

Mary Dyas - CSF Questions

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To: <mdyas@energy.state.ca.us>
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Subject: CSF Questions
Attachments: 07-AFC-8 Bell Questions.doc

DOCKET	
07-AFC-8	
DATE	JAN 30 2008
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Mary,

Thank you for making the trip to Carrisa Plains yesterday. It was a pleasure to meet you in person.

As per our conversation, I am sending a list of my questions.

I also have a scheduling question which I hope you will be able to answer. What is the time frame for the decision from the U.S. Army Corps of Engineers regarding their jurisdiction of the project site and is this timing considered in the schedule included in the issues identification report.

And lastly, will a transcript of yesterday's hearing be accessible on the website or by another means?

Again, thank you for making the site trip and for a very informative hearing.

Robin Bell

PROOF OF SERVICE (REVISED 2/5/08) FILED WITH ORIGINAL MAILED FROM SACRAMENTO ON 2/20/08
CF

Questions regarding Carrizo Solar Farm
Docket # 07-AFC-08

Submitted By:
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1. There are approximately 40 small acreage parcels consisting of 40 to 60 acres each within a two mile radius of the CSF site. Most of these are to the north and west of the plant site. Because of their small size, these parcels do not offer potential for significant income from typical local agricultural practices. Although these parcels are zoned agricultural and regardless of whether or not they are currently developed, their property value is derived from their potential to be developed as residential ranchettes. Since the visual impact and noise pollution from CSF will make these parcels less desirable as residential sites CSF will therefore affect the property value of the parcels. How will CSF's impact on these property values be mitigated?
2. CSF indicated that this site was the best choice for their project. However, due to the impact it has on neighboring small acreage parcels, I question why a section of land a few miles to the north was not considered. Even though that area would require the expense of additional transmission lines to reach the existing lines there would be no impact on residential sites because the area consists of all large acreage parcels. These parcels are typically 640 acres; their primary uses are agricultural production and are privately owned. Could this option be reviewed as a means to mitigate CSF's impact on residential sites?
3. CSF's two condensers will have a significant visual impact on the Carrisa Plains. Can the design of these condensers be modified to lower their heights to mitigate their visual impact?
4. What is the process by which local property owners are supposed to negotiate landscaping with CSF? Will these negotiations be under CEC jurisdiction to insure each landowners needs are specifically met? If CSF will provide landscaping will they also provide water needs for the landscaping?
5. Although we have not reached a formal agreement with CSF, they indicated our landscaping request of 190 eucalyptus trees would be acceptable. Since many property owners may have similar requests there may be a very significant planting of trees in an area where trees are not indigenous. Will there be any biological impact on the area because of this? And since these trees will be a means of mitigating CSF's visual impact, shouldn't their required water use be

considered as a part of this project and accounted for in their usage estimates particularly due to the need for frequent watering in the summer months?

6. CSF submitted photos and simulations of the visual impact of the plant from Hwy 58. Their photos were taken looking west at the eastern boundary of the site. This view is much less impressive than the view looking east from the western boundary and therefore lessens the visual impact of the plant. Can they resubmit photos and simulations from the western boundary looking east so that the visual impact on eastbound traffic can be reviewed?

7. What will be CSF's construction noise at night? Will there be any limits to volume and hours of nighttime construction noise?

8. What lighting will be required for construction at night?

9. Can the noise production of the plant be explained or simulated so that an average person, such a site neighbor without specific education in noise levels, may understand it? Specifically can clarification be provided of what the plants turbine sounds like in comparison to the normal country sounds of birds, cattle, trees, wind and etc...at the different sites noted?

10. Wind was one of the noises noted in the area noise study. The wind greatly varies on the plains from day to day thus affecting its noise level. Wind noise will obviously be much louder on a windy day rather than a calm day. What was the wind velocity at the times of the study?

11. If Ausra's water use does affect the local water basin or alter the quality or quantity of water on parcels near the site, will they be required to bear any responsibility to resolve these issues for their neighbors?

12. If during construction or operation, CSF exceeds their proposed calculations of noise, dust, traffic or lighting who is the issue reported to? Will the CEC be monitoring these issues ongoing?

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

APPLICATION FOR CERTIFICATION
For the CARRIZO ENERGY
SOLAR FARM PROJECT

Docket No. 07-AFC-8

PROOF OF SERVICE
(Revised 2/5/2008)

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

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DECLARATION OF SERVICE

I, Christina Flores, declare that on February 20, 2008, I deposited copies of the attached Robin Bell Questions About CESF Project in the United States mail at with first-class postage thereon fully prepaid and addressed to those identified on the Proof of Service list above.

OR

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

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



Christina Flores