -- it can reach 750 degrees -- generates pressurized steam inside the pipes. That steam is then fed into a turbine whose spinning generates electricity.

"It's like when you were a kid and you used a magnifying glass to fry a bug," said Dave DeGraaf, vice president of product development. "We're focusing all that energy."

Despite its mammoth size, this pilot plant generates a modest amount of electricity, enough to power just 3,500 homes when the sun is shining. Ausra is thinking much bigger.

It has set up a manufacturing facility in Nevada that will supply a 177-megawatt solar plant planned for a site near Carrizo Plain National Monument in eastern San Luis Obispo County. The facility's mirrors will occupy a full square mile of terrain. The project is still in the permitting process. Ausra has never tried something on this scale. But Pacific Gas & Electric is confident enough that it has agreed to buy the power from Carrizo to help it meet its green energy needs.

Other companies looking to shine in California with utility-scale plants include Solel Inc., whose proposed 553-megawatt project in the Mojave Desert would span nine square miles; BrightSource Energy Inc. of Oakland; SunPower Corp. of San Jose; OptiSolar Inc. of Hayward, Calif.; Stirling Energy Systems Inc. of Phoenix; and FPL Energy of Juno Beach, Fla.

"Climate change is the greatest challenge that mankind has ever faced," said Peter Darbee, president and chief executive of Pacific Gas & Electric and head of its parent, San Francisco-based PG&E Corp. "It's imperative to seek out the most cost-effective solutions."

Dickerson is a Times staff writer.

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# Additional study sought for solar power plant

Proposed 177-megawatt project in northern Carrizo Plain will worsen traffic and affect wildlife habitat, state Energy Commission says in report

By DAVID SNEED  
dsneed@tribunecnews.com

A proposed thermal solar farm in the northern Carrizo Plain could significantly affect the environment of the area in six ways, including reducing wildlife habitat and causing traffic congestion.

The California Energy Commission this week issued its draft assessment of the Carrizo Solar Energy Farm. The report identifies two areas where the plant would impact the environment and four other areas where the impact has not been determined and more information is needed.

Ausra Energy of Oakland has applied to build a 177-megawatt solar plant on 640

acres adjacent to Highway 58. It is the first of three solar plants proposed for the eastern part of the county.

The company hopes to start construction of the plant next year. However, the review process by the Energy Commission is expected to extend well into 2009.

"There's still a long way to go on this," said Percy Della, Energy Commission spokesman.

The Environmental Center of San Luis Obispo has applied for and been named an intervenor in the case. That gives the group legal standing as a participant in the licensing process, said Morgan Rafferty,

Please see SOLAR, A6

## Atascadero residents to see water rate increases

Paula McCambridge  
STAFF WRITER

Year two of a four-year Atascadero water-rate increase is set to go into effect Jan. 1, 2009.

When all is said and done, the average water customer will pay some 25 percent, or about \$10, more in 2011 than in 2008 for summer usage. Bills tend to be lower during winter months, officials said.

"The average monthly usage in Atascadero is 18,000 gallons," said John Neil, general manager at the Atascadero Mutual Water Company. "Under the current rate structure, the water bill for

this usage is \$42.40. Under the new rate structure it will be \$45.70 and eventually \$52.60 by year 2011 under the tentatively approved rates."

The rate increase is expected to bring a per-year revenue increase of \$498,800 to the water company, which will help pay for maintenance and to prepare for an increased water supply from the Nacimiento Water Project that will result in an increase of 2,000 acre-feet of water per year. One acre-foot is equal to 326,000 gallons of water.

The water company is building the first phase of a

See WATER, A2

## Solar

From Page A1

the group's executive director.

"It gives us a seat at the table and more status and standing in the process," she said. "No one else is stepping up and getting involved."

The group has identified biological issues as a main concern. It is also concerned about the cumulative impacts of the three solar plants planned for the area. In all, the three plants would cover about 14 square miles.

"The heavy concentration of potential energy sites in our county makes this first siting case truly precedent-setting," Rafferty said.

The main issues identified in the report are as follows:

- **Biological resources.**

The plant would affect 1,020 acres and would block or impair wildlife corridors and degrade the habitat of many species, particularly the San Joaquin kit fox, an endangered species. Ausra has proposed providing 705 acres in the area as compensation. The report concludes that more study is needed to determine if the impacts of the plant can be offset.

- **Land use.** The project would permanently convert 640 acres of farmland to industrial uses, and an additional 380 acres would be temporarily affected. Commission staff will work with county officials to ensure the plant is built and operated according to county regulations.

- **Noise.** The project would generate significant levels of noise during the construction and operation of the plant. Staff is asking Ausra to develop a noise mitigation plan.

- **Soil and water.** The document identifies several areas of concern, including increased flooding of nearby Carrizo Creek and whether the water supply for the construction period is sufficient.

- **Traffic.** Impacts would be greatest during the plant's 35-month construction period. Traffic during that period could be delayed up to 30

## MORE ONLINE

The preliminary staff assessment on the Carrizo Energy Solar Farm and other information can be downloaded at the Energy Commission Web site at: [www.energy.ca.gov/sitingcases/carrizo/documents/index.html](http://www.energy.ca.gov/sitingcases/carrizo/documents/index.html).

Ausra's Web site: [www.ausra.com](http://www.ausra.com)

minutes for traffic along Highway 58.

- **Visual resources.** Construction of a large industrial facility in the wide-open and sparsely populated Carrizo Plain would substantially change the visual character of the area. Commission staff says it needs additional information to determine the extent of that impact, particularly given the cumulative visual impact of the other two solar plants in the area.

A public comment period for the commission's staff assessment ends Dec. 19. The agency plans to hold another public workshop later in December.

The committee reviewing the proposal, which includes two energy commissioners, is scheduled to hold a public evidentiary hearing in San Luis Obispo sometime early next year.

The committee will then issue its decision on the project in February or March. Eventually, the entire commission will vote on whether to give the project final approval.

The Ausra project is different from the other two solar projects in that it is not a photovoltaic plant. Instead, the plant concentrates solar energy onto pipes that boil water and generate steam, which is run through turbine generators.

The company hopes to begin construction next year and begin producing power in 2010. The plant would achieve full power in 2012.

Reach David Sneed at 781-7930.

...nd underwater and unac-  
...us in the campus swimming  
...ool, police said.  
... John Erlanson, 17, was rushed

education class around 10:30 a.m.,  
according to police. Less than two  
hours later, the school district was  
notified by the Atascadero Police

Officials with the Atascadero  
School District would not  
release details about the incident,  
saying only that he collapsed in

they believed Erlanson had some  
kind of seizure before falling into  
the pool.  
Atascadero High Principal Kim

growing she knows of at the cam-  
See ATASCADERO, Back Page

LUIS OBISPO

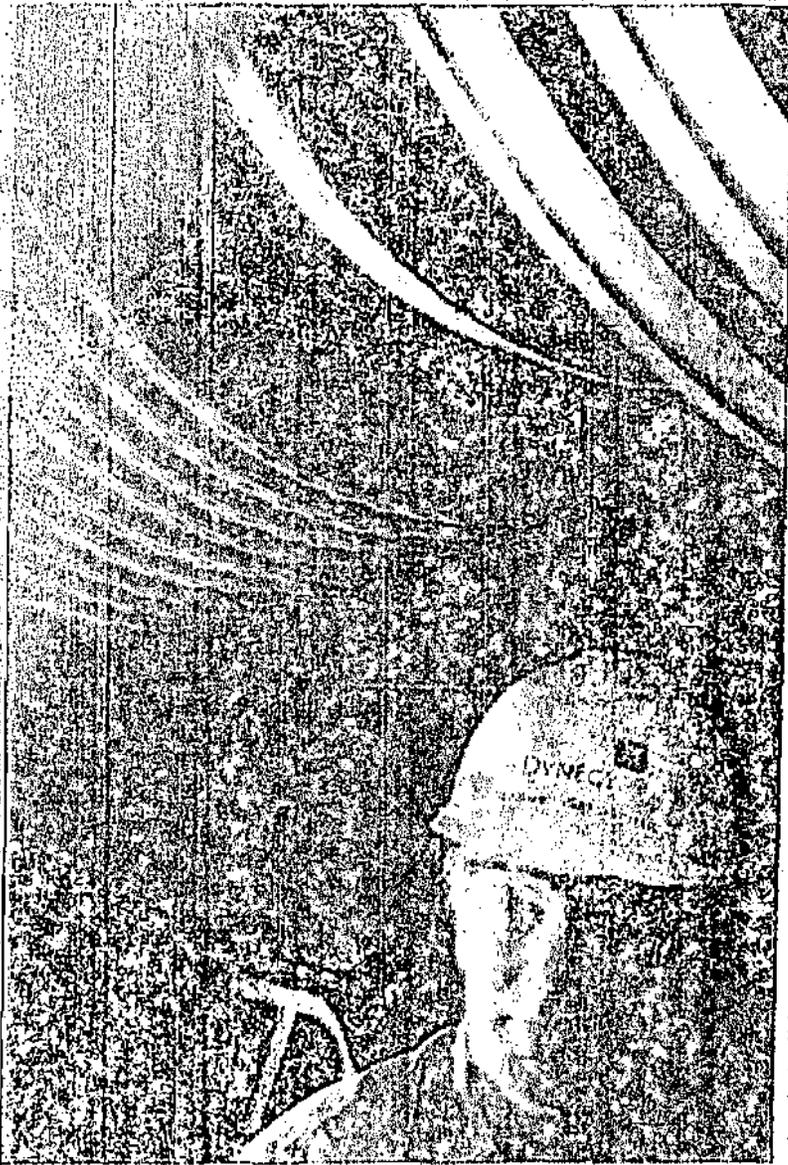
Opelands  
ve \$1M to  
children's  
Museum

owntown developers'  
tion puts museum in  
of fundraising goal

By SALLY CONNELL  
nell@tribunenews.com  
Copelands, former owners  
rts equipment and appar-  
ire and major downtown  
s Obispo developers, have  
\$1 million donation to the  
children's Museum.  
ift brings the total raised  
million, or almost 90 per-  
the \$5.2 million the muse-  
rd hopes to collect to com-  
ie new museum at Mon-  
id Nipomo streets. It's ex-  
o open in June.  
\$1 million donation was  
honor of family matriarch  
Copeland, who died in  
age 84. She started the

PELANDS, Back Page

Attachment



Steve Goschke, plant manager at the Morro Bay Power Plant, stands near a turbine rotor being cleaned and restored to specification.

TRIBUNE PHOTO BY DAVID MIDDLECAMP

# DOWNTIME AT MORRO STACKS

The plant's contract with PG&E has expired and a new deal doesn't start until next year, so Dynegy is sprucing up a bit

By MELANIE CLEVELAND  
mckevland@tribunenews.com

For the first time since it began producing in 1955, the Morro Bay Power Plant is operating without a contract to provide electricity to the state.

Houston-based plant owner Dynegy had a contract to produce power for Pacific Gas and Electric Co. But PG&E let that contract expire in January.

"A contract guarantees a source of revenue for us," said Steve Goschke, the Morro Bay plant's manager since 1998. "This year, our balance sheet may not look so good."

PG&E declined to say why it opted not to renew its contract, except that the decision was based on "expected customer load and the availability of products," said spokeswoman Emily Christensen.

In other words, Goschke said, "they must have found power from somewhere else so that they didn't need Morro Bay in 2008."

However, Dynegy officials said they have struck a deal with a Western utility company, which they wouldn't identify yet, that has agreed

## PRODUCTIVITY TRAILING OFF

How much electricity the Morro Bay Power Plant has produced, by percentage of its total potential production, each year since 1998:

Year	Percentage
1998	24.15
1999	33.9
2000	59.76
2001	47.71
2002	17.78
2003	3.41
2004	3.78
2005	3.64
2006	3.7
2007	5.93
2008	5 (forecast)

SOURCE: Dynegy officials

Please see MORRO, Back Page

P.O. Box 1014  
San Luis Obispo, CA 93406  
Phone: (805) 544-1777  
Fax: (805) 544-1871  
www.ecoslo.org



**ENVIRONMENTAL CENTER  
OF SAN LUIS OBISPO COUNTY**

*Protecting and enhancing the Central Coast since 1971*

*Attachment 1*  
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**Contacts: Morgan Rafferty (805) 544-1777  
Babak Naficy (805) 593-0926**

**MEDIA ADVISORY**

**The Environmental Center of San Luis Obispo (ECOSLO) Granted Request to Intervene in the Carrizo Energy Solar Farm Power Plant Licensing Case**

ECOSLO's request to intervene in the licensing case for the Carrizo Energy Solar Farm Power Plant was granted by the California Energy Commission (CEC) on November 24. ECOSLO sought to intervene in this precedent setting case out of concern for the project's potential to harm sensitive wildlife species and plant communities through habitat degradation, fragmentation and interference with wildlife movement. ECOSLO is particularly concerned about this project's potential biological impacts because it is to be located in an area that contains a very high concentration of sensitive and protected wildlife species. ECOSLO is also concerned about the project's potential groundwater, air quality, land use and visual impacts.

We believe in the necessity for the rapid development of renewable energy; we also believe that we need to carefully evaluate the appropriateness of the proposed sites for industrial facilities such as this power plant. The CEC's draft Renewable Energy Transmission Incentive Report identifies their preferred locations for renewable energy plants. We are concerned that seventy six of these locations are within San Luis Obispo County, twenty two on the Carrizo Plains. The heavy concentration of potential energy sites in our County makes this first siting case truly precedent setting. By fully participating in this siting process, ECOSLO will voice local concerns to ensure that the CEC strikes an appropriate balance between conservation of sensitive resources and promotion of renewable energy. ECOSLO is represented by local attorney, Babak Naficy.

For more information about this licensing case, please go to <http://www.energy.ca.gov/sitingcases/carrizo/index.html>.

Attachment

From: Joan Schleicher <jlanodos@qnet.com>  
Subject: Fwd: Solar projects in the desert  
Date: October 8, 2008 9:37:12 AM PDT  
To: Sally Friend <sallyfriend@gmail.com>

Hi Sally, Hope you can receive this note. Please let me know-- All my best, Joan

Begin forwarded message:

From: Kathy Goss <kgoss@qnet.com>  
Date: October 8, 2008 9:04:17 AM PDT  
To: "Joan Schleicher" <jlanodos@qnet.com>  
Subject: Solar projects in the desert

Hi Joan:

I just got this from a local environmental activist -- it contains information on the Ivanpah solar project -- may be helpful to Sally Friend.

I'll try to phone you later.

Kathy

Christian Science Monitor

<http://www.csmonitor.com/2008/0926/p25s18-sten.html> Are some solar projects no longer 'green'?  
Conservationists worry that a plan for the Mojave desert will upset species' habitats.

By Ben Arnoldy | Staff writer of The Christian Science Monitor from the September 26, 2008 edition Solar companies proposing large power plants in the Mojave Desert are facing opposition from conservationists. They say a rush to build solar here threatens to tear up large tracts of desert habitat and open space.

The squabble is likely to intensify now that Congress this week moved forward on a long-term extension of the solar tax credit. Two other proposed bills would fast-track solar power projects looking to build on federal lands. State mandates on utilities to provide more renewable energy has created an enormous market for solar, an energy that requires two things the Mojave has in spades - acreage and sunshine.

But the desert's defenders argue that solar panels should be located on city rooftops rather than pristine lands.

"If there were just one [proposed plant], we could deal with that. But we are looking at essentially every valley that is not protected as a national monument or park as being a potential site for solar," says John Hiatt, a Las Vegas-based environmental activist. "It will be the industrialization of the Mojave Desert."

The Bureau of Land Management (BLM) has received some 200 applications to

build solar plants on federal land in recent years. In California alone, there are 80 proposals involving 700,000 acres.

"It's a land rush," says Greg Miller, the renewable energy program manager in the BLM's California office. "The 80 [California proposals] I'm mentioning are just those who are first in line. We've got another 40 or more on top of that [who] are betting the company in front of them will lose out."

No project has yet made it through the BLM's permitting process. Overwhelmed, the agency tried this summer to put a moratorium on new applications.

"I don't see us putting 80 solar projects on BLM land, there's no way.

I don't see us putting 30," says Mr. Miller, who notes the agency must manage the land for multiple uses. "And I hope the solar industry hears me on that."

The BLM's pace has displeased some in Congress. Rep. Jon Porter (R) of Nevada introduced a bill last week that would limit the BLM's permit process to 180 days. And Rep. Dana Rohrabacher (R) of California is proposing doing away with environmental impact reviews. Mr. Rohrabacher says he is trying to "make sure that people who have something to offer other human beings [won't] be stymied because the BLM thinks insects or reptiles are more important."

Currently, all eyes are on the Ivanpah Valley, where BrightSource Energy, Inc. has proposed a concentrated solar facility that is furthest along with the BLM. BrightSource wants to build 400 megawatts of solar generation using hundreds of thousands of mirrors across 3,400 acres.

Walking in Ivanpah Valley, Mr. Hiatt points out the nearby Mojave National Preserve as well as various developments within view. These include a natural-gas power plant, a golf course, and the Nevada town of Primm. The dry lake at the bottom of the valley could become the home of a second major airport for Las Vegas, prompting Mr. Hiatt to question whether the mirrors will blind pilots.

BrightSource's application says all vegetation within the fields of mirrors "will be cut to the soil surface to reduce the risk of fire." Hiatt says that will cause long-term soil damage.

With the removal of vegetation goes habitat for some rare species, including the golden eagle, American badger, and the desert tortoise. The desert tortoise is protected under both federal and state endangered species acts.

BrightSource's application outlines a 20-point proposal for mitigating

impacts on tortoises, including relocating them from burrows. The company also plans to offset the loss of habitat by paying to set aside an equal amount of land elsewhere.

"Our concern is there may not be any habitat available," says Heene Anderson, a biologist with the Center for Biological Diversity in Los Angeles. "With Ivanpah, so much area [nearby] is public land, it's going to be very hard to find land [to purchase] for permanent habitat."

She and other conservationists are meeting with solar industry representatives and public lands managers in California. The process aims to balance the competing interests, says Ms. Anderson.

BrightSource has written in official filings that the location minimizes impacts because of its proximity to power lines and pipelines. Though tortoises were found on-site, the land is not officially designated critical habitat.

BrightSource also discounts concerns about widespread desert development. The company cites a 2006 report from the Western Governors' Association that forecasts 2 gigawatts of large-scale solar power in California by 2015. That would require no more than 16,000 acres of land, BrightSource says, which represents a tiny fraction of the 25-million-acre California Desert Conservation Area.

Massive acreage also exists in the built environment. Some 2 billion square feet of rooftops lie in solar-friendly regions, enough for 15 gigawatts of power, according to Recurrent Energy, a San Francisco-based solar power developer.

But Arto Harris, Recurrent's CEO, says rooftops and large solar plants are needed. "I think it's a mistake to characterize it as a mutually-exclusive thing."

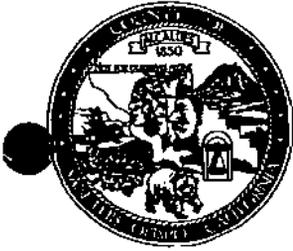
SAN LUIS OBISPO COUNTY

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**DEPARTMENT OF PLANNING AND BUILDING**


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VICTOR HOLANDA, AICP  
DIRECTOR



November 19, 2008

Clare Laufenberg Gallardo, California Energy Commission

Sent via e-mail to: [claufenb@energy.state.ca.us](mailto:claufenb@energy.state.ca.us)

RE: Response to Draft RETI Phase 1b Report

Dear Ms. Laufenberg Gallardo,

I would like to thank the RETI Coordinating Committee for hosting the 11/12/08 Webinar on RETI's Phase 1B Draft Report on renewable energy. As a county that is actively processing two (soon to be three) solar power plants that propose to collectively generate almost 1,000 megawatts of power, this county is very interested in the results of RETI's efforts. RETI's efforts will help the county as it evaluates potential cumulative environmental and economic effects, as well as get a better sense of the potential for long-term renewable energy development in the Carrizo Plains.

The county land use policies, including our Land Use Ordinance and Energy Element, include a number of policies and regulations that support the development of renewable energy and generally support efforts to develop "green" energy in San Luis Obispo (SLO) county. However, as the draft document partially recognizes, a number of sensitive issues exist in the eastern half of SLO county that must be addressed before the county can consider approving renewable energy power plants. After review of the draft document, we have the following comments:

- 1) With regards to the report's Exclusion areas for the county, it appears the report may have underestimated Category 2 lands (please see attached maps showing prime soils (Class 1 and 2 soils, when irrigated) and Williamson Act lands currently under contract);
- 2) While the county does not have an HCP or other formal designation relating to recognizing the state- and federally-endangered San Joaquin kit fox (SJKF) in the Carrizo Plains area, the county has spent years working with CDFG and The Nature Conservancy to develop a program which specifies habitat values and replacement ratios for development within these areas for the kit fox that covers much of the Carrizo Plains area (see attached map). This program envisioned mitigating for smaller projects (less than 40 acres each in size). As a part of the project-level environmental analysis that this county (and the CEC) will be performing on county solar projects, given their very large size (3 projects = 15 sq. miles), we must address how the three known projects (and possibly the other 19 solar projects referenced in the RETI document) will impact the ability of wildlife (such as the SJKF) to continue to migrate through the Carrizo Plain area.
- 3) Based on the proposed Austra/Carrizo Solar Farm (thermal) which proposes 177 MW over one square mile, it appears the generally referenced 200 MW plant size over a two square mile area may be low;

G:\Environmental\Other Department Projects\Solar\RETIResponse.doc

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 COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
 

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 EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

- 4) Please clarify the approach taken for considering water availability for thermal plants. In looking at the assumptions or process used, it appears such plants would need to be within 10 miles of an urban area to have access to treated wastewater. (Section 3.3 of the RETI Environmental Assessment). If this is an important criterion, it would appear that thermal plants would not be supported in this document for the Carrizo Plains, as it is well over 10 miles from any urban area with a wastewater treatment plant. The proposed Ausra plant in the county currently plans to go to a deep aquifer with poor water quality. The upper aquifer has been identified as being in a state of overdraft.
- 5) With regards to transmission capacity, please clarify if the existing capacity of the Morro Bay and Diablo power plant lines (which go through the Carrizo Plains) have the capacity to support all of the estimated renewable power generation (6,452 MW), or if substantial upgrades will eventually be needed to support this amount of power;
- 6) It appears this report is considering 76 projects (proxy and pre-identified projects) within the Central Coast area (SLO & SB Counties); based on the energy cost graphs and Appendix D (Project Characteristics) it appears about 22 are for solar power within the north and south Carrizo areas; the county is aware of only three; furthermore, per appendix D, it appears all are identified as "solar thermal", which does not appear correct; Appendix C (Transmission Owner Interconnection Queue), which lists six solar projects, seems more in line with what the county is aware of; however, even these numbers do not appear to correspond with the three known projects (Optisolar/Topaz (PV) = 550 MW, Ausra/Carrizo (Thermal) = 177 MW, SunPower/High Plains (PV) = 250 MW) and the six total more than what is currently being proposed; would it be possible to provide the county a more detailed list of those projects used to generate this information, including if any of the non-CREZ projects are within SLO County?
- 7) The main renewable energy power sources cited in the RETI report are not predictable or "dispatchable" power sources for certain peak demand needs (i.e., only generate energy when the sun is shining or the wind is blowing, etc.) unlike fossil fuels and nuclear, and would appear likely to require storage of this energy within the Grid system once the amount of renewables exceeds a certain percentage of the overall power generation (as little as 10%, per Maria Skyllas-Kazacos, an electro-chemistry engineer and professor at the University of New South Wales). With efforts being made to increase the amount of renewables as a part of the industry's portfolio, it would appear appropriate to discuss this issue in the RETI document to better assess the need for on-site storage (e.g., battery) for individual power plants, or if separate facilities need to be considered or integrated into the overall assessment of renewable power. This would certainly be valuable as the county conduct's individual environmental analysis for each facility.

We look forward to your response on these items. Please also keep us informed of subsequent documents completed as well as any public meetings, webinar's or public hearings relating to this effort.

We also have many County GIS layers that can be made available upon request as you further analyze our area. Should you have any questions, please feel free to contact me ([805]781-5452; [jdmckenzie@co.slo.ca.us](mailto:jdmckenzie@co.slo.ca.us)).

Sincerely,

**John McKenzie**

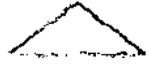
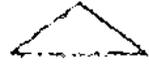
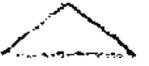
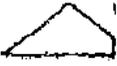
Senior Environmental Planner

# LOCAL

# IN BUSINESS

Some analysts warn against short selling ban, B6

## BREAKING NEWS AT SANLUIOBISPO.COM

			
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CITY EDITOR: MATT LAZIER | MLAZIER@THETRIBUNENEWS.COM | PHONE: 781-7928 FAX: 781-7905

SANLUIOBISPO.COM/LOCAL

SATURDAY, SEPTEMBER 20, 2008

THE TRIBUNE

### ENDANGERED SPECIES IN SLO COUNTY

# From outer space, cameras will spy on Carrizo's kangaroo rat

By TRACIE CONE  
Associated Press

Scientists plan to use satellite photos to count giant kangaroo rats on the Carrizo Plain National Monument, in the first-ever monitoring from outer space of an endangered species.

Scientists will examine images taken from the same satellite used by Israeli defense forces to find the circular patches of earth denuded by the rats as they gather food around their burrows.

Scientists are turning to satellite technology to determine how climate change and rainfall patterns are affecting the animals' remaining habitat

From that researchers plan to get the first-ever accurate population count of the rodents, a bellwether for the health of a parched plains environment.

By comparing the photos to 30 years of satellite images being released this month by the U.S. Geological Survey, researchers hope to better un-

derstand how the population has fluctuated in response to climate change and as the arrival of state and federal canal water turned the arid San Joaquin Valley into a patchwork of intensely cultivated farms and forced giant kangaroo rats to concentrate on higher ground.

The information will help sci-

#### MORE ONLINE

For information about the Carrizo Plain National Monument, go to [www.blm.gov/ca/st/en/fo/bakersfield/Programs/carrizo.html](http://www.blm.gov/ca/st/en/fo/bakersfield/Programs/carrizo.html).

entists determine when cattle might be used to reduce non-native grasses, allowing the rats to more easily find food.

This study using satellite technology is taking place on the vast Carrizo Plain, a 390-

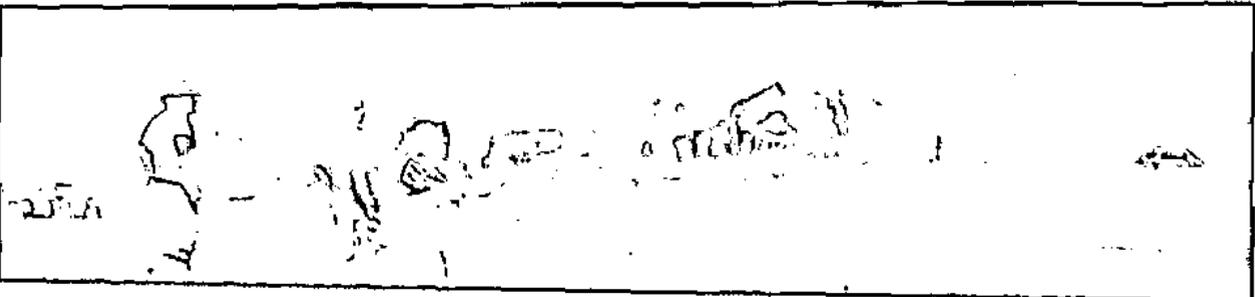
Please see KANGAROO, B2



ASSOCIATED

Giant kangaroo rats live in Carrizo Plain National Monum

## LAWN PROBLEMS ON THE NORTH COAST



# Median price of homes

Attachment 1

day in rain supply...  
e city has been under  
factory water conserva-  
requirements since Au-  
when officials deemed  
ater supply too low.  
e seminar will advise on  
to reduce water bills, in-  
low-flow irrigation sys-  
s, check for leakage and  
up watering schedules.  
he workshop will run 10  
to noon at 1079 El Camino  
1 in Arroyo Grande. To sign  
call 543-3751.

— Dawn White

### ATASCADERO

Owners of fleet-footed  
chshunds are encour-  
ed to sign up for the  
fifth annual Wiener Dog  
ices to be held Oct. 11 from  
a.m. to 3 p.m. at Atas-  
dero Lake Park.

The event is part of the  
ogtoberfest celebration or-  
nized by Parks 4 Pups and  
eilmann Dog Park. Wiener  
ogs can vie for trophies, gift  
askets and bragging rights.  
he first 100 racers will re-  
eive a goodie bag of dog  
reats and toys.

The Frisbee Disc Dogs of  
outhern California will re-  
urn, doing two shows at this  
ear's event. Also returning is  
he popular Pet Costume Con-  
est, with Lemos gift certifi-  
cates for category winners  
such as Best Owner-Dog  
look alike, Scariest, and Best  
Hollywood Celebrity.

Race registration is \$10, with  
proceeds benefiting North  
County dog parks; all other  
events are free. To register for  
the race, visit any Lemos Feed  
and Pet Supply Store, visit  
www.parks4pups.org  
Paula O'Farrell at 238.  
Social dogs on leash are

1.8 MILLION ACRES

# Big acreage jump in frog habitat proposal

## California red-legged frog — star of Mark Twain story — at center of protection controversy

By MICHAEL DOYLE  
mdoylc@mclatchydc.com

WASHINGTON — The California red-legged frog regained political territory Tuesday as the Fish and Wildlife Service proposed designating 1.8 million acres in California as critical habitat for the threatened species.

The proposal spans 28 counties — including San Luis Obispo County — and more than triples the agency's previous critical habitat proposal. Fish and Wildlife Service officials also hope it quiets the long-running amphibian controversy, although that may be unlikely.

"The goal of the service is to help recover this species, which is a California icon that Mark Twain first made famous in the days when early Californians hunted the frogs as a food delicacy," Mike Fris, the agency's Sacramento-based acting assistant regional director, said in a written statement.

The specific 49 habitats range from a 4,449-acre parcel in northwestern Calaveras County to 290,000 acres in San Luis Obispo County. It excludes land in Merced, Fresno and Stanislaus counties that had originally been included.

The San Luis Obispo desig-



ASSOCIATED PRESS

Ecologist Charlie Crisafulli holds a red-legged frog.

nation is an increase of 760 percent over the agency's previous proposal of 34,000 acres here.

One large area proposed as critical habitat runs down the county's coast from Piedras Blancas south to Morro Bay and inland east of San Luis

Obispo. Other areas are in the northeastern corner of the county, overlapping into Kern County, and the upper Salinas River area.

Of the total, 1.2-million acres are privately owned and

Please see FROG, B2

Powell of Tem-  
pleton and David Rios of Santa Clara County sought the receivership. The judge approved of their nominated receiver, Susan L. Uecker.

Neither Morro Road Homes nor Gearhart opposed the appointment of a receiver, said attorney Ty Green, who represented the developer in the case. Powell and Rios will bear the cost of the receiver.

The receivership motion was part of a larger lawsuit that Powell and Rios filed against Gearhart and lender Hurst Financial Corp. of Atascadero last May. In that suit, the two men allege they had invested \$500,000 in a \$2-million commercial/residential project to be built by Gearhart under his Morro Road Homes and financed through Hurst Financial. Powell and Rios have alleged fraud, mismanagement and breach of contract. The property has since been placed in default.

In the motion, filed Aug. 28  
Please see BUZZ, B3

# Local woman first to ride Mavericks

One of the state's first female big wave surfers is the subject of a documentary

film that will be screened Oct. 9 and 10 at La Perla del Mar Chapel in Shell Beach.

Cal Poly graduate Sarah Gerhardt is the first woman known to have surfed Mavericks, a big-wave surf spot north of Santa Cruz.

The film, "One Winter Story" documents Gerhardt's

NICK WILSON &  
DAWN WHITE

SOUTH COUNTY BEAT



challenges she faced and overcame as a big-wave surfer. La Perla del Mar is at 205

p.m. with a Q&A with filmmaker Elizabeth Pepin at 9 p.m. Gerhardt will attend one of the film's screenings.

Tickets for "One Winter Story" are \$12 for adults, \$10 for students and \$8 for children. Money raised will benefit the San Luis Obispo County Women's Shelter.

### Honoring the Clarks

The South County Family Educational and Cultural Center has announced that



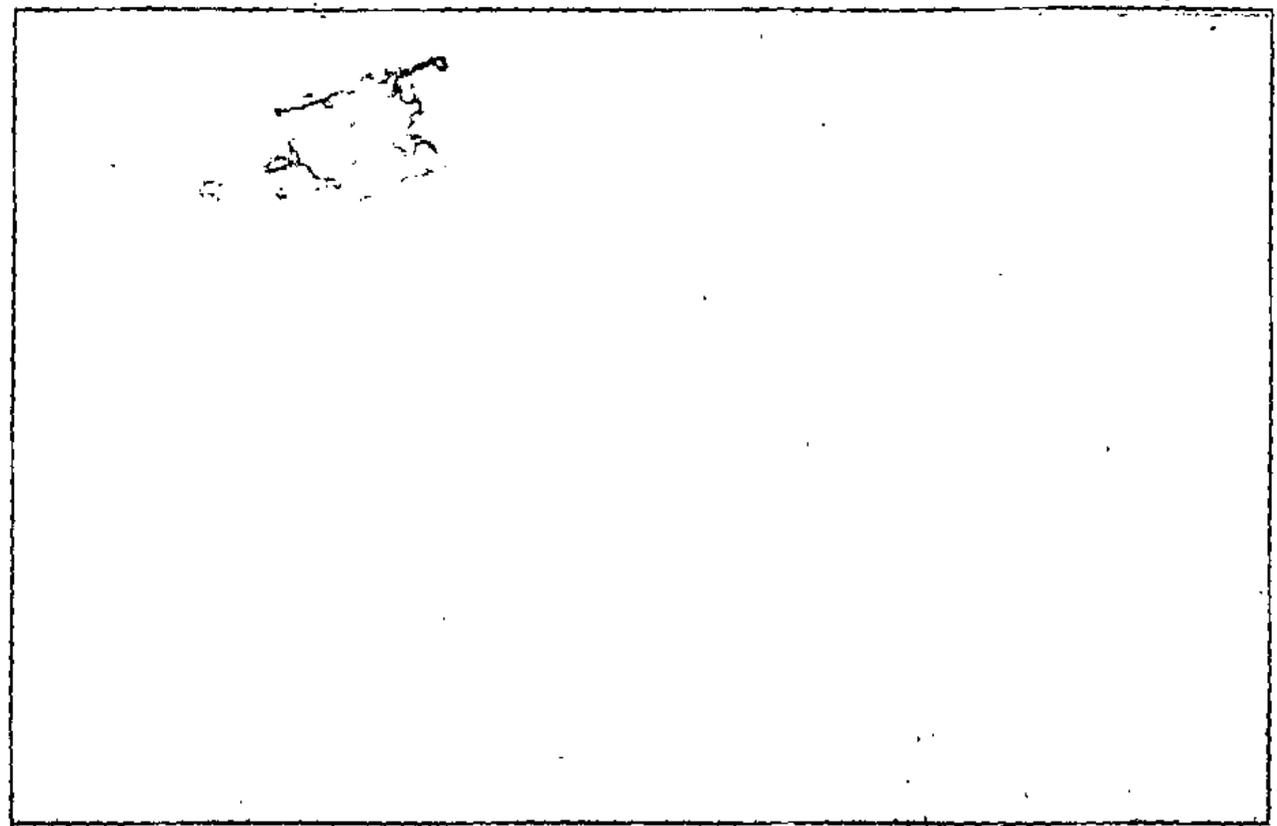
PHOTO COURTESY

SARAH GERHARDT SUI

Cal Poly graduate Sarah Gerhardt is the first woman known to have surfed the big waves at Mavericks.

Featured speaker  
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 n is available  
 ke at 544-2266.  
 - Sally Connell

*Attachment*  
**Golden fields of summer ready for fall**



TRIBUNE PHOTO BY DAVID MIDDLECAMP  
 A combine harvests grain along Bitterwater Road near the eastern edge of San Luis Obispo County.

GRANDE  
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1.8 MILLION ACRES

**Big acreage jump in frog habitat proposal**

California red-legged frog - star of Mark Twain story - at center of protection controversy

By MICHAEL DOYLE  
 mdoyle@times.com  
 WASHINGTON — The

"The goal of the service is to help recover this species, which is a California icon that



**NORTH COUNTY**

**Receiver takes over Gearhart's company**

Motion is part of larger lawsuit against Morro Road Homes Corp. and Hurst Financial Corp.

San Luis Obispo Superior Court Judge Charles Crandall on Tuesday approved putting North County real estate developer Kelly Gearhart's Morro Road Homes corporation into a receivership.



Investors Murray Powell of Templeton and David Rios of Santa Clara County fought the receivership. The judge approved of their nominated receiver, Susan L. Uecker. Neither Morro Road Homes nor Gearhart opposed the appointment of a receiver, said attorney Ty Green, who represented the developer in the case.

# Financial challenges during a tense election year

Morro Bay

Morro Bay city leaders held a special meeting Aug. 13 to discuss how the town can stay financially afloat. The situation is so dire, according to an independent report, they may have to consider unincorporating if drastic action is not taken.

Assembled in City Hall at the Wednesday afternoon meeting, four council members, including one who announced earlier in the year that she will vie for Mayor Janice Peters' seat in November, as well as the mayor, a handful of residents, and a collection of advisers from various city departments, searched for light among the dark forecasts of where Morro Bay could find itself in a decade.

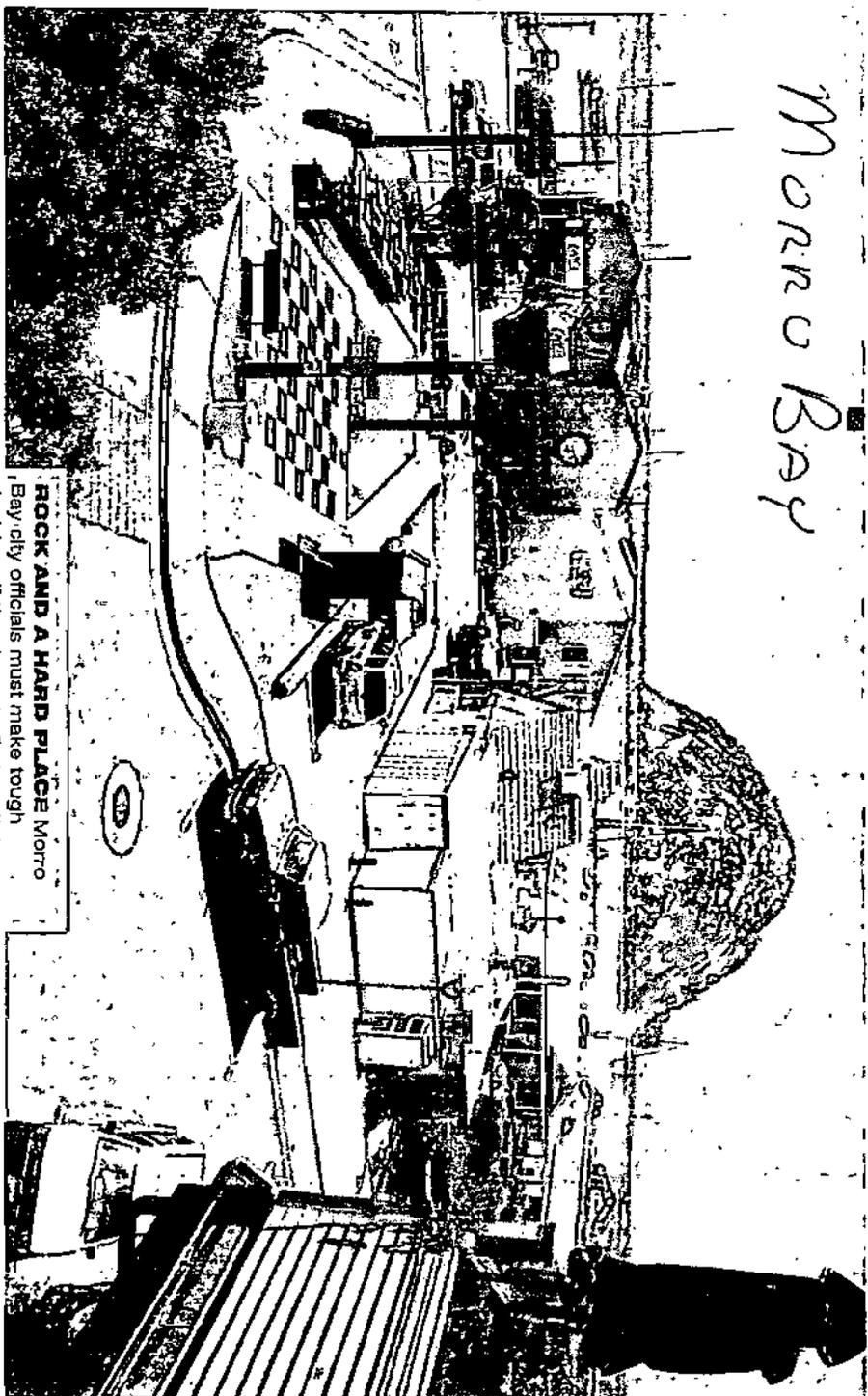
According to a study conducted by San Jose-based Management Partners at the city's request—it cost some \$60,000—the city is facing a "persistent general fund structural deficit."

"Morro Bay must take immediate action. The alternative is not really the running of a continuous deficit... instead what is at stake is the continued existence of the community as an incorporated city."

Basically, the consultants found, the city is spending more money from the general fund than it can hope to replenish from taxes or other revenue sources. Many city departments are not self-supporting, and user fees for many services are set too low. Meanwhile, according to the report, the city infrastructure is suffering, and many departments, including the police, are stretched to the breaking point. But Morro Bay's bureaucracy, the report concludes, is not a far one.

The report identified 21 areas where the city could save money, generally by cutting or combining services. Another 13 money-generating strategies were identified, mainly centered on raising fees and taxes. Still, the report said, even if most or all of the ideas for generating and saving revenues were to be adopted, it would only float the city for another ten years before city leaders would have to get creative again.

Among the budget-cutting moves ranked highly by city leaders are the elimination of the Assistant City Manager position and the possible elimination of a city fire department. The city could not do without fire services but is considering a



contract with CalFire, as well as the use of volunteer or on-call fire fighters, in place of an official fire department. Although the report recommended getting rid of the police department, which is chronically understaffed, the council seemed less enthusiastic about handing over law-enforcement responsibilities to the sheriff.

Even with such cuts, leaders said, fees and taxes likely will go up. "I do not like taxes," Council Member Bill Perce said, as he prepared to recommend an increase in the public utilities tax. "I have asking people to pay additional taxes, but I think we are at a point where we need to fully explain what this is for, and why we think we need it. And then I think we need to put it in the hands of the community and let them decide whether or not it's worth it as far as trying to maintain the services they provide."

Unless a costly special election is called, leaders said, Morro Bay voters will likely be asked two years from now to vote on increased utilities taxes, so that the general fund is no longer subsidizing those services. The city could also see an increase in the

ROCK AND A HARD PLACE Morro Bay officials must make tough decisions if they hope to fix the city's chronic deficit spending.

current 10 percent bed tax for hotels, increased fees for recreation programs, or the elimination of citywide recreation programs. Officials also requested a study on the cost of the citywide tourist trolley, fares for which have failed to cover operational costs. They also asked for a study to compare Morro Bay's boat docking and mooring fees with those of other coastal cities. The cost of keeping a boat in Morro Bay will probably increase—except for commercial fishing boats—even though fees are comparable to Port San Luis.

This is again undervaluing Morro Bay, Council Member Melody DeMeritt said about the city's mooring cost, in relation to places such as Tahoe and Catalina. "And I don't want to keep undervaluing Morro Bay because of tradition or history."

How did the city get to this point? Experts said pinning Morro Bay's woes to an event or misstep would be disingenuous. Rather, the city has suffered a series of setbacks. Fishing in Morro Bay has declined along

with many other American fishing towns, the report said, as commercial fishing has moved elsewhere.

Lower revenues from the Morro Bay Power Plant, which now operates only rarely, represent another huge knock to the city's \$10 million-per-year budget. Plant revenues reached \$2.5 and \$3.5 million for 2001 and 2002, respectively, but declined to some \$300,000 last year. As a result, the city's general expenditures have outpaced revenues for five of the past six years.

City leaders said they don't want to unincorporate, a step that would have the county picking up the task of providing most services; it would make Morro Bay's government similar to Los Osos or Cayucos or other populated but unincorporated areas.

City Manager Andrea Lucker said that it's far too early to know what kind of costs the county would incur if the city were dissolved. A

Staff Writer Kylie Mendonca can be reached at [kylie.mendonca@morrobay.com](mailto:kylie.mendonca@morrobay.com)

Attachment 3

**More Information**

As by Google V V  
 What is CA Proposition 87  
 A Commitment to Investigate Equality Get the Church's View on Gay Rights  
 www.UUA.org  
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State Ballot Measures 100.0% ( 25423 of 25423 ) precincts  
 Statewide Results reporting as of Nov. 7, 2008, at 4:04 a.m.

Name	Yes Votes	%	No Votes	%
1A Y Safe, Reliable High-Speed Train Bond Act	5,098,711	52.2%	4,683,825	47.8%
2 Y Standards for Confining Farm Animals	6,290,767	63.2%	3,676,855	36.8%
3 Y Children's Hospital Bond Act. Grant Program.	5,340,184	54.8%	4,407,752	45.2%
4 N Parent Notif. Before Terminating Minor's Pregnancy	4,788,032	48.0%	5,182,918	52.0%
5 N Nonviolent Drug Offense. Sentencing, Parole, Rehab	3,928,976	40.0%	5,876,068	60.0%
6 N Police, Law Enforcement Funding, Criminal Laws.	2,941,385	30.7%	6,617,443	69.3%
7 N Renewable Energy Generation	3,435,712	35.1%	6,342,396	64.9%
8 Y Eliminates Right of Same-Sex Couples to Marry	5,417,748	52.5%	4,907,867	47.5%
9 Y Criminal Justice System. Victims' Rights. Parole.	5,127,984	53.5%	4,461,987	46.5%
10 N Altern. Fuel Vehicles and Renewable Energy Bonds	3,908,250	40.2%	5,795,889	59.8%
11 Y Redistricting	4,692,302	50.6%	4,590,292	49.4%
12 Y Veterans' Bond	6,027,232	63.5%	3,474,036	36.5%

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# WHAT'S SPECIAL ON THE CARRIZO PLAIN?

**ENDANGERED and THREATENED:** Animals that occur or are likely to occur on the CPNM and neighboring areas [names based upon Department of Fish and Game, February 2008, list of "SPECIAL ANIMALS (865 taxa)". The list, compiled by R. Gambs, includes species known to occur on CPNM as well as species likely to occur in the general Carrizo Plain area.

- ENDANGERED (N = 8)**
- 1. Longhorn Fairy Shrimp FE
  - 2. Blunt-nosed Leopard Lizard FE, SE
  - 3. California Condor FE, SE
  - 4. American Peregrine Falcon CESA Endang.
  - 5. Bald Eagle SE(rev)
  - 6. Willow Flycatcher SE
  - 7. Giant Kangaroo Rat FE, SE



8. San Joaquin Kit Fox FE, ST

- THREATENED (N = 8)**
- 1. Vernal Pool Fairy Shrimp FT
  - 2. Kern Primrose Sphinx Moth FT
  - 3. California Tiger Salamander FT
  - 4. California Red-legged Frog FT
  - 5. Greater Sandhill Crane ST
  - 6. Swainson's Hawk ST
  - 7. Western Snowy Plover FT
  - 8. Nelson's (S.J.) Antelope Squirrel ST

FE = Federal Endangered  
 FT = Federal Threatened  
 SE = State Endangered  
 ST = State Threatened  
 CESA Endang = California Endangered Species Act

**SENSITIVE:** Animals that occur or are likely to occur on the CPNM and neighboring areas [names based upon Department of Fish and Game, February 2008, list of "SPECIAL ANIMALS (865 taxa)"]

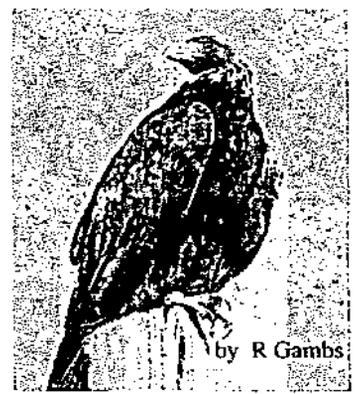
- AMPHIBIANS (N = 2)**
- 1. Coast Range Newt
  - 2. Western Spadefoot Toad
- REPTILES (N = 5)**
- 1. Southwestern Pond Turtle



- 2. Coast (California) Horned Lizard
- 3. Silvery Legless Lizard
- 4. San Joaquin Whipsnake
- 5. Two-striped Garter Snake

- MAMMALS (N = 21)**
- 1. California Leaf-nosed Bat
  - 2. Pallid Bat
  - 3. Townsend's Big-eared Bat
  - 4. Spotted Bat
  - 5. Western Red Bat
  - 6. Western Small-footed Myotis
  - 7. Long-eared Myotis
  - 8. Fringed Myotis
  - 9. Cave Myotis
  - 10. Yuma Myotis
  - 11. Brazilian Free-tailed Bat
  - 12. Western Mastiff Bat
  - 13. Pocketed Free-tailed Bat
  - 14. Big Free-tailed Bat
  - 15. Short-nosed Kangaroo Rat
  - 16. Big-eared Kangaroo Rat
  - 17. San Joaquin Pocket Mouse
  - 18. Salinas Pocket Mouse
  - 19. Southern Grasshopper Mouse
  - 20. Tulare Grasshopper Mouse
  - 21. American Badger

- BIRDS (N = 29)**
- 1. American White Pelican (nesting)
  - 2. Great Blue Heron (rookery)
  - 3. Cooper's Hawk
  - 4. Sharp-shinned Hawk
  - 5. Ferruginous Hawk
  - 6. Northern Harrier
  - 7. White-tailed Kite (Black-shouldered)



- 8. Golden Eagle
- 9. Merlin
- 10. Prairie Falcon
- 11. Lesser Sandhill Crane
- 12. Mountain Plover
- 13. Long-billed Curlew (nesting)
- 14. Western Yellow-billed Cuckoo
- 15. Short-eared Owl
- 16. Long-eared Owl
- 17. Burrowing Owl
- 18. California Spotted Owl
- 19. Vaux's Swift
- 20. Costa's Hummingbird
- 21. Loggerhead Shrike
- 22. California Horned Lark
- 23. Le Conte's Thrasher
- 24. Yellow Warbler
- 25. Yellow-breasted Chat
- 26. Grasshopper Sparrow
- 27. Oregon Vesper Sparrow
- 28. Tricolored Blackbird
- 29. Yellow-headed Blackbird



**CHRISTMAS BIRD COUNT**

Roger Zachary



Mountain Plover



Long Billed Curlew



Burrowing Owl

The Carrizo Plain Christmas Bird Count (CBC) was held December 29, 2007. As with all CBCs, the count area was a 15-mile diameter circle. The Carrizo Plain circle's center is at the mid-point on Simmler road, between Soda Lake Road and Elkhorn Road.

Twenty-four individuals participated in the count forming 9 parties during the day. Some of the birders started looking for owls early at 5:45 AM. The rest of the birders met at the Community Center/ Fire Station on Soda Lake Road at 8:00 AM. The count ended at 2:15 PM.

The day was bright and clear, with a slight north west breeze of 0-5 mph. Temperatures ranged from 34° to 58°F.

The TOTAL PARTY HOURS EQUALED 38.25 hours and TOTAL PARTY MILES were 171.50. The observers counted 8,332 INDIVIDUAL BIRDS, representing 57 SPECIES during the event. There were 8 NEW HIGH COUNT (HC) records.

There was one new

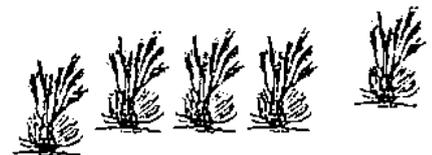
high count record for the Blue-gray Gnat catcher (3) and one unusual species, the Townsend's Solitaire.

The next Carrizo Plain CBC will be held on Saturday, January 3, 2009.

**Carrizo Plain CBC Results**  
**December 29, 2007**

California Quail-72  
Bald Eagle-1  
Northern Harrier-4  
Cooper's Hawk-1  
Red-tailed Hawk-45  
Ferruginous Hawk-11  
Rough-legged Hawk-1  
Golden Eagle-5  
American Kestrel-32  
Prairie Falcon-4  
Killdeer-1  
Mountain Plover-18  
Greater Yellowlegs-2  
Long-billed Curlew-61  
Rock Pigeon-22  
Mourning Dove-203  
Greater Roadrunner-4  
Burrowing Owl-2  
Short-eared Owl-2  
Anna's Hummingbird-1  
Red-breasted Sapsucker-1  
Nuttall's Woodpecker-1  
Northern Flicker-5

Say's Pheobe-40  
Loggerhead Shrike-19  
Hutton's Vireo-1  
Western Scrub Jay-11  
Common Raven-231  
Homed Lark-4539  
Oak Titmouse-2  
Bushtit-12  
White-breasted Nuthatch-1  
Rock Wren-1  
Bewick's Wren-1  
Ruby-crowned Kinglet-8  
Blue-gray Gnatcatcher-3 (HC)  
Western Bluebird-8  
Mountain Bluebird-35  
Townsend's Solitaire-1 (US)  
American Robin-1  
Northern Mockingbird-1  
California Thrasher-2  
European Starling-158  
Phainopepla-6  
Spotted Towhee-1  
California Towhee-16  
Vesper Sparrow-7  
Lark Sparrow-208  
Sage Sparrow-70  
Savannah Sparrow-659  
White-crowned Sparrow-789  
Golden-crowned Sparrow-26  
Dark-eyed Junco-3  
Red-winged Blackbird-6  
Western Meadowlark-453  
Brewer's Blackbird-10  
House Finch-504



**Annual Combustion Emissions**

Maximum annual construction equipment activity occurs in months 7-16.

Gas Fired Offroad Equipment	Emission factors (g/mile)					Annual Emissions (ton/yr)										
	Quantity/ year	Ave Round Trip/ Day/ Unit	Round Trip Distance (miles)	Daily VMT per Unit	Annual VMT for all Units	PM10	CO	RDC	NOx	SOx	PM10	PM2.5	CO	VOC	NOx	SOx
ATV	72	6	2	12	19,008	1.08	61.3	28.16	0.28	0.20	0.023	0.010	1.075	0.690	0.006	0.001

Notes:  
 Gas Fired Offroad Equipment Emission Factors from EPA "Exhaust Emission Factors for Nonroad Engine Modeling: Spark-Ignition". Assumed half ATVs are 2-stroke and the rest are 4-stroke.  
 Round trip distance and times from measurement and assumption

**Combustion Exhaust from Travel on Unpaved Roads**

Vehicle Type	Quantity/ year	Ave Round Trip/ Day/ Unit	Round Trip Distance (miles)	Daily VMT per Unit	Annual VMT for all Units	Emission factor (lb/mile)						Annual Emissions (ton/yr)					
						PM10	PM2.5	CO	VOC	NOx	SOx	PM10	PM2.5	CO	VOC	NOx	SOx
Pick Up Truck (1/2T)	72	6	1	6	804	0.001	0.001	0.007	0.010	0.010	0.000	0.000	0.000	0.048	0.006	0.000	
Flatbed Truck(1T)	72	2	0.5	1	1684	0.008	0.007	0.020	0.028	0.024	0.000	0.001	0.016	0.002	0.018	0.000	
Dump Truck (15cy)	78	8	0.5	4	6888	0.020	0.018	0.128	0.033	0.049	0.000	0.008	0.043	0.011	0.140	0.000	
Water Truck	24	4	6	24	12872	0.020	0.018	0.128	0.033	0.049	0.000	0.008	0.043	0.011	0.249	0.000	
Fuel Truck	24	1	0.1	0.1	63	0.008	0.007	0.020	0.028	0.024	0.000	0.000	0.001	0.000	0.001	0.000	
Concrete Pump Truck	12	1	0.5	0.5	132	0.020	0.018	0.128	0.033	0.049	0.000	0.008	0.043	0.011	0.000	0.000	
Worker Vehicles in Parking lot	1254	1	0.2	0.2	5519	0.001	0.001	0.007	0.010	0.010	0.000	0.000	0.027	0.003	0.003	0.000	
Buses	96	1	1	1	2112	0.008	0.007	0.020	0.028	0.024	0.000	0.000	0.001	0.001	0.021	0.003	0.000
Total Unpaved Road						0.022	0.018	0.236	0.045	0.045	0.001	0.001	0.021	0.003	0.024	0.000	

Notes:  
 SCAQMD Preferred - Highest (Most Conservative) Emission Factors (version 2.3)  
 Emission Factors for On-Road Passenger Vehicles & Delivery Trucks & Heavy Heavy Duty Diesel Truck  
 Scenario Year: 2009  
 All vehicle model years in the range 1985 to 2009  
 Annual VMT for all units based on average daily trip for each vehicle type  
 22 Maximum number of days per month of construction



# Attachments

	Cons.	ATU =		
Pickup	10 x 6 =	=	60 gal	60,480 gal
Latbed	15 x 6 =		90 gal	90,720 gal
Dump	70 x 9 =		630 daily	258,720 gal
Tr. Packer	130		130 daily	114,480 gal
Comp.	40 x 4 =		160 daily	31,360
Exc.	70 x 3 =		210 daily	80,360
Dozer	80 x 4 =		320 daily	51,520
Scaper	130 x 4 =		520 gal day daily	76,400
Grader	50 x 3 =		150 gal day daily	57,400
Loader	50 x 2 =		100 day daily	<del>61,250</del> 37,800
Backhoe	25		25 daily	61,250
water	60 x 2 =		120 daily	99,120
Roll Packer				
Busse	25 x 6 =		150 daily	147,000
Other	20 x 6 =		120 daily	117,600
nto. Cons				
Gravels	70 gal		140	70,556
Forklift	2 Propane		5 gal per day 10	6,720 propane
M's			2865 gal Daily	20,055 weekly
			under dirt work	
				30,200,
Heavy Pinst.			8 to 10 months	640,000
Cons.				

San Luis Obispo County  
Master Water Plan  
**Rural Water Needs - Current and Projected**

---

Rural Demand has been defined as water use required by the remaining community areas within the County which fall outside of the categories of either 1) incorporated cities or the purveyors which serve those cities, or 2) unincorporated communities (listed in the urban demand discussion). This demand does not include agriculture. Most of the demand is from rural residential development. There are small amounts of commercial demand as well as some golf courses, which are not included in the demand estimates.

The calculation of water needs for the Rural Areas was fairly straightforward and based primarily upon the number of rural dwelling units, or "ranchettes" multiplied by a water duty developed for each of the Water Planning Areas (WPAs). A number of assumptions were used for development of the water duties based on professional knowledge of the County and development of rural demands in adjacent counties. Interior household water use was assumed to be similar to a household in town. The average is about 1/3-acre feet per acre. This number may go down somewhat in the future as new homes are built with greater water saving devices. However, the change will not result in a significant modification of the estimates of water demand by rural residences.

The calculation of exterior water needs is the more complex. Acreage varies considerably from ranchette to ranchette, ranging from approximately 2 1/2 acres on up to 20 acres or more. Looking at numerous rural developments, it was determined that most places "cultivate" about an acre around the dwelling, leaving the remaining acreage unimproved or in its natural state, or for use as a corral. This is generally true no matter how large the parcel. Most of the exterior water use is within that acre of cultivation. Watering lawns, small orchards, gardens, and stock varies widely from parcel to parcel. However, a reasonable range of 1/2 AFY to 3 AFY per ranchette was developed. For this estimate, total water use of 1.3 AFY was assigned for the coastal areas and 1.8 AFY for inland areas. Coastal areas were presumed to use less because of the cooler, moister climate. Studies have been completed for Monterey County (by members on the Master Water Plan team) and Santa Barbara County for similar water use and these guidelines appear reasonable based upon historical use in the area. Given the relatively small percentage of total demand that constitutes rural demand (approximately 3%), overall figures are not greatly affected by this assumption.

On the following tables, estimates of current and projected water need have been prepared based on the above methodology and have been determined and listed for rural areas within each of the 12 WPAs.

**Current Rural Demand - 1995**

WPA	NAME	POPULATION	POP/DU	HOUSES	DUTY ac-ft/ac	DEMAND ac-ft/yr
1	North Coast	866	2.57	337	1.3	440
2	Cayucos	1,020	2.57	397	1.3	520
3	Los Osos/Morro Bay	1,223	2.57	476	1.3	620
4	SLO/Avila	1,452	2.44	595	1.3	770
5	Five Cities	6,729	2.86	2,353	1.3	3,060
6	Nipomo	8,370	2.86	2,927	1.3	3,800
7	Cuyama	708	2.86	248	1.7	420
8	California Valley	1,235	2.86	432	1.7	730
9A	Salinas	9,356	2.92	3,204	1.7	5,450
9B	Creston	6,832	2.92	2,340	1.7	3,980
9C	Shandon	1,235	2.92	423	1.7	720
10	Nacimiento	2,700	2.92	925	1.7	1,570

**Projected Rural Demand - 2020**

WPA	NAME	POPULATION	POP/DU	HOUSES	DUTY ac-ft/ac	DEMAND ac-ft/yr
1	North Coast	1,564	2.57	609	1.3	790
2	Cayucos	1,340	2.57	521	1.3	680
3	Los Osos/Morro Bay	1,538	2.57	598	1.3	780
4	SLO/Avila	2,056	2.44	843	1.3	1,100
5	Five Cities	8,675	2.86	3,033	1.3	3,940
6	Nipomo	13,073	2.86	4,571	1.3	5,940
7	Cuyama	820	2.86	287	1.7	490
8	California Valley	1,836	2.86	642	1.7	1,090
9A	Salinas	12,775	2.92	4,375	1.7	7,440
9B	Creston	10,703	2.92	3,665	1.7	6,230
9C	Shandon	1,836	2.92	629	1.7	1,070
10	Nacimiento	5,179	2.92	1,774	1.7	3,020

Source: Population = San Luis Obispo County  
 Pop/DU = California Department of Finance.

## Data Deficiencies

The following additional data would improve the accuracy of this study:

- **Commercial.** No commercial use is included in this demand analysis. Very few commercial activities exist in the rural areas that were not accounted for in the urban demand. It represents a very small percentage of the total water used.
- **Golf Courses.** A number of golf courses are in the rural areas. These use between 1.5 to 2.5 acre feet/acre/year. An 18-hole course would have approximately 100 acres of irrigated turf, resulting in the use of between 150 and 250 acre feet per year. Return flow from golf course irrigation is estimated to be 15%. This information should be added to the rural demand.
- **Dwelling Units.** The study was based upon population numbers, with an estimate of dwelling units derived from population figures divided by persons per household. Using the actual number of dwelling units would develop a more accurate estimate. This would require assigning assessor information to the 12 WPAs.

## Assumptions

**Water Duty Factors.** Water demand was estimated by multiplying the number of dwelling units in WPAs by a water duty factor. A water duty factor is an estimated volume of water used annually by a particular activity. It is measured in acre-feet per year. Water duties are necessarily estimated averages. Water consumption varies in a number of regards. Over the course of the year, water use is high in the summer and low in the winter. Use varies from residence to residence, depending on number of persons in the dwelling and the intensity of outdoor landscaping. A difference is expected in consumption between development near the coast and development inland. Coastal development is expected to require less water and lose less to evapotranspiration. An estimated half acre-foot differential was applied to the two areas.

Most of the development in the rural portions of the WPAs will take place on relatively large parcels (between one and 40 acres). The exceptions are golf courses and a small amount of commercial development. In this report, the larger parcels are referred to as 'ranchettes', a commonly used term. Specific water duty factors (see below) were developed for these parcels. Water duty factors will decline somewhat for new construction because of conservation requirements contained in the Uniform Building Code.

**Future Dwelling Units.** Water conservation measures are required of new dwelling construction. These include low flow showerheads and toilets. Showerheads now dispense between 1.5 and 2.5 gallons per minute. Previously they sprayed up to 8 gallons per minute. For a ten-minute shower, water consumption has dropped from 80 gallons to 20 gallons. Old toilets released approximately 7 gallons per flush and are now required to release no more than 1.6 gallons. The landscaping or yard requirement of new dwellings was assumed to remain relatively constant.

**Ranchettes.** This term, for the purposes of this report, denotes parcels one acre and larger. There are considerable numbers of parcels in this size range that could be developed. Their development usually includes a residence, accessory buildings, extensive gardening and small orchards, and a few livestock. To make comparable analysis with smaller lot residential parcels possible, the water use was divided into three factors; interior of the house, immediate exterior or yard, and the irrigated activities beyond the yard that comprises the ranch-like activities. There are several advantages to this approach. The interior and yard water use is assumed to be similar no matter the size of the parcel. This allows comparison of ranchettes to typical suburban lots. Further, the least predictable water use from parcel to parcel is that beyond the house and yard. This is also the water most likely to be curtailed during a period of shortage, and therefore provides a cushion to both the supply and the analysis.

- **Interior.** The water duty for inside the residence is estimated to be similar to suburban dwellings. All of these units are serviced by individual septic systems and thus the recharge rate for the interior of the residence is estimated at 80%. Water use records from a number of sources were investigated to determine interior dwelling use. The water duty factor is based upon an average of 350 gallons used in the average residence per day.
- **Yard.** Landscaping immediately surrounding the residence is estimated to be similar to any other residence. This number represents a percentage of the total water applied by homes in several subdivisions in the area. According to the Department of Water Resources, 47% of the water used in the average residence is applied outside (DWR, 1984).
- **Ranching/Farming.** What differentiates the ranchette from the residence is the additional water used for gardening, livestock and other activities beyond the immediate residence. This water duty is the most difficult to estimate. Because this water is used outside, and most is lost to evapotranspiration, its percentage of recharge is considerably less, estimated to average 20%. Water use for all portions of ranchettes beyond the residence and landscaping can vary considerably from parcel to parcel, but for the purposes of analysis, the average consumed was estimated to be one acre foot per year (above that used for the residence and yard). This amount is used in the analysis for all parcels within the size range analyzed. The water use is assumed to be similar because the amount of land given over to water consuming activities is usually similar. The larger parcels are not developed much more (and sometimes less) than the smaller ones. The remaining land on the larger parcels in the county is usually left to non-irrigated grazing and provides a buffer to the residence. Water use tends to increase for several years after initial construction as more water applications are developed on the property.

### *Sources*

Johnson, M.J. (1983), Ground Water in North Monterey County, California, U.S. Geological Survey Water Resources Investigations Report 83-4023, Sacramento, California.

Santa Clara Valley Water District (1979), Methodology for Projecting Water Needs in Santa Clara Valley.

Water Conservation in California (1984), Bulletin 198-84, Department of Water Resources, p. 21, July.

Attachment 7



California Highway Patrol  
Templeton Area  
101 Duncan Road  
Templeton, Ca. 93465

Telephone (805)434-1822  
Facsimile (805)434-2197

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Attachment 7

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**Subject:** Fw: Carrizo -- Ausra and Caltrans Coordination  
**From:** "Robin Bell" <robin@midstateexpo.com>  
**Date:** Thu, August 14, 2008 1:53 pm  
**To:** "AGENA GARNETT" <AGARNETT@ash.dmh.ca.gov>  
**Cc:** "Mary Strobridge" <mstrobridge@sbcglobal.net>  
**Priority:** Normal  
**Options:** View Full Header | View Printable Version

Gena,

Thought this might be of interest to you since traffic is a special concern of John's and I think he knows more about it than the rest of us.

Robin

----- Original Message -----

From: "John Kessler" <jkessler@energy.state.ca.us>  
To: "Robin Bell" <robin@midstateexpo.com>  
Sent: Thursday, August 14, 2008 1:45 PM  
Subject: Fwd: Carrizo -- Ausra and Caltrans Coordination

Hi Robin:

This is the email that I promised to forward to you.

Thanks,

John

John S. Kessler  
CEC - Project Manager  
Office: 916-654-4679  
Cell: 530-306-5920  
Fax: 916-654-4421

>>> "Jason Ricks" <JRicks@aspeneq.com> 8/11/2008 4:22 PM >>>  
John,

Attached is an e-mail from the Caltrans District 5 office. In a conference call with Ausra and URS two weeks ago, Caltrans asked that they analyze their planned route and determine which curves on SR-58 present an off-tracking issues. Caltrans asked the applicant to contact them for discussion once the curves are identified.

At last week's workshop I asked George (URS traffic engineer) how they planned to address Caltrans' request but he indicated he didn't know how Ausra would respond.

Can you coordinate with the applicant to determine when and how they plan to respond to this and make sure we receive a copy of their response? Obviously we would like to include any kind roadway analysis in the PSA.

Thanks,

Attachment 7

Jason

-----Original Message-----

From: Kostas Margiolas [mailto:kostas\_margiolas@dot.ca.gov]  
 Sent: Monday, August 04, 2008 1:31 PM  
 To: Jason Ricks  
 Cc: Paul McClintic; Medel Medina  
 Subject: Re: Carrizo - Workshop Notice

Jason,

Sorry for the delay in responding, just gathering information from many sources.

Thanks for keeping me in the loop, but I don't plan on attending the Aug 5th meeting. I also didn't find anyone else from my local Caltrans office that had planned to attend. Since the CHP will be there, they can provide feedback as they are more versed in the trucking laws than my office.

It is legal for California Legal size trucks to use Route 58 as the segment near the Carrizo project site is a California Legal Advisory Route. The driver is still legally responsible for unsafe off-tracking, such as crossing the centerline or driving on shoulders, curbs and sidewalks.

In a teleconference last week with the applicant Ausra and their consultant URS, Caltrans District 5 asked them to analyze their planned route and determine which curves present off-tracking issues. Once the curves are identified, we asked the consultant to come back to us and discuss.

Our district may recommend strategies to handle off-tracking issues (pilot cars, additional pavement, one-way flagging control, etc.) within District 5 (SLO county). The contact for District 6 (Kern County) is Medel Medina.

His email is cc'ed above, office phone is (559) 488-7337.

Also during the teleconference, it was mentioned that approximately half the truck trips will be CA legal size and half will be STAA size. Any trucks larger than the CA legal size will have to apply for a Transportation Permit through the Caltrans office of Transportation Permits (website below). This permit will require pilot cars and/or CHP escorts on Route 58 depending on the size of truck/load.

Here are a few websites that may assist you. You may have already visited some of them.

<http://www.dot.ca.gov/hq/traffops/truck> - Caltrans Truck Services website  
<http://www.dot.ca.gov/hq/traffops/trucks/truckmap/truck-legend.pdf> - Visual of truck sizes  
<http://www.dot.ca.gov/hq/traffops/permits/> - Caltrans Transportation Permits website

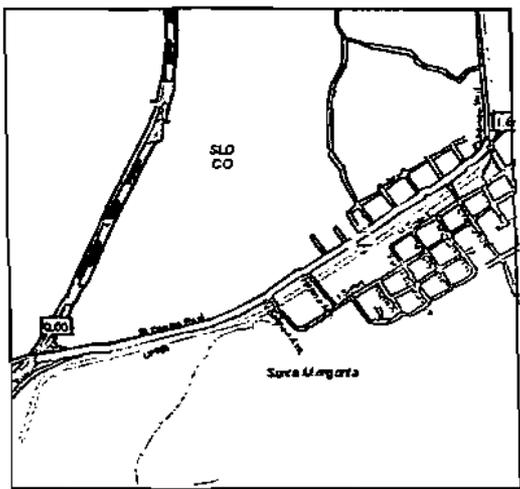
I hope this helps you on your traffic analysis. As you can see, much of this is already policy for Caltrans, it just getting the applicant on board (which they are willing to be) and allowing the truck trips to operate safely and moving the project forward.

Kostas Margiolas  
 Transportation Engineer  
 California Department of Transportation (Caltrans) District 5 - Office of Traffic Operations  
 (805) 542-4720 office

← But how will the office both had not been in SLO County before our duty.

**STATE ROUTE 58 - SEGMENT 1  
SAN LUIS OBISPO COUNTY**

SEGMENT SPECIFICATIONS			
Segment	Begin	End	Description
1	0.00	1.64	Jct. Route 101/58 - El Camino Real



LEVEL OF SERVICE	
Present LOS	D
20-Year LOS without Improvements	E
20-Year Concept with Improvements	E

SEGMENT FEATURES	
<b>Environmental Constraints:</b>	<ul style="list-style-type: none"> <li>▪ Prime Agricultural Land</li> <li>▪ Cultural Resources</li> <li>▪ Air Quality</li> <li>▪ Threatened and Endangered Species and Habitat</li> </ul>
<b>Land Uses along Corridor:</b>	<ul style="list-style-type: none"> <li>▪ Agricultural and open space land</li> <li>▪ Commercial</li> <li>▪ Residential</li> <li>▪ Rural residential</li> </ul>
<b>Major Traffic Generators:</b>	<ul style="list-style-type: none"> <li>▪ Agricultural vehicles</li> <li>▪ Access to Santa Margarita Lake and the town of Pozo</li> <li>▪ Commuter traffic to and from Creston and Santa Margarita</li> </ul>

IDENTIFIED DEFICIENCIES - EXISTING AND FUTURE
<ul style="list-style-type: none"> <li>▪ Segment 1 is presently operating at LOS D and is projected to slip to E by the year 2023</li> </ul>

RECOMMENDED ACTIONS
<ul style="list-style-type: none"> <li>• Bicycle and pedestrian improvements for SR 58 corridor through Santa Margarita</li> <li>• Work with San Luis Obispo County to develop Context-Sensitive Solutions with all projects associated with Route 58 through the town of Santa Margarita</li> </ul>

Attachment 7

# DISTRICT 5 SEGMENTATION DATA SHEET

COUNTY: San Luis Obispo      ROUTE: 58      SEGMENT: 1

## SEGMENT LOCATION

PM Begin	PM End	Length (miles)	Description
0.00	1.64	1.64	Junction Route 101/58 to El Camino Real

Length reflects actual distance which may differ from the difference between PM End and PM Begin

## EXISTING ROADBED INFORMATION

Number of Lanes:	Two to Four	Lane Width:	8 to 12 ft.
Terrain:	Flat	ROW Width:	100 ft.
Signalzd. Intersectos:	None	Shoulder Width:	8 to 20 ft.
		Median Width:	NA

## EXISTING ROUTE DESIGNATIONS

Functional Classification:	Rural Minor Arterial		
Facility Type:	Conventional Highway		
Trucking Designations:	N/A		
National Highway System:	No.	Interregional Road System:	No.

## OPERATING CHARACTERISTICS

Year	ADT	Off-Peak V/C Ratio	Peak V/C Ratio	Off-Peak LOS	Peak LOS
2000	6,300	na	0.21	na	D
2023	10,900	na	0.37	na	E
ADT Ann. Growth (2000-2023):		2.41%	Peak Hour Volume (2000):		630
Directional Split:		50%	Peak Hour Truck:		4%

## COLLISION DATA

	Sub-segment	Statewide*	3-Year Period
Total Collision Rate:	1.12	0.99	Rates are incidents per million vehicle miles for the 3-year period (1999 - 2001).
Fatality Collision Rate:	0.000	0.036	
Fatality + Injury Coll. Rate:	0.35	0.48	

\*Statewide is the statewide average collision rate for that type of facility

## PROPOSED CONCEPT

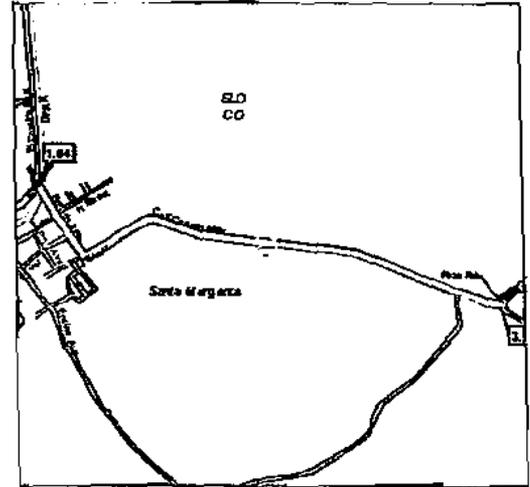
Proposed Transportation Concept (Future):	2-Lane Conventional Highway
	LOS E

**STATE ROUTE 58 - SEGMENT 2  
SAN LUIS OBISPO COUNTY**

SEGMENT SPECIFICATIONS			
Segment	Begin	End	Description
2	1.64	3.14	El Camino Real - Pozo Rd.

LEVEL OF SERVICE	
Present LOS	C
20-Year LOS without Improvements	E
20-Year Concept with Improvements	E



**SEGMENT FEATURES**

<b>Environmental Constraints:</b>	<ul style="list-style-type: none"> <li>▪ Prime Agricultural Land</li> <li>▪ Cultural Resources</li> <li>▪ Air Quality</li> <li>▪ Threatened and Endangered Species and Habitat</li> </ul>
<b>Land Uses along Corridor:</b>	<ul style="list-style-type: none"> <li>▪ Agricultural and open space land</li> <li>▪ Commercial</li> <li>▪ Residential</li> <li>▪ Rural residential</li> </ul>
<b>Major Traffic Generators:</b>	<ul style="list-style-type: none"> <li>▪ Agricultural vehicles</li> <li>▪ Access to Santa Margarita and the town of Pozo</li> <li>▪ Commuter traffic to and from Creston and Santa Margarita</li> </ul>

**IDENTIFIED DEFICIENCIES - EXISTING AND FUTURE**

- Non-Standard shoulder widths
- Narrow culvert- bridge at I Street
- A ditch located on the east-side of SR 58/Estrada Ave. between I and J Streets
- Segment 2 is presently operating at LOS C and is projected to slip to E by the year 2023

**RECOMMENDED ACTIONS**

- Widening to standard lane and shoulder widths
- Widening of culvert-bridge at I Street
- Elimination of ditch located on the east-side of SR 58/Estrada Ave. between I and J Streets
- Work with San Luis Obispo County to develop Context-Sensitive Solutions with all projects associated with Route 58 through the town of Santa Margarita

**DISTRICT 5 SEGMENTATION DATA SHEET**

COUNTY: **San Luis Obispo** ROUTE: **58** SEGMENT: **2**

**SEGMENT LOCATION**

PM Begin	PM End	Length (miles)	Description
1.64	3.14	1.50	El Camino Real to Prado Rd.

Length reflects actual distance which may differ from the difference between PM End and PM Begin

**EXISTING ROADBED INFORMATION**

Number of Lanes:	Two	Lane Width:	8 to 11 ft.
Terrain:	Flat	ROW Width:	60 ft.
Signalzd.intersectcas:	None	Shoulder Width:	2 to 10 ft.
		Median Width:	NA

**EXISTING ROUTE DESIGNATIONS**

Functional Classification:	Rural Minor Arterial		
Facility Type:	Conventional Highway		
Trucking Designations:	N/A		
National Highway System:	No	Interregional Road System:	No

**OPERATING CHARACTERISTICS**

Year	ADT	Off-Peak V/C Ratio	Peak V/C Ratio	Off-Peak LOS	Peak LOS
2000	2,700	na	0.08	na	C
2023	5,100	na	0.16	na	E
ADT Ann. Growth (2000-2023):		2.84%	Peak Hour Volume (2000):		240
Directional Split:		50%	Peak Hour Trucks:		3%

**COLLISION DATA**

	Sub-segment	Statewide <sup>1</sup>	3-Year Period
Total Collision Rate:	2.00	1.40	Rates are incidents per million vehicle miles for the 3-year period (1999 - 2001).
Fatality Collision Rate:	0.000	0.031	
Fatality + Injury Coll. Rate:	1.09	0.61	

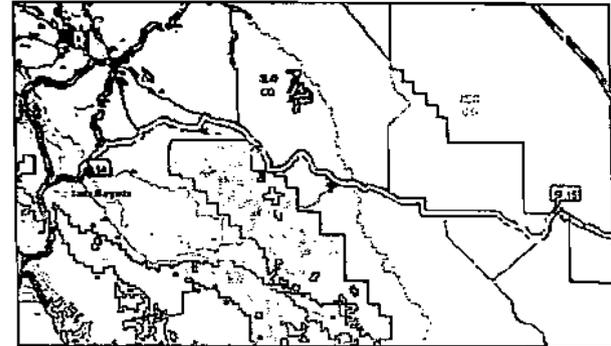
<sup>1</sup>Statewide is the statewide average collision rate for that type of facility

**PROPOSED CONCEPT**

Proposed Transportation Concept (Future):	2-Lane Conventional Highway
LOS	E

**STATE ROUTE 58 - SEGMENT 3  
SAN LUIS OBISPO COUNTY**

<b>SEGMENT SPECIFICATIONS</b>			
<b>Segment</b>	<b>Begin</b>	<b>End</b>	<b>Description</b>
3	3.14	57.15	Pozo Rd. - Kern Crty. Line
<b>LEVEL OF SERVICE</b>			
Present LOS			C
20-Year LOS without Improvements			D
20-Year Concept with Improvements			D



<b>SEGMENT FEATURES</b>	
<b>Environmental Constraints:</b>	<ul style="list-style-type: none"> <li>▪ Prime Agricultural Land</li> <li>▪ Cultural Resources</li> <li>▪ Air Quality</li> <li>▪ Threatened and Endangered Species and Habitat</li> </ul>
<b>Land Uses along Corridor:</b>	<ul style="list-style-type: none"> <li>▪ Agricultural and open space land</li> <li>▪ Rural residential</li> </ul>
<b>Major Traffic Generators:</b>	<ul style="list-style-type: none"> <li>▪ Agricultural vehicles</li> <li>▪ Access to ranches along 58 corridor</li> <li>▪ Commuter traffic between the Central Valley (Route 5) and Central Coast (Route 101)</li> <li>▪ Recreational Traffic</li> </ul>

<b>IDENTIFIED DEFICIENCIES - EXISTING AND FUTURE</b>
<ul style="list-style-type: none"> <li>▪ Non-Standard lane and shoulder widths</li> </ul>

<b>RECOMMENDED ACTIONS</b>
<ul style="list-style-type: none"> <li>• Upgrade lanes and shoulders to standard width as funding allows</li> </ul>

**DISTRICT 5 SEGMENTATION DATA SHEET**

COUNTY: **San Luis Obispo**      ROUTE: **58**      SEGMENT: **3**

**SEGMENT LOCATION**

PM Begin	PM End	Length (miles)	Description
3.14	57.15	54.01	Pozo Rd. to Kern Cnty Line

Length reflects actual distance which may differ from the difference between PM End and PM Begin

**EXISTING ROADBED INFORMATION**

Number of Lanes:	Two	Lane Width:	8 to 12 ft.
Terrain:	Flat, Mountainous, Rolling	ROW Width:	60 ft.
Signalzd. Intersectns:	None	Shoulder Width:	2 to 6 ft.
		Median Width:	NA

**EXISTING ROUTE DESIGNATIONS**

Functional Classification:	Rural Minor Arterial
Facility Type:	Conventional Highway
Trucking Designations:	N/A
National Highway System:	No
Interregional Road System:	No

**OPERATING CHARACTERISTICS**

Year	ADT	Off-Peak V/C Ratio	Peak V/C Ratio	Off-Peak LOS	Peak LOS
2000	1,450	na	0.11	na	C
2023	3,100	na	0.17	na	D
ADT Ann. Growth (2000-2023):		3.36%	Peak Hour Volume (2000):		210
Directional Split:		50% to 55%	Peak Hour Truck:		9%

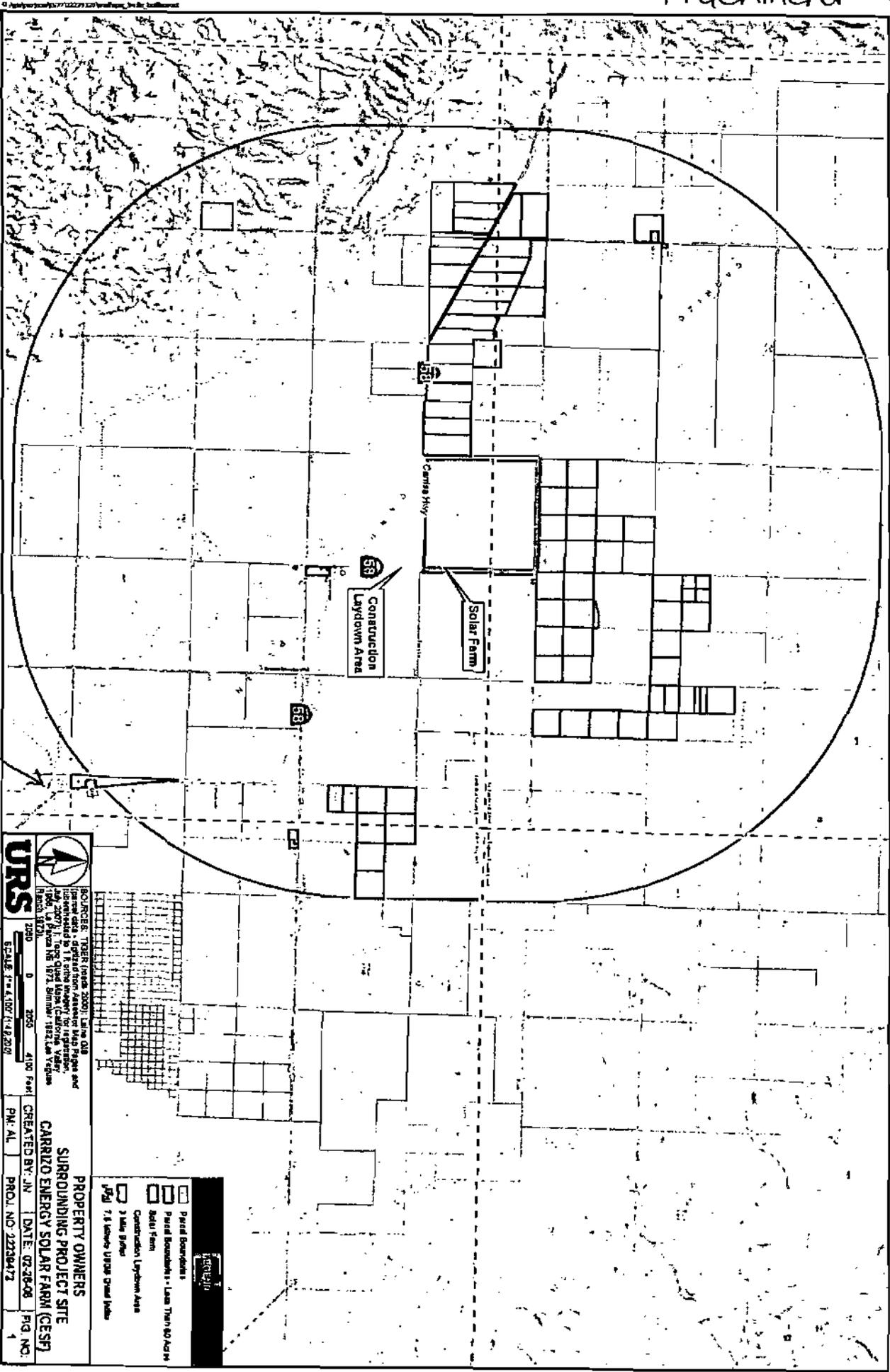
**COLLISION DATA**

	Sub-segment	Statewide*	3-Year Period
Total Collision Rate:	2.30	2.33	Rates are incidents per million vehicle miles for the 3-year period (1999 - 2001).
Fatality Collision Rate:	0.035	0.031	
Fatality + Injury Coll. Rate:	1.04	1.15	

\*Statewide is the statewide average collision rate for that type of facility

**PROPOSED CONCEPT**

Proposed Transportation Concept (Future):	2-Lane Conventional Highway
	LOS D



Ruskovich Airstrip  
not 4 miles away.

**URS** 2000 0 2050 4100 Feet  
SCALE: 1" = 4100' (1:162,600)

**PROPERTY OWNERS**  
SURRENDERING PROJECT SITE  
CARRIZO ENERGY SOLAR FARM (CESF)

CREATED BY: JN | DATE: 02-26-08 | FIG. NO. 1

PH: AL | PROJ. NO: 22230472

- Parcel Boundaries - Less Than 60 Acres
- Solar Farm
- Construction Layout Area
- 1/4 Mile Buffer
- 1/2 Mile Buffer
- 1/4 Mile Buffer - URS/ESD Quad Index

SOURCES: TIGER (2000), LARS 010  
Parcel data is derived from Aerial or Map Pages and  
is not intended to be used for legal purposes.  
Data is from the 1971 Summer 1822 Las Vegas  
Aerial (1822)

## ALTERNATIVES SUMMARY

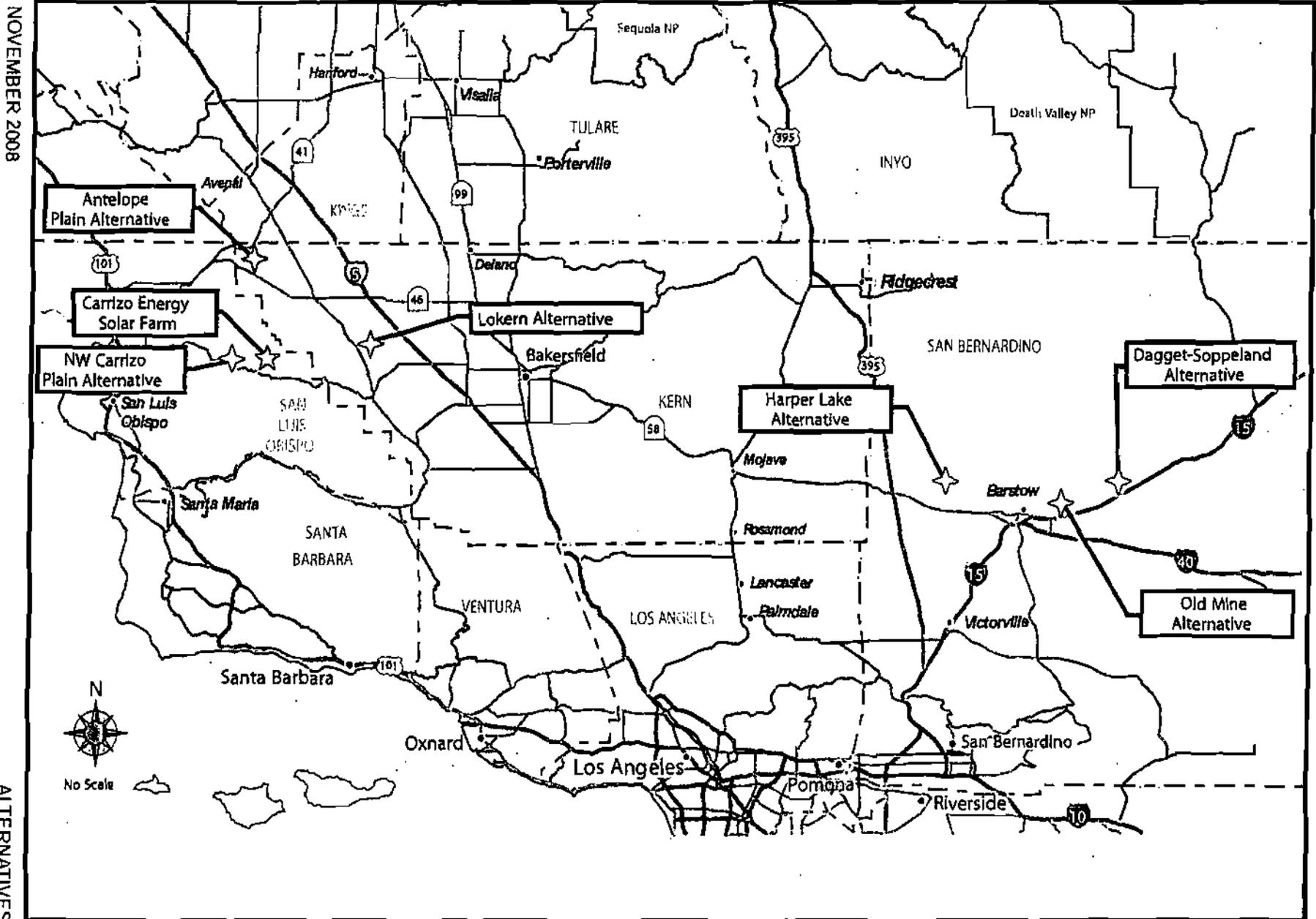
The "Guidelines for Implementation of the California Environmental Quality Act," Title 14, California Code of Regulation, Section 15126.6(a), provides direction by requiring an evaluation of the comparative merits of "a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." In addition, the analysis must address the "no project" alternative (Cal. Code Regs., tit. 14, §15126.6(e)).

In the analysis of the Carrizo Energy Solar Farm (CESF), six alternative project sites were examined, as well as several alternative generation technologies. The alternative sites would not reduce or avoid all significant and potentially significant impacts to Biological Resources, Noise, Traffic and Transportation and Visual Resources. Some of the alternative technologies could achieve most of the project objectives, but would likewise not substantially lessen or avoid environmental impacts. An alternative site configuration for the placement of the power block could reduce significant noise levels.

The six alternative sites are similar to the proposed project in size and land characteristics, and are located within reasonable proximity to transmission infrastructure. None of the sites, however, are considered to be superior to the applicant's proposed site. The Lokem site in Kern County has insufficient solar insolation. The Harper Lake site in San Bernardino County offers strong solar resources, but contains important biological habitat. The Old Mine and Daggett-Soppeland sites in San Bernardino County, in close geographic proximity to Harper Lake, were not retained because of similar expected impacts and because they, as well as the Harper Lake site, would not interconnect to Pacific Gas and Electric's (PG&E) transmission system. The Northwest Carrizo Plain site could interfere with the same migration corridors as the proposed site, and the Antelope Plain site north of the Carrizo region would also have likely impacts to biological resources. However, staff cannot conclude whether significant impacts to wildlife (pronghorn, tule elk and San Joaquin kit fox) would be reduced to less than significant by considering an alternate site until staff, the California Department of Fish and Game, San Luis Obispo County and U.S. Fish and Wildlife Service complete their analysis/modeling of wildlife movement and corridor needs.

Alternative solar technologies (parabolic trough, photovoltaic, Stirling dish, and distributed tower power) were considered. As with the proposed Compact Linear Fresnel Reflector (CLFR) technology, these technologies would consume little on-site water and would not generate air pollutants. Yet with similar or greater acreage requirements, they would not lessen the environmental impacts associated with extensive land use. Other generation technologies (wind, geothermal, biomass, tidal, wave, natural gas, and nuclear) were also examined as possible alternatives to the project. Geothermal, tidal, and wave alternatives are not applicable to the Carrizo Plain. Wind power is not considered a feasible alternative as the Carrizo Plain is not identified as a productive area for development of commercial wind power. Biomass would not be practical due to the need to transport biomass fuels from outside the area which would create significant and long-term traffic impacts. Finally, a natural gas plant would not

**ALTERNATIVES - FIGURE 1**  
**Carrizo Energy Solar Farm Project - Carrizo Alternatives**



NOVEMBER 2008

ALTERNATIVES



To: Clare Laufenberg Gallardo, California Energy Commission  
claufenb@energy.state.ca.us  
From: Ausra, Inc. (Roger Gray, Transmission Consultant)

Re: Ausra, Inc. Comments on October 2008 RETI Draft Phase 1B Report

Date: 11/19/2008

Ausra, Inc. (Ausra) appreciates the opportunity to participate in the RETI process and contribute its comments on the Phase 1B RETI Report. Ausra also supports those comments submitted on behalf of LSA. In particular, Ausra wants to reinforce the LSA's comment that the Phase 1B report conclusions be used as indicative rather than definitive results. Ausra comments here are supplementary to LSA's comments and are specific to particular Ausra issues. We look forward to continued participation in the RETI process.

- 1) In the case of the split between Carrizo North and Carrizo South it does not appear that the split was driven by a few expensive projects as described in the report. Rather it appears (based on our review of Appendix D) that it may have been driven by transmission cost assumptions. Ausra does not believe that the cost assumptions for Carrizo North and Carrizo South are correct. There are some projects in Carrizo (including Carrizo south) that can interconnect with relatively low system interconnection costs. For example, Ausra's Carrizo Energy project currently has transmission access and will only require system interconnection facilities. Because Ausra has transmission for its Carrizo Energy project (regardless if the CREZ is split or not) Ausra believes that the transmission cost for its project and similarly situated projects should reflect this. Ausra believes that adding incremental transmission costs to projects that will not incur them versus giving other projects the benefit of treating yet unbuilt transmission as sunk creates a significant distortion and potentially a longer-term bias. Ausra cannot determine how the available transmission for Carrizo was allocated between Carrizo North and Carrizo South, but this allocation does not appear to be consistent with the current standing of projects and available PG&E transmission.
- 2) In Table 3-1 "Solar thermal Requirements" P. 3-3, the assumption of a 1280 contiguous acres requirement seems large. Ausra recommends that a smaller requirement be used such as 640 acres based on a solar thermal potential of 3 Acres/MW or that at least a range is shown.
- 3) In Section 3.5.3 regarding Out of State Transmission, the RETI report recognizes its own limitation. Ausra believes it is important to roll RETI in to broader regional efforts so that potential out-of-state resources can be appropriately compared to in-state resources and projects.

- 4) Please clarify the approach taken for considering water availability for thermal plants. In looking at the assumptions or process used, it appears such plants would need to be within 10 miles of an urban area to have access to treated wastewater. (Section 3.3 of the RETI Environmental Assessment). If this is an important criterion, it would appear that thermal plants would not be supported in this document for the Carrizo Plains, as it is well over 10 miles from any urban area with a wastewater treatment plant. The proposed Ausra plant in the county currently plans to go to a deep aquifer with poor water quality. The upper aquifer has been identified as being in a state of overdraft.
- 5) With regards to transmission capacity, please clarify if the existing capacity of the Morro Bay and Diablo power plant lines (which go through the Carrizo Plains) have the capacity to support all of the estimated renewable power generation (6,452 MW), or if substantial upgrades will eventually be needed to support this amount of power;
- 6) It appears this report is considering 76 projects (proxy and pre-identified projects) within the Central Coast area (SLO & SB Counties); based on the energy cost graphs and Appendix D (Project Characteristics) it appears about 22 are for solar power within the north and south Carrizo areas; the county is aware of only three; furthermore, per appendix D, it appears all are identified as "solar thermal", which does not appear correct; Appendix C (Transmission Owner Interconnection Queue), which lists six solar projects, seems more in line with what the county is aware of; however, even these numbers do not appear to correspond with the three known projects (Optisolar/Topaz (PV) = 550 MW, Ausra/Carrizo (Thermal) = 177 MW, SunPower/High Plains (PV) = 250 MW) and the six total more than what is currently being proposed; would it be possible to provide the county a more detailed list of those projects used to generate this information, including if any of the non-CREZ projects are within SLO County?
- 7) The main renewable energy power sources cited in the RETI report are not predictable or "dispatchable" power sources for certain peak demand needs (i.e., only generate energy when the sun is shining or the wind is blowing, etc.) unlike fossil fuels and nuclear, and would appear likely to require storage of this energy within the Grid system once the amount of renewables exceeds a certain percentage of the overall power generation (as little as 10%, per Maria Skyllas-Kazacos, an electro-chemistry engineer and professor at the University of New South Wales). With efforts being made to increase the amount of renewables as a part of the industry's portfolio, it would appear appropriate to discuss this issue in the RETI document to better assess the need for on-site storage (e.g., battery) for individual power plants, or if separate facilities need to be considered or integrated into the overall assessment of renewable power. This would certainly be valuable as the county conduct's individual environmental analysis for each facility.

We look forward to your response on these items. Please also keep us informed of subsequent documents completed as well as any public meetings, webinar's or public hearings relating to this effort.

We also have many County GIS layers that can be made available upon request as you further analyze our area. Should you have any questions, please feel free to contact me ([805]781-5452; [jdmckenzie@co.slo.ca.us](mailto:jdmckenzie@co.slo.ca.us)).

Sincerely,

**John McKenzie**

Senior Environmental Planner

