



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

May 17, 2018

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for
Initial Study Application No. 7444 (ForeFront Power, LLC)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to eahmad@co.fresno.ca.us

Sincerely,

Ejaz Ahmad, planner
Development Services and Capital Projects Division

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3611\CUP3611 SCH Letter

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: IS Application No. 7444 (ForeFront Power, LLC)

Lead Agency: Fresno County, Department of Public Works and Planning Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, 6th Floor Phone: 559-600-4204
City: Fresno Zip: 93720 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Selma
Cross Streets: West side of S. McCall Avenue; 1,915 feet south of its intersection with Manning Avenue Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 20.17
Assessor's Parcel No.: APN 358-021-74 Section: 30 Twp.: 15S Range: 22E Base: MDBM
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[X] Commercial: Sq.ft. Acres 20.17 Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Grapevine; Single-family residence/AE-20 (Exclusive Agricultural; 20-acre min. parcel size)/Agriculture (Selma Community Plan)

Project Description: (please use a separate page if necessary)

Allow a 1.65 megawatt photovoltaic solar power generation facility with related improvements on an approximately 9-acre portion of a 20.17- acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of S. McCall Avenue approximately 1,915 feet south of its intersection with Manning Avenue and 1,363 feet northeast of the nearest city limits of the City of Selma (9375 S. McCall Ave., Selma CA) (SUP. DIST. 4) (APN 358-021-74).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District #6 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>Fresno</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U. S. Fish & Wildlife Service</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>CA Dept. of Fish & Wildlife</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 23, 2018 Ending Date June 21, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>ForeFront Power, LLC</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>100 Montgomery Street, Suite 1400</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>San Francisco, CA 94140</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(650)743-7301 or (949) 794-1182</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 05/18/18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- Pesticide regulation, Dept. of
- U.S. Fish & Wildlife Service

- Toxic Substances Control, Dept. of

Public Review Period (to be filled in by lead agency)

Starting Date: May 23, 2018

Ending Date: June 21, 2018

Signature _____



Date _____

05-18-2018

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: ForeFront Power, LLC
 Address: 100 Montgomery Street, Suite 1400
 City/State/Zip San Francisco, CA 94140
 Phone: (650) 743-7301 or (949) 794-1182

For SCH Use Only:

Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____

Notes:

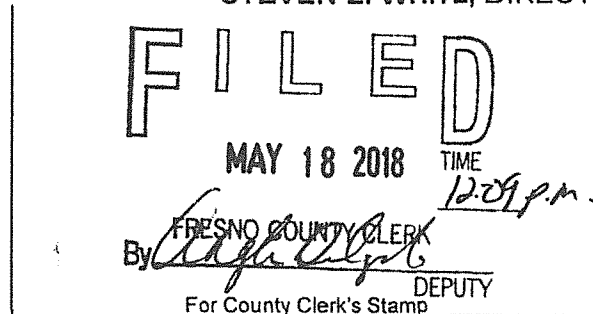


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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7444 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7444 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3611 filed by **FOREFRONT POWER, LLC**, proposing to allow a 1.65 megawatt photovoltaic solar power generation facility with related improvements on an approximately 9-acre portion of a 20.17- acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of S. McCall Avenue approximately 1,915 feet south of its intersection with Manning Avenue and 1,363 feet northeast of the nearest city limits of the City of Selma (9375 S. McCall Ave., Selma CA) (SUP. DIST. 4) (APN 358-021-74). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7444, and take action on Unclassified Conditional Use Permit Application No. 3611 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7444 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from May 23, 2018 through June 21, 2018.

Email written comments to eahmad@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

E201810000131

IS Application No. 7444 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on June 28, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: May 23, 2018



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7444, Unclassified Conditional Use Permit Application No. 3611
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**
The project site is located on the west side of S. McCall Avenue approximately 1,915 feet south of its intersection with Manning Avenue and 1,363 feet east of the nearest city limits of the City of Selma (9375 S. McCall Ave., Selma CA) (SUP. DIST. 4) (APN 358-021-74).
5. **Project Applicant's name and address:**
ForeFront Power, LLC
100 Montgomery Street, Suite 1400
San Francisco, CA 94140
6. **General Plan designation:**
Agriculture in the County-adopted Selma Community Plan
7. **Zoning:**
AE-20 (Exclusive agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow a 1.65 megawatt photovoltaic solar power generation facility with related improvements on an approximately 9-acre portion of a 20.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located approximately one quarter-mile north of the City of Selma. The surrounding land uses include farmlands planted in vineyards and orchard with sparse single-family residences. The nearest single-family residence is approximately 50 feet north of the site.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gas Emissions |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:

REVIEWED BY:



Ejaz Ahmad, Planner

05-16-18

Marianne Mollring, Senior Planner

Date:

M MOLLRING

Date:

5-17-18

EA:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7444 and
Unclassified Conditional Use Permit Application No.
3611)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 3 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 3 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 3 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 1 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) Result in a safety hazard for people residing or working in the project area for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements?
- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Cause inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

XI. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XII. NOISE

Would the project:

- 2 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 2 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 2 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

XIII. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES

Would the project:

Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- 2 a) Fire protection?
1 b) Police protection?
1 c) Schools?
1 d) Parks?
1 e) Other public facilities?

XV. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
1 b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
2 b) Conflict with an applicable Congestion Management Program including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?
1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?
2 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation
Focused Air Quality and Greenhouse Gas Memorandum by Urban Crossroads, dated March 22, 2018
Biological Habitat Assessment by Phoenix Biological Consulting, dated May 31, 2017
Cultural and Paleontological Assessment by Material Culture Consulting, Inc. dated October 2017
Project Construction Trip Generation by Environment/Planning/Development Solutions, Inc., dated January 30, 2018
Pest Management Plan by ForeFront Power, Inc. dated January 31, 2018
Phase I Environmental Site Assessment by Geo Tek. Inc., dated September 15, 2017

EA:

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- 2 e) Result in inadequate emergency access?

- 1 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
2 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
2 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
2 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** ForeFront Power, LLC
- APPLICATION NOS.:** Initial Study Application No. 7444 and Unclassified Conditional Use Permit Application No. 3611
- DESCRIPTION:** Allow a 1.65 megawatt photovoltaic solar power generation facility with related improvements on an approximately 9-acre portion of a 20.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION:** The project site is located on the west side of S. McCall Avenue approximately 1,915 feet south of its intersection with Manning Avenue and 1,363 feet northeast of the nearest city limits of the City of Selma (9375 S. McCall Ave., Selma CA) (SUP. DIST. 4) (APN 358-021-74).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The project site is located in an agricultural area with sparse single-family residences. No scenic vista, scenic resources, or historic buildings were identified on or near the site that could be impacted by the project. McCall Avenue, which provides access to the site, is not a scenic drive in the County General Plan. The project will have no impact on scenic resources.

- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project entails the construction and operation of a photovoltaic (PV) solar power generation facility and related improvements on a 20.17-acre parcel with an output of 1.65 megawatts. The project would interconnect with the electrical grid at an existing

power line along McCall Avenue. A collector line approximately 540 feet in length would connect to the power line along McCall Avenue.

Located approximately one quarter-mile north of the City of Selma, the project site has historically been used for agricultural production and is currently planted in vineyards. The surrounding land uses include farmlands planted in vineyards and orchard with sparse single-family residences. The nearest single-family residence is approximately 50 feet north of the site.

The buildings and structures included in the project proposal consist of ground-mounted PV solar module arrays and associated electrical equipment, including inverters and transformers; perimeter fencing, and interconnection to the electrical grid at an existing power line on the opposite side of the site's McCall Avenue frontage. As part of the proposed gen-tie connection, this proposal includes an elevated 540-foot-long gen-tie line connecting on-site electrical equipment to an existing power line along McCall Avenue. Approximately five new utility poles would be added along the length of the gen-tie line.

The proposed solar power generation facility will have low visibility from the surrounding area. The majority of the project site (9 acres of a 20.17-acre parcel) will occupy racking systems and PV module arrays that will have an overall height of 9 feet and will be secured by a perimeter fencing topped with barbed wire. The fencing will create physical buffers between the proposed development and farming activities on the remainder of the subject property and on the adjacent parcels.

Considering the location of the subject parcel in a farming area (large parcel sizes with low population density), the proposed facility location being approximately 345 feet from the nearest roadway (McCall Avenue), and the fact that it will be secured by perimeter fencing, impact on the visual character or quality of the site and its surroundings would be less than significant.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:**

According to the Applicant's Operational Statement, outdoor lighting will be limited to small-scale security lighting at the entry gate and at electrical equipment such as transformers. In order to reduce any lighting and glare impact resulting from this proposal, a Mitigation Measure would require that all outdoor lighting shall be hooded and directed to not shine toward adjacent properties and public streets. With implementation of this measure, impact associated with new sources of light would be less than significant.

* **Mitigation Measure:**

1. *All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.*

Regarding potential glare impacts, solar panels are notable for creating reflections or glare observed by drivers. This would be a potential impact for motorists along McCall Avenue. However, the affected portion of McCall Avenue is rural and does not carry significant daily traffic volumes through the area. Therefore, potential glare impacts would not affect a highly-travelled road, and therefore, would be less than significant.

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is classified as Unique Farmland, Farmland of Statewide Importance and Prime Farmland on 2014 Fresno County Important Farmland Map. The proposed solar facility will temporarily occupy portions of the land classified as Unique Farmland and Farmland of Statewide Importance and at the end of the useful life of the facility the land will be reverted to the farming operation.

- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

This proposal is not in conflict with the current agricultural zoning on the property. The proposed facility is an allowed use on land designated for agriculture with discretionary approval and adherence to applicable General Plan Policies. The property is not restricted by a Williamson Act Land Conservation Contract.

- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Supplemental project information prepared for the proposed solar power generation facility in compliance with the "Solar Facility Guidelines" (Supplemental Information), approved by the Fresno County Board of Supervisors on May 3, 2011 (revised May 21, 2013 & December 12, 2017) has been submitted by the Applicant and reviewed by various agencies and departments.

As noted in Item No. 1, Item No. 2 of the Supplemental Information related to Agricultural History and Water Source, the subject parcel has grapevines for the last ten years, which utilizes roughly 42-acre-feet of water per year supplied by Consolidated Irrigation District (CID). Water needed for the construction, maintenance and operation of the proposed solar power generation facility will be purchased from the CID.

As noted in response to Item No. 4 and 7 of the Supplemental Information related to Soils and Site Selection, the project site is comprised of various soil types with various grades. The soils on the project site are Delhi sand, Tujunga Loamy sand and Hartford fine sandy loam. The proposed solar facility will be located on the portions of the property comprised of Delhi sand and Tujunga Loamy sand. Delhi sand, with 0 to 3 percent slopes (DeA) and covering 53 percent of the solar field area, is considered "not prime farmland" and is "somewhat excessively drained." This soil type is classified by U.S. Dept. of Agriculture's Natural Resources Conservation Service (NRCS) as Irrigation Capability Class 3 (poor), indicating, "soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both," and has the lowest possible rating of "low inherent productivity" under the National Commodity Crop Productivity Index. Tujunga loamy sand (Tzba & TzbB), with 0 to 9 percent slopes and covering 47% of the solar field area, is considered "somewhat excessively drained." This soil type is classified by U.S. Dept. of Agriculture's Natural Resources Conservation Service (NRCS) as Irrigation Capability Class 4 (very poor), indicating, "soils have very severe limitations that reduce the choice of plants or that require very careful management, or both," and has the lowest possible rating of "low inherent productivity" under the National Commodity Crop Productivity Index.

The proposed solar power generation facility will have less than significant impact on farmlands for two reasons.

According to the State's Farmland Mapping and Monitoring Program, the project site is designated as Unique Farmland, Farmland of Statewide Importance and Prime Farmland. The subject proposal will occupy an approximately 9-acre portion of a 20.17-acre parcel which is designated, as Unique Farmland, Farmland of Statewide Importance and is comprised of Delhi sand and Tujunga Loamy sand. These soil types, as discussed above, have deficiencies and are not well suited for crops.

Secondly, the loss of farmland resulting from this proposal would be temporary. As noted in response to Item No. 6 of the Supplemental Information related to Reclamation Plan, and defined in the Applicant-submitted Reclamation Plan, the project, at the end of its 25 plus years of useful life, will be taken offline and permanently out of service. At that point, reclamation process will commence to restore the project site to its previous agricultural condition. This process involves demolition and removal of all aboveground

and subsurface equipment, foundations, structures, and fences from the site and performing necessary grading to return the site to its original grade.

The site restoration requirements will be included as a Mitigation Measure and stipulated in a Covenant between the Applicant/Property Owner and the County of Fresno. Another Mitigation Measure would require that prior to issuance of Building Permits, financial assurances equal to the cost of reclaiming the land to its previous agricultural condition based on an engineering cost estimate prepared for the project by a registered engineer shall be submitted to ensure that the reclamation is performed according to the approved Plan.

Although, the Fresno County Department of Agriculture (Agricultural Commissioner's Office) expressed no specific concerns with this proposal, the agency, however, has consistently commented that solar power generation facilities may create habitat for weeds and rodents. Rodents could cause damage to above and underground equipment and an uncontrolled population growth could cause damage to neighboring farmland. Likewise, unchecked weeds can become a fire hazard and can provide for food and cover for rodents. Therefore, in compliance with a mandatory requirement from the Agricultural Commissioner's Office, a Project Note would require that any weed or rodent infestation that is of a nature and magnitude as to constitute a "public nuisance" (Section 5551 of the California Food and Agricultural Code; Sections 3479 and 3480 of the Civil Code; and Section 372 of the Penal Code) and is not addressed by the Property Owner/Operator is unlawful under California Food and Agricultural Code Section 5553 and Penal Code Section 372. In compliance with Item No. 8 of the Supplemental Information, the Applicant has submitted a Pest Management Plan, and a Mitigation Measure would require implementation of the Plan in order to keep the site free from weeds and rodents during the life of the solar power generation facility. Likewise, in compliance with Item No. 9 of the Supplemental Information, a Condition of Approval would require the Applicant to acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniences and discomfort associated with normal farm activities surrounding the proposed development.

Considering the above discussion and with adherence to the Mitigation Measures listed below, the project will have a less than significant impact on Agricultural and Forestry Resources.

* **Mitigation Measures:**

- 1. The project shall adhere to the procedures listed in the Reclamation Plan prepared for the operation, including requirements for financial estimates, bonding and facility removal when operation ceases. Prior to the issuance of any Construction Permits (Building, Electrical, Mechanical, Plumbing), the required bond amount, based on the engineer's estimate, shall be deposited (or evidence of a Bank Guarantee or Irrevocable Letter of Credit shall be provided).*
- 2. A covenant shall be signed between the property owner and the County of Fresno and shall run with the land, requiring the site to be restored as nearly as*

practical to its original condition at the cessation of the operation of the solar power generation facility.

3. *The project shall comply with the Pest Management Plan, prepared by ForeFront Power, LLC and dated January 31, 2018, in order to control weeds and rodents on the property that may impact adjacent properties.*

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed the subject proposal along with a *Focused Air Quality and Greenhouse Gas Memorandum* prepared for the project by Urban Crossroads and dated March 22, 2018. According to the Air District comments on the project, the project-specific criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG or 15 tons/year PM10. As such, the project will have a less than significant impact on air quality.

The project is subject to Air District Rule 9510 (Indirect Source Review). This rule requires submittal of an Air Impact Assessment (AIA) Application prior to applying for the final discretionary approval, and payment of applicable off-site Mitigation Fees prior to issuance of the first Grading/Building Permit. An Air Impact Assessment (AIA) Application (ISR Project Number C-20180136) was submitted by the Applicant and deemed complete by the Air District on April 2018.

Other Air District rules that may apply to this proposal include: District Regulation VIII - Fugitive Dust Rules, to address impacts related to PM-10; Rule 4102 (Nuisance); Rule 4601 (Architectural Coatings); Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations); and Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed. These requirements will be included as Project Notes.

Adherence to the Air District Rules will reduce air quality impacts to less than significant.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not create any objectionable odor that may affect people in the area. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction, and is thus considered less than significant. Project operational activities would be primarily associated with intermittent maintenance activities which would not generate any substantive odors. The proposed project would also be required to comply with Rule 4102 to prevent occurrences of public nuisances. Therefore, odors associated with the project construction and operations would be less than significant.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is located in an agricultural area consisting of cultivated land with sparse single-family residences. An approximately 18.17-acre portion of a 20.17-acre project site is planted in vineyards, while the remainder two acres is developed with a single-family residence and related improvements, including an access to the site off McCall Avenue.

The Applicant's environmental consultant, Phoenix Biological Consulting, provided a Biological Habitat Assessment for the project, dated May 31, 2017, which was included with the project information packet provided to reviewing agencies in April 2, 2018. This information was also provided to the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) for review and comments. However, no concerns were expressed by either agency.

According to the findings of the Biological Habitat Assessment (BHA), the habitat assessment conducted during May 2017 reveals that the site is situated within highly-disturbed agricultural land uses. The site predominantly consists of active agricultural production of Thompson seedless grape vines. The BHA made several findings: There is no suitable nesting habitat for raptors, and given the survey was conducted during spring season, no further rare plant surveys are required. The site does not contain

suitable habitat for San Joaquin kit fox due to surrounding land uses and lack of foraging habitat. Therefore, no focused surveys nor mitigation are required for the species. Additionally, the site does not contain nesting habitat for Swainson's hawk and surveys are not needed based on the protocol stipulations. Furthermore, lacking surface water and riparian areas, the valley elderberry longhorn beetle habitat is not present on site and the habitat on site is not conducive to burrowing owl nesting and shelters. Although, no suitable burrows were observed during the survey and the active farming prevents the development of suitable owl burrows for shelter or nesting, the BHA recommends a 14-day preconstruction survey to prevent inadvertent take of burrowing owls, and if burrowing owls are observed during the preconstruction survey, the project proponent shall discuss mitigation and avoidance requirements with the lead agencies. Also, no ground-disturbances shall occur during nesting season without a survey clearance from a biologist. These requirements will be included as Mitigation Measures.

* **Mitigation Measures:**

1. *A 14-day preconstruction site survey shall be conducted to prevent inadvertent take of burrowing owls. If burrowing owls are observed during the preconstruction survey, the project proponent shall discuss mitigation and avoidance requirements with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service.*
2. *No ground-disturbances shall occur during nesting season (between February and August) without a clearance survey by a qualified biologist to ensure that no nesting birds are impacted.*

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means?

FINDING: NO IMPACT:

According to the Biological Habitat Assessment, the project site contains no surface water, wetlands, or Waters of the United States. The current and the historical use of the site has been farming.

Given the current state of the property and non-existence of wetlands or water channels on it, no impact on federally-protected wetlands as defined by Section 404 of the Clean Water Act would occur.

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is an active farmland and is surrounded by developed or highly-disturbed farmlands, and therefore would not constitute a "movement corridor" for native wildlife. According to the Biological Habitat Assessment, the site is relatively isolated due to surrounding agricultural land use, paved roads, Golden State highway to the west and urban land use practices to the north and southwest. The project will have a less than significant impact on regional wildlife movements.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

According to the Biological Habitat Assessment, no sensitive plant communities were identified on the project site. The project will not be in conflict with any local policies or ordinances protecting biological resources.

- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

FINDING: NO IMPACT:

The project site is not within nor does it border a conservation area. The Big Table Mountain Ecological Reserve is approximately 22 miles north of the project site.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project site is not within any area designated as moderately- or highly-sensitive to archeological finds. As such, the project will have no impacts on historical, archeological, or paleontological resources.

A Cultural and Paleontological Assessment of the site was conducted by Material Culture Consulting, Inc., and dated October 2017. The study concluded that based on the lack of cultural materials observed within the project area and the limited known

previously-recorded cultural resources within a one-mile radius of the project area, the project area is considered to have a low probability for the presence of prehistoric or historic archaeological deposits. The agricultural disturbance from the present vineyard and private residence on the property has eradicated any near-surface record of prehistoric, ethno historic, or historic-era behavioral activities that may have otherwise been preserved as archaeological sites, deposits or features.

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

The project will have no impact on Tribal Cultural Resources. The project was routed to the Dumna Wo Wah Tribal Government, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, and Table Mountain Rancheria for review in accordance with Public Resources Code Section 21080.3.1(b). No concerns were expressed by tribes.

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no known or identified active or potentially-active faults on or adjacent to the proposed Project site. The nearest known active or potentially-active fault, Nunez fault, is located approximately 20 miles southwest of the site. Neither the construction nor the operation of the proposed project would expose people or structures to the risk of loss, injury, or death involving rupture of a known earthquake fault. The impacts would be less than significant.

4. Landslides?

FINDING: NO IMPACT:

The project site contains naturally flat relief, which precludes the possibility of landslides on site.

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed photovoltaic solar power generation facility would not involve significant grading activities. The racking systems and photovoltaic (PV) module arrays require a moderately-flat surface for installation, which is characteristic of the subject parcel topography. However, some earthwork such as grading, fill, and compaction may be required to accommodate the placement of the racking systems and PV module arrays, subterranean conduits, footings, foundations, and access roads.

The Development Engineering Section of the Fresno County Department of Public Works and Planning reviewed the proposal and requires: 1) an Engineered Grading and Drainage Plan to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties; 2) a grading permit or voucher for any grading proposed with this application; and 3) any additional runoff generated by the proposal be retained or disposed of per County Standards. These requirements will be included as Project Notes.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING: NO IMPACT:

See Section VI. A. 4. above.

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The proposed project is not located in an area with identified expansive soil as shown in the 2000 Fresno County General Plan Background Report (Figure 7-1).

According to the information obtained from the U.S. Dept. of Agriculture's Natural Resources Conservation Service, the project site is comprised of Delhi sand, Hanford fine sandy loam and Tujunga loamy sand. No impact relating to expansive soils would occur.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

The project would not include the use of septic tanks or alternative wastewater disposal systems. No wastewater facilities would be constructed as part of the project. If sanitation facilities are required during the construction period, temporary portable toilets will be provided for the workers. No impact would occur.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to wastewater disposal.

VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The majority of the Green House Gas (CHG) emissions associated with the proposed project will be from short-term construction activities. Operational emissions will be from maintenance activities, which would occur occasionally.

The project was routed to the San Joaquin Valley Air Pollution Control District (Air District) along with the *Focused Air Quality and Greenhouse Gas Memorandum* prepared for the project by Urban Crossroads, and dated March 22, 2018. According to the document, the annual Greenhouse Gas Emission with the construction and operation of the project are estimated to be 16.98 MTCO_{2e} per year. The proposed project would not exceed the 7,000 MTCO_{2e} threshold considered by the California Air Resources Board (ARB). As such, the proposed project would result in a less than significant impact with respect to CHG emissions.

The Air District reviewed the proposal and expressed no concerns regarding greenhouse gas emissions. The project will comply with District Rule 9510 and others as discussed in Section III. A. B. C. D. Air Quality.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Solar facility construction, operation, and decommissioning would require the limited use of hazardous materials that could result in potential adverse health and environmental impacts if these materials were used, stored, or disposed of improperly, causing accidents, spills, or leaks.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires that facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Additionally, any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95, and all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. These requirements will be included as Project Notes. The use of hazardous materials entailed in the project would not generate impacts that amount to a level of significance requiring mitigation beyond what is required by existing regulations.

No schools are located within one quarter-mile of the project site. The nearest school, Theodore Roosevelt Elementary School, is approximately 1.4 south the project site.

D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

The project does not sit on a hazardous materials site. No concerns were expressed by the Fresno County Department of Public Health, Environmental Health Division.

The site has historically been used for agricultural purposes that have utilized pesticides that are currently considered a health risk and no longer used. Geo Tek, Inc., conducted *Phase I Environmental Site Assessment (ESA)* dated September 15, 2017 to determine the effects of pesticide on humans that was used on site during farming activities. Given the available information and the fact the proposed use of the site is for a solar power generation facility and not for habitable development, the ESA revealed no evidence of a recognized environmental condition or concern in connection with the subject site.

E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or

F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan or within two miles of a public or private use airport. The nearest airport, Selma Airport, is approximately 2.5 miles southwest of the site.

G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The project site is located in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity.

- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project site is not located within or adjacent to a wildland area. The project will not expose persons or structures to wildland fire hazards.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: NO IMPACT:

See discussion in Section VI. E. Geology and Soils. The Fresno County Department of Public Health, Environmental Health Division, reviewed this proposal and expressed no concerns related to soils or wastewater disposal.

The Central Valley Regional Water Quality Control Board (RWQCB) also reviewed the proposal and expressed no concerns regarding the project impact on groundwater quality.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

The project site is not located in a water short area. Water demand during construction or the operation of the facility will have no impact on groundwater supplies.

Per the information provided by the Applicant, the water needed during construction of the project will be purchased from Consolidated Irrigation District through onsite water connections. However, no water will be needed during operations of the facility as the project will use commercially available biodegradable solution for panel cleaning in lieu of water.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns regarding the availability of water for the use.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not affect any existing natural drainage channels, as none exist on the property. Consolidated Irrigation District (CID) Pipeline that traverse the property will not be affected by this proposal as the proposed development will remain outside of the 20-foot wide pipeline easement. The CID expressed no concerns related to this proposal.

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above in Section VI. B., a grading permit or voucher will be required for any grading proposed with this application, and the project will adhere to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

See discussion in IX. A.

- G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is proposed with this project.

- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

According to the Federal Emergency Management Authority (FEMA) FIRM Panel 2675H, the project site is not subject to flooding from the 100-year storm.

- I. Would the project expose persons or structures to levee or dam failure; or
- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The proposal will not expose persons or structures to potential levee or dam failures nor is prone to hazards such as seiche, tsunami or mudflow.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide a community. The project site is located approximately 1,363 feet northeast of the nearest city limits of the City of Selma.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed solar power generation facility will not conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project. The subject property is designated Agriculture in the County-adopted Selma community Plan and is located within the City of Selma Sphere of Influence (SOI). The project was referred to the City for consideration of possible annexation. The City reviewed the proposal and elected to release it for processing by the County.

The County General Plan allows the proposed facility in an agriculturally-zoned area by discretionary land use approval provided it meets applicable General Plan policies.

Regarding General Plan Policy LU-A.3, Criteria a. b. c. d., the proposed solar generation facility will operate more efficiently in a non-urban area due to the property size required to produce electricity with solar panels and the availability of large undeveloped land in the subject area; will be located on a non-Prime Farmland land; is not located in a low-water area; will not use groundwater; and will have work force available nearby in the City of Selma.

Regarding General Plan Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14, the subject proposal is consistent with General Plan Policy LU-A.3 as discussed above. The proposed facility will occupy a 9-acre portion of a 20.17-acre parcel and will be chain-link-fenced to provide buffer between the proposed facility and surrounding farming activities with all onsite improvements to maintain a 50-foot setback from the

property lines. Additionally, the project site will be restored to an agricultural use after the proposed 25 plus years of solar power generation in accordance with the Applicant's Reclamation Plan.

Regarding General Plan Policy PF-C.17 and Policy PF-D.6, the project is not reliant upon water resources and does not require installation of on-site sewage disposal systems.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with any Habitat Conservation or Natural Community Conservation Plans.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the analysis. The site is not located in an identified mineral resource area identified in Policy OS-C.2 of the General Plan.

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is an unmanned facility and will not expose people to severe noise levels or create substantial increases in ambient noise levels.

The Fresno County Department of Public Health, Environmental Health Division expressed no concerns related to noise. However, development of the proposed solar

power generation facility will be subject to conformance with the Fresno County Noise Ordinance related to construction noise, limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday. This requirement will be included as a Project Note.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

See discussion in Section VIII. E. F. above.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

The project will not construct or displace housing nor will it otherwise induce population growth.

XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
 - 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Fire Protection District, the project shall comply with the latest California Code of Regulations Title 24 – Fire Code and County-approved site plans shall be approved by the Fire District prior to issuance of building permits by the County. Further, the project shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes and addressed through Site Plan Review recommended as a Condition of Approval.

- 2. Police protection; or

3. Schools; or
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact police services, schools, parks or any other public facilities.

XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

No impact on recreational resources were identified in the analysis.

XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, construction of the facility will take approximately four months based on a five-day workweek with workers on-site eight hours each day. During construction, a maximum of 40 construction personnel per day will be on site. During operation of the facility, one person per day will visit the site for security and maintenance.

A Project Construction Trip Generation was prepared for the project by Environment/Planning/Development Solutions, Inc., and dated January 30, 2018. The County Design Division of the Department of Public Works and Planning reviewed the traffic document and, based on an estimated 102 daily trips and 14 peak hour trips generated during the construction phase (includes mobilization, site improvement and grading; panel installation and construction), expressed no concerns with the project and required no Traffic Impact Study. The traffic impact would be less than significant.

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

Due to the limited height (9 feet) of solar panels and other improvements, the project will not impact air traffic patterns.

- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The County Design Division and Road Maintenance and Operations Division (RMO) of the Department of Public Works and Planning did not identify any concerns with respect to increased traffic hazards or emergency access to the site. The proposed solar facility will gain access to the site off McCall Avenue for routine maintenance and emergencies. A Project Note would require that the Applicant shall obtain an encroachment permit from the RMO prior to any work being performed in the County road right-of-way.

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The project will not conflict with any adopted alternative transportation plans.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils. The proposed development will not require on-site sewage disposal systems or utilize groundwater.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. E. Hydrology and Water Quality.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: NO IMPACT:

See discussion in Section IX. B. Hydrology and Water Quality.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils.

- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction and decommissioning of the project would generate waste that may include cardboard, wood pallets, copper wire, scrap steel, common trash, and wood wire spools. The American Avenue Landfill serves the project area and would have sufficient capacity to accommodate the project's non-hazardous waste disposal needs.

Once operational, the proposed solar power generation facility will not utilize employees for daily activities. Personnel would only be on site for periodic maintenance. Considering the number of employees to be present at the facility on a regular basis, this proposal will not have a significant impact on area landfills. Further, as discussed in Section VIII. B., all hazardous waste shall be handled in accordance with the requirements set forth in the California Health and Safety Code, Chapter 6.5.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction of the project may impact sensitive biological resources. Included Mitigation Measures in Section V. A. B. will minimize such impacts to less than significant. No impacts on cultural resources were identified in the analysis.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Valley Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than aesthetics, agriculture and forestry resources, and biological resources, which will be addressed with the Mitigation Measures discussed in Section I. D., Section II. A. B. C. D. E., and Section V. A. B.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study (No. 7444) prepared for Unclassified Conditional Use Permit Application No. 3611, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to cultural resources, mineral resources, population and housing or recreation.

Potential impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics, agricultural and forestry resources, and biological resources have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Streets, Fresno, California.

EA:
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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7444	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): ForeFront Power, LLC	Project Title: Unclassified Conditional Use Permit Application No. 3611		
Project Description: Allow a 1.65 megawatt photovoltaic solar power generation facility with related improvements on an approximately 9-acre portion of a 20.17- acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of S. McCall Avenue approximately 1,915 feet south of its intersection with Manning Avenue and 1,363 feet northeast of the nearest city limits of the City of Selma (9375 S. McCall Ave., Selma CA) (SUP. DIST. 4) (APN 358-021-74).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7444) prepared for Unclassified Conditional Use Permit Application No. 3611, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to cultural resources, mineral resources, population and housing or recreation. Potential impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics, agricultural and forestry resources, and biological resources have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – May 23 , 2018		Review Date Deadline: June 21, 2018	
Date: May 18, 2018	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7444
Unclassified Conditional Use Permit Application No. 3611**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	On-going; for duration of the project
*2.	Agriculture and Forestry Resources	The project shall adhere to the procedures listed in the Reclamation Plan prepared for the operation, including requirements for financial estimates, bonding and facility removal when operation ceases. Prior to the issuance of any Construction Permits (Building, Electrical, Mechanical, Plumbing), the required bond amount, based on the engineer's estimate, shall be deposited (or evidence of a Bank Guarantee or Irrevocable Letter of Credit shall be provided).	Applicant	Applicant/PW&P	As noted
*3.	Agriculture and Forestry Resources	A covenant shall be signed between the property owner and the County of Fresno and shall run with the land, requiring the site to be restored as nearly as practical to its original condition at the cessation of the operation of the solar power generation facility.	Applicant	Applicant/PW&P	On-going; for duration of the project
*4.	Agriculture and Forestry Resources	The project shall comply with the Pest Management Plan, prepared by ForeFront Power, LLC and dated January 31, 2018, in order to control weeds and rodents on the property that may impact adjacent properties.	Applicant	Applicant/PW&P	On-going; for duration of the project
*5.	Biological Resources	A 14-day preconstruction site survey shall be conducted to prevent inadvertent take of burrowing owls. If burrowing owls are observed during the preconstruction survey, the project proponent shall discuss mitigation and avoidance requirements with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service.	Applicant	Applicant/PW&P	As noted

*6.	Biological Resources	No ground-disturbances shall occur during nesting season (between February and August) without a clearance survey by a qualified biologist to ensure that no nesting birds are impacted.	Applicant	Applicant/PW&P	As noted
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*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: April 2, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, Attn: Mohammad Khorsand
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Harpreet Kooner/Tong Xiong
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Department of Interior, Fish & Wildlife Service, Attn: Holley Kline
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
Nisei Farmers League, Attn: Manuel Cunha, Jr.
Consolidated Irrigation District, Attn: Phil Desatoff
City of Selma, City Manager, Attn: Henry Perea; Bryant Hemby
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
Table Mountain Rancheria, Attn: Robert Pennell
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson
Pacific Gas & Electric (PG&E), Attn: Dale Overbay

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Unclassified Conditional Use Permit (CUP) Application No. 3611; Initial Study
Application No. 7444

APPLICANT: ForeFront Power, LLC c/o Peter Rodriguez

DUE DATE: April 16, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject application(s) proposing to allow a 1.65 megawatts photovoltaic solar power generation facility on an approximately 9-acre portion of a 20-acre parcel in the AE-20 (Exclusive

Agricultural, 20-acre minimum parcel size) Zone District. The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by April 16, 2018. Any comments received after this date may not be used.

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

Activity Code (Internal Review): 2381

EA:

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: 3/16/2018 CUP 3611 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning, Development Services Division, 2220 Tulare St., 6th Floor, Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets Suite A Street Level, Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shool/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Unclassified CUP for a 1.656 MWac solar photovoltaic energy generation facility on a +/-9-acre portion of a 20-acre parcel.

CEQA DOCUMENTATION: Initial Study PER NA

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: West side of McCall Avenue between Dinuba Avenue and Manning Avenue, Street address: 9375 McCall Avenue

APN: 358-021-74 Parcel size: 20 ac Section(s)-Twp/Rg: S 30 -T 15 S/R 22 E

ADDITIONAL APN(s):

I, Pete Rodriguez (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Connie and Alvaro Singh 9375 S. McCall Avenue, Selma, CA 93662 (559) 896-6120

Owner (Print or Type) Address City Zip Phone ForeFront Power c/o Peter Rodriguez 100 Montgomery Street, Ste. 1400, San Francisco, CA 94104 (650) 743-7301

Applicant (Print or Type) Address City Zip Phone EPD Solutions, Inc. c/o Rafik Albert 2030 Main Street, Ste. 1200, Irvine, CA 92614 (949) 794-1182

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: rafik@epdsolutions.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3611 Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER (Initial Study) No.: 7444 Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: JC Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes [] / No [X]
Agency:
SEWER: Yes [] / No [X]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):

APN # - -

Zone District: AE-20

APN # - -

Parcel Size:

APN # - -

APN # - -



Development: MAIL TO:

Services
Division

EPB Solutions, INC
ATTN: GRIFFIN LEVINSKI
2030 MAIN STREET
Suite 4200
IRVINE, CA 92614

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39290
APPLICANT: GRIGAL LEVINSKI
PHONE: (714) 474-6626

PROPERTY LOCATION: 9375 S. McCall

APN: 359 - 021 - 74 ALCC: NO Yes # VIOLATION NO. NO
CNEL: No Yes (level) LOW WATER: NO Yes WITHIN 1/2 MILE OF CITY: NO Yes
ZONE DISTRICT: AE20; SRA: NO Yes HOMESITE DECLARATION REQ'D.: NO Yes
LOT STATUS:

Zoning: (X) Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: NO Yes ZM# Initiated In process

Map Act: (X) Lot of Rec. Map; () On 172 rolls; () Other; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Selma Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: (X) Outside () District No. FLOOD PRONE: NO Yes

PROPOSAL UNCLASSIFIED Conditional Use Permit to Allow a COMMERCIAL SOLAR FARM and related facilities within the AE20 zone district.

COMMENTS:

ORD. SECTION(S): 859.0.1A BY: [Signature] DATE: 10/9/17

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture () GPA: () MINOR VA:
COMMUNITY PLAN: Selma () AA: (X) HD: \$992.00
REGIONAL PLAN: (X) CUP: \$9,123.00 (X) AG COMM: \$93.00
SPECIFIC PLAN: () DRA: () ALCC:
SPECIAL POLICIES: LU-A.3 () JA: (X) S/PER: \$5,150.00
SPHERE OF INFLUENCE: Selma () AT: () Viol. (35%):
ANNEX-REFERRAL (LU-G17/MOU): 991 () JT: () Other:

PROCEDURES AND FEES:

Filing Fee: \$ 15,359.00
Pre-Application Fee: \$247.00
Total County Filing Fee: \$15,112.00

COMMENTS: Financial Assurances required for Site Reclamation; Supplemental Solar Application Info required; City Annexation Referral required.

FILING REQUIREMENTS:

OTHER FILING FEES:

- (X) Land Use Applications and Fees (X) Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- (X) This Pre-Application Review form (X) CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,016.25) (Separate check to Fresno County Clerk for pass-thru to DFW. Must be paid prior to IS closure and prior to setting hearing date.)
- (X) Copy of Deed / Legal Description
- (X) Photographs
- () Letter Verifying Deed Review
- (X) IS Application and Fees* *Upon review of project materials, an Initial Study (IS) with fees may be required.
- (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement

* (X) Resolution/Letter of Release from City of Selma Referral Letter # 991

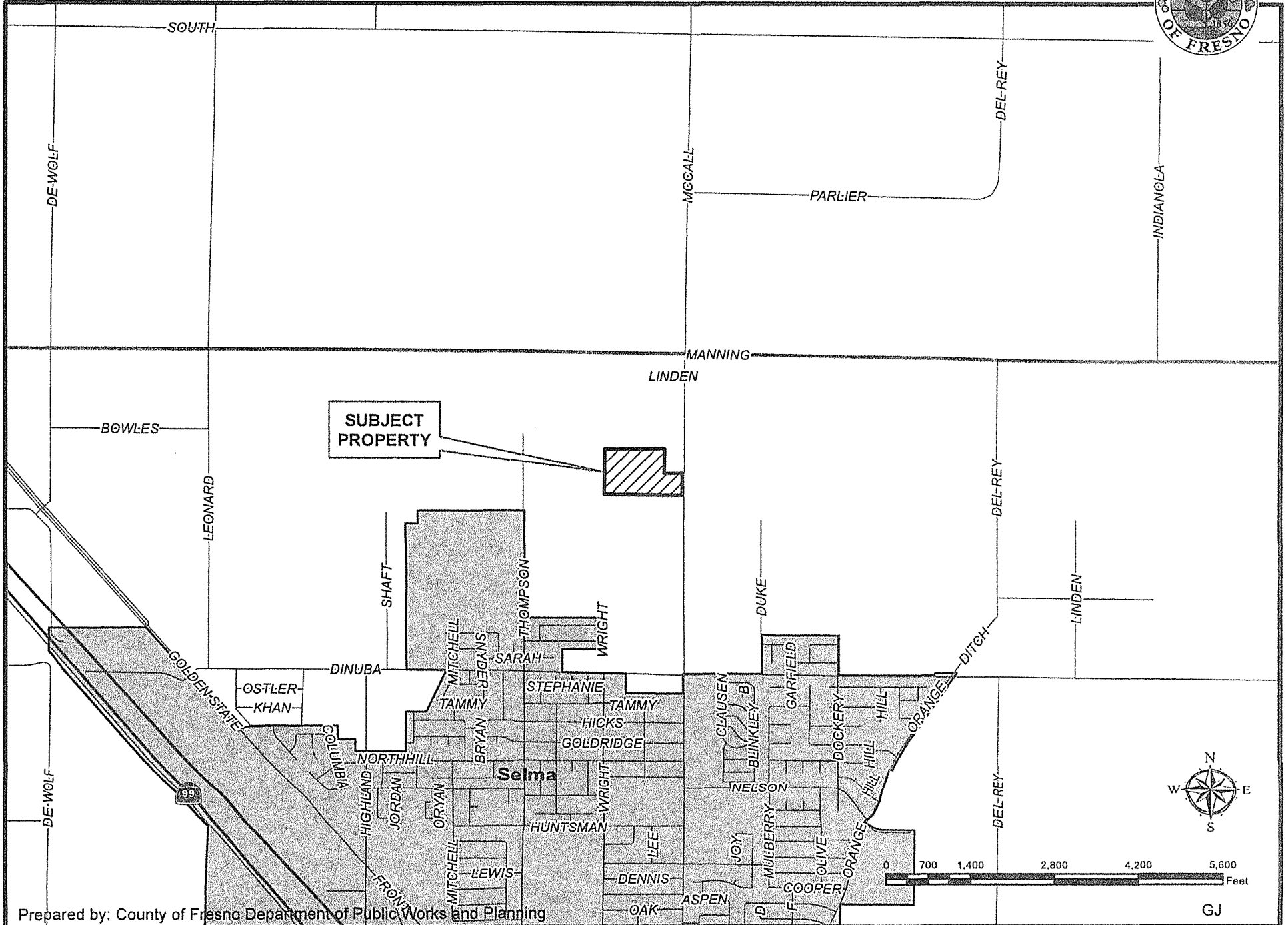
BY: Derek Chambers DATE: 11/6/2017
PHONE NUMBER: (559) 600-4205

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- (X) COVENANT - For Reclamation (X) SITE PLAN REVIEW
- () MAP CERTIFICATE (X) BUILDING PLANS
- () PARCEL MAP (X) BUILDING PERMITS
- () FINAL MAP () WASTE FACILITIES PERMIT
- () FMFCD FEES (X) SCHOOL FEES
- () ALUC or ALCC () OTHER (see reverse side)

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

LOCATION MAP

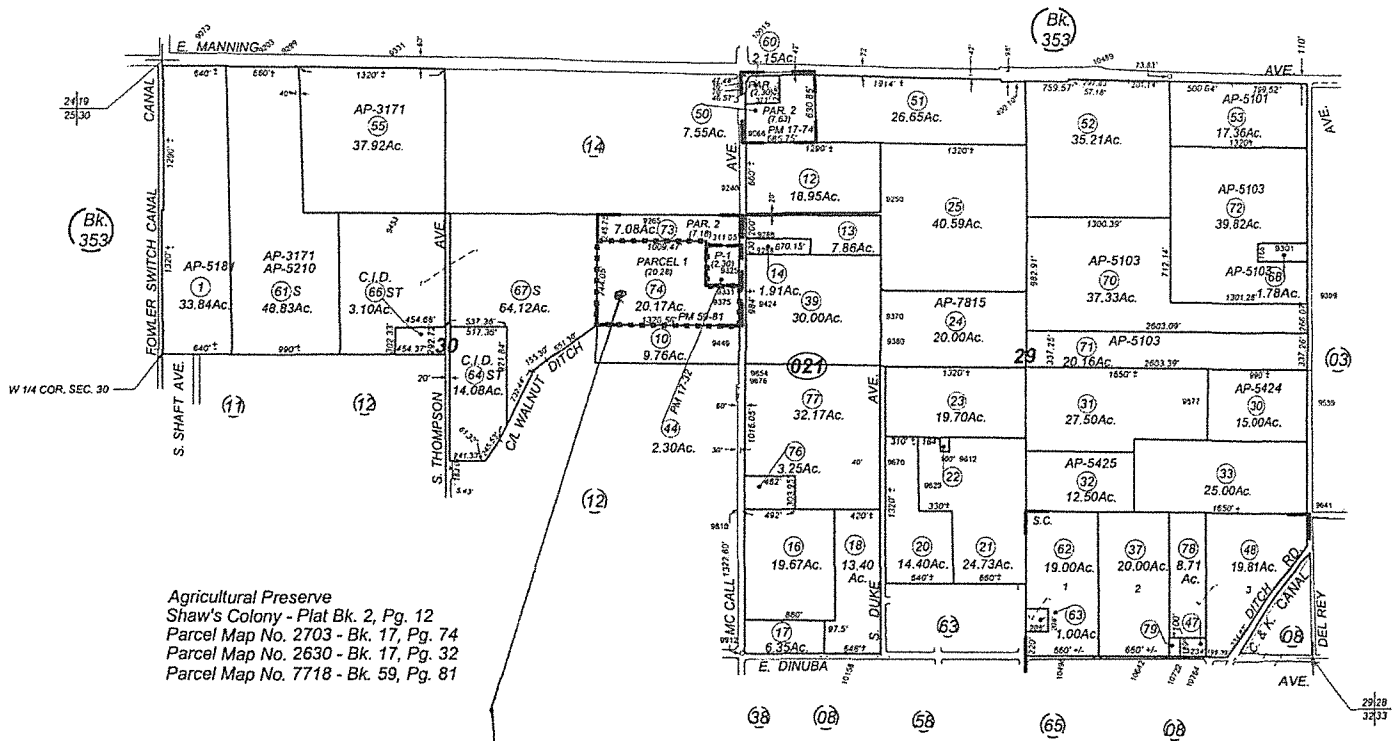


-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision, law.

SUBDIVIDED LAND & POR. SEC. 29 & 30, T. 15 S., R. 22 E., M.D.B. & M.

Tax Rate Area
180-000

358-02



Agricultural Preserve
Shaw's Colony - Plat Bk. 2, Pg. 12
Parcel Map No. 2703 - Bk. 17, Pg. 74
Parcel Map No. 2630 - Bk. 17, Pg. 32
Parcel Map No. 7718 - Bk. 59, Pg. 81

SUBJECT PROPERTY

Assessor's Map Bk. 358 - Pg. 02
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Pre-Application Submittal

Project: Mahal Solar

Scope: 1.656 MWac solar photovoltaic energy generation facility on a +/-9-acre portion of a 20-acre parcel.

Location: 9375 McCall Avenue (APN 358-021-74)

Applicant's Representative:

EPD Solutions, Inc.

c/o Rafik Albert

2030 Main Street, Suite 1200

Irvine, Calif. 92614

(949) 794-1182

rafik@epdsolutions.com

CUP 3611
RECEIVED
COUNTY OF FRESNO

MAR 16 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Operational Statement

1. *Nature of the operation—what do you propose to do? Describe in detail.*
The project is a solar photovoltaic power plant. The facility will generate electricity from the sun during daylight hours, and will be unmanned. The project would interconnect with the electrical grid at an existing power line along McCall Avenue. An collector line approximately 540 feet in length would connect to the power line along McCall Avenue.
2. *Operational time limits:*
The facility will operate during daylight hours year-round. Operations would be automated and not require a staff presence.
3. *Number of customer or visitors:*
The site would not receive customers or visitors.
4. *Number of employees:*
The facility will be unmanned. Occasional site visits (generally less than one per day) would occur for security and maintenance.
5. *Service and delivery vehicles (number, type, frequency):*
The facility would not receive any regular deliveries during operations. Service visits would occur periodically on an as-needed basis, and would generally require only a pick-up truck
6. *Access to the site (public road, private road, surface, unpaved/paved):*
The site is adjacent to McCall Avenue, a public, paved road.
7. *Number of parking spaces for employees, customers, and service/delivery vehicles:*
As the facility will be unmanned and not receive customers or visitors, no parking is required or proposed.
8. *Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?*
No goods would be grown, produced, or sold on-site.

9. *What equipment is used (if appropriate, provide pictures or a brochure):*

Equipment used on the site would include:

- Solar modules mounted on trackers
- Electrical equipment pad with switchgear

10. *What supplies or materials are used and how are they stored?*

No supplies or materials would routinely be used at the site, and no storage would occur at the site. Any items required for periodic maintenance would be carried on maintenance vehicles.

11. *Does the use cause an unsightly appearance (noise, glare, dust, odor, if so explain how this will be reduced or eliminated):*

The use is minimally impactful on the surrounding area. The proposed equipment will generate minimal noise. Solar panels do not generate substantial glare. The project will not generate any dust or odor during operations.

12. *List any solid or liquid wastes to be produced:*

The facility will not generate solid or liquid wastes. No process wastewater is generated during energy generation from a photovoltaic facility. The site will be unmanned so no restrooms would be required and no sewer connection or septic system would be installed. Any solid wastes generated during maintenance activities would be removed by maintenance crews when they depart the site.

13. *Estimated volume of water to be used (gallons per day, source of water):*

The site will be unmanned and no water use would be required. In lieu of water, a commercially available biodegradable solution will be used for panel cleaning. Xeriscape landscaping with no irrigation would be utilized along the McCall Avenue frontage.

14. *Describe any proposed advertising including size, appearance, and placement:*

No advertising is proposed.

15. *Will existing buildings be used or will new buildings be constructed (describe type of construction materials, height, color, etc. Provide floor plan and elevations, if appropriate):*

The site contains no existing buildings, and no new habitable structures are proposed. New construction on the site would be limited to solar trackers and related electrical equipment and a perimeter fence. See enclosed plans.

16. *Explain which buildings or what portion of buildings will be used in the operation:*

There are no existing buildings on the site and no new habitable structures are proposed.

17. *Will any outdoor lighting or an outdoor sound amplification system be used (describe and indicate when used):*

Outdoor lighting would be limited to small-scale security lighting at the entry and any domestic fixtures required by Building Code or other Code requirements at electrical equipment, such as transformers.

18. Landscape or fencing proposed (describe type and location):

Fencing is proposed to consist of a 7-foot perimeter chain link fence. Landscaping would consist of xeriscape (no irrigation required) along the McCall Avenue frontage, to a depth of 20 feet, to enhance aesthetics along the roadway.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY	
IS No.	7444
Project No(s)	CUP 3611
Application Rec'd:	<i>[Signature]</i>
	3/16/2018

GENERAL INFORMATION

- Property Owner :** Connie and Alvaro Singh **Phone/Fax** (559) 896-6120

Mailing Address: 9375 S. McCall Avenue, Selma, CA 93662

Street *City* *State/Zip*
- Applicant :** ForeFront Power c/o Peter Rodriguez **Phone/Fax:** (650) 743-7301

Mailing Address: 100 Montgomery Street, Suite 1400, San Francisco, CA 94104

Street *City* *State/Zip*
- Representative:** EPD Solutions, Inc. c/o Rafik Albert **Phone/Fax:** (949) 794-1182

Mailing Address: 2030 Main Street, Suite 1200, Irvine, CA 92614

Street *City* *State/Zip*
- Proposed Project:** 1.656 MWac solar photovoltaic energy generation facility on a +/-9-acre portion of a 20-acre parcel.

- Project Location:** West side of McCall Avenue between Dinuba Avenue and Manning Avenue.

- Project Address:** 9375 McCall Avenue

- Section/Township/Range:** 30 / 15S / 22E **Parcel Size:** 20 acres

- Assessor's Parcel No.** 358-021-74

10. Land Conservation Contract No. (If applicable): None

11. What other agencies will you need to get permits or authorization from:

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input type="checkbox"/> Water Quality Control Board	<input type="checkbox"/> Airport Land Use Commission
<input type="checkbox"/> Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Agriculture
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

An existing residence is present at the southeast corner of the property. The residence and surrounding yard area would not be impacted by the solar project.

Describe the major vegetative cover: Grape vines

Any perennial or intermittent water courses? If so, show on map: Walnut Ditch irrigation canal
crosses the property underground

Is property in a flood-prone area? Describe:

Not in a designated flood zone

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Agriculture

South: Agriculture

East: Agriculture

West: Agriculture

17. What land use(s) in the area may be impacted by your Project?: No impacts expected

18. What land use(s) in the area may impact your project?: No impacts expected

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes No

B. Daily traffic generation:

I. Residential - Number of Units None
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees None (unmanned facility)
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: The facility will be unmanned.
Traffic would be limited to occasional site visits for security and maintenance.

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____
None

21. Describe any source(s) of noise in the area that may affect your project: _____
None

22. Describe the probable source(s) of air pollution from your project: None

23. Proposed source of water:

private well

community system³--name: The facility will not require water service during operations. A biodegradable solution will be used for panel cleaning in lieu of water.

24. Anticipated volume of water to be used (gallons per day)²: None
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name None
26. Estimated volume of liquid waste (gallons per day)²: None
27. Anticipated type(s) of liquid waste: None
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: None required
31. Anticipated type(s) of solid waste: Minimal wastes associated with routine site visits and maintenance.
32. Anticipated amount of solid waste (tons or cubic yards per day): Negligible
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Negligible
34. Proposed method of solid waste disposal: Employees visiting the site will remove all waste as they exit.
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: None
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Pete Rodriguez
SIGNATURE

12/1/2017
DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

Pete Rodriguez

Applicant's Signature

12/1/2017

Date

Mahal Solar
 9375 McCall Avenue
 APN 358-021-74

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 COUNTY OF FRESNO

MAY 15 2018

DEPARTMENT OF PUBLIC WORKS
 AND PLANNING
 DEVELOPMENT SERVICES DIVISION

Project Compliance with Solar Facility Guidelines (eff. 12/12/17)

- Information shall be submitted regarding the historical agricultural operational/usage of the parcel, including specific crop type and crop yield, for the last ten years (if no agricultural operation in the last ten years, specify when land was last in agricultural use).

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Crop Type	Grapes									
Yield (tons)	139	198	152	190	191	157	175	179	180	122

- Information shall be submitted that identifies the source of water for the subject parcel (surface water from irrigation district, individual well(s), conjunctive system). If the source of water is via district delivery, the applicant shall submit information documenting the allocations received from the irrigation district and the actual disposition of the water (i.e. utilized on-site or moved to other locations) for the last ten years. If an individual well system is used, provide production capacity of each well, water quality data and data regarding the existing water table depth.

The site is within the Consolidated Irrigation District service area, and has water rights from that agency. No information is available regarding past allocations from CID, but water obtained from the District was utilized on-site for irrigation of grape vines over the past decade. Approximate water use per year is 42 acre-feet.

The facility will be unmanned and no permanent water source will be required. A commercially available biodegradable solution will be utilized for panel cleaning in lieu of water.

- Identify the current status of the parcel (Williamson Act Contract, Conservation Easement, retired land, etc.), the purpose of any easement and limitations of the parcel. The applicant shall submit a Title Report or Lot Book Guarantee for verification.

The site is not covered by a Williamson Act contract or Conservation Easement. A title report is provided as part of the application package.

- Identify (with supporting data) the current soil type and mapping units of the parcel pursuant to the standards of the California State Department of Conservation and the Natural Resources Conservation Service.

Soils within the solar field area are listed in the table below. This information is obtained from the U.S. Dept. of Agriculture's Natural Resources Conservation Service:

Soil Symbol	Soil Description	Coverage Area
DeA	Delhi sand 0 to 3 percent slopes	53%
TzbA TzbB	Tujunga loamy sand 0 to 3 percent slopes 3 to 9 percent slopes	47%

5. List all proposed measures and improvements intended to create a buffer between the proposed solar facility and adjacent agricultural operations (detailed information must be shown on Site Plan) and provide factual/technical data supporting the effectiveness of said proposed buffering measures.

The solar field is buffered from adjacent parcels by about 75 feet on the east side, almost 190 feet on the south side, about 26 feet on the west side, and about 28 feet on the north side. The smaller buffers on the west and north sides are adjacent to agricultural fields with no nearby residences that could be impacted by the project.

6. Provide a Reclamation Plan detailing the lease life, timeline for removal of the improvements and specific measures to return the site to the agricultural capability prior to installation of solar improvements.

A Reclamation Plan is provided.

7. Provide information documenting efforts to locate the proposed solar facility on non-agricultural lands and non-contracted parcels and detailed information explaining why the subject site was selected.

The following factors were important in site selection for the project:

- The parcel does not have any active Williamson Act Contract or Conservation Easement.
- The site is in an urbanizing area of the County and a major housing development was previously considered for the site.
- Interconnection with the electrical grid would occur at an existing power pole on McCall Avenue, across the street from the site. This existing power line has capacity to serve the project; no major transmission infrastructure is required.
- The site is disturbed private land with no identified biological or cultural resources sensitivity.
- The site is at least 10 acres to accommodate the project's sizing criteria and County-required setbacks and other design features.
- The site is flat, with no significant topographical features or waterways.
- The site is easily accessible from existing roadways.
- The site's soils are not well suited for agriculture, based on the following information provided by the Natural Resources Conservation Service:
 - Delhi sand, 0 to 3 percent slopes (DeA), 53% of the solar field area, is considered "not prime farmland" and is "somewhat excessively drained." This soil type is classified as Irrigation Capability Class 3, indicating "soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both," and has the lowest possible rating of "low inherent productivity" under the National Commodity Crop Productivity Index.
 - Tujunga loamy sand, 0 to 3 percent slopes (TzbA) and 3 to 9 percent slopes (TzbB), 47% of the solar field area, is considered "somewhat excessively drained." This soil type is classified as Irrigation Capability Class 4, indicating "soils have very severe limitations that reduce the choice of plants or that require very careful management, or both," and has the lowest possible rating of "low inherent productivity" under the National Commodity Crop Productivity Index.

8. Develop and submit a project site Pest Management Plan to identify methods and frequency to manage weeds, insects, disease and vertebrate pests that may impact adjacent sites.

A Pest Management Plan is provided.

9. The applicant must acknowledge the County's Right to Farm Ordinance and shall be required to record a Right to Farm Notice prior to issuance of any permits. This shall be included as a recommended Condition of Approval of the land use entitlement.

The Right to Farm Ordinance is acknowledged. The applicant will comply with any condition of approval imposed on the project requirement recording of such a notice on the parcel.

10. Note: The life of the approved land use permit will expire upon expiration of the initial life of the solar lease. If the solar lease is to be extended, approval of new land use permit will need to be obtained.

The duration of the land use permit is noted.

11. If the project is approved, the applicant shall make all reasonable efforts to establish a point of sale in Fresno County for equipment and construction related items necessary for the project.

The requirement for reasonable efforts to be undertaken to establish a point of sale in Fresno County is noted.

12. If the project is approved, the applicant shall make all reasonable efforts to conduct local recruitment efforts and/or coordinate with employment agencies in an attempt to hire from the local workforce.

The requirement for reasonable efforts to hire from the local workforce is noted.

13. In addition to disclosing the number of trips in the required project Operational Statement, the applicant shall disclose the weight of the shipments anticipated to the site. If the project is approved, pursuant to the CEQA analysis and based upon the existing road conditions and the weight/frequency of shipments to the site, the applicant shall mitigate impacts to County roads.

No shipments will be required to or from the site during operations. Only passenger cars and light trucks would routinely access the site for maintenance and security purposes.

14. If the project is approved, the applicant shall make all reasonable efforts to purchase products and equipment from local (Fresno County) manufacturing facilities and/or vendors.

The requirement for reasonable efforts to purchase products and equipment from local manufacturing facilities and/or vendors is noted.

Reclamation Plan

Mahal Solar Project
APN 358-021-74
County of Fresno

ForeFront Power, LLC
100 Montgomery St., Suite 1400
San Francisco, CA 94104

January 31, 2018

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1. Present use of the site

The Mahal Solar (project) site is located on an 20-acre parcel (APN 358-021-74) in unincorporated Fresno County, near the city of Selma. The project site is located on the east side of McCall Avenue, about 2,000 feet south of Manning Avenue (Figures 1 and 2). The present General Plan land use designation is Agriculture and the zoning is AE-20.

The project site is located at an elevation of about 310 feet and is generally flat. The site consists of agricultural land, with active production of Thompson seedless grape vines. A single-family residence is present at the southeast corner of the parcel; this residence would not be impacted by the project. Surrounding land uses are predominantly agricultural.

2. Proposed alternate use of the land

ForeFront Power, LLC is proposing to develop and operate a 1.656-MWac solar photovoltaic energy generation facility on a 9-acre portion of the 20-acre parcel. Components of the facility will include a ground-mounted field of solar trackers and associated electrical equipment, including inverters and transformers; perimeter fencing; and interconnection to the electrical grid at an existing power line on the opposite side of the site's McCall Avenue frontage. A collector power line of approximately 540 feet will be constructed to reach this power line. The majority of the construction activities will occur above ground; however, there will be minimal subsurface construction for tracker piles, electrical conduit systems, and racking systems.

3. Duration

The project is being designed to have a functional operating life cycle of a minimum 25 years to a maximum of 35 years, contingent on the power off-take agreement and the operational date, currently targeted as June 2019. Under the current site control agreement, the project could remain in operation until June 2044.

4. Ownership of property

The subject property is subject to a 25-year lease between ForeFront Power, LLC (lessee) and James S. Anderson (property owner/lessor).

5. Reclamation plan

5-a) As the project is taken offline and permanently out of service, the reclamation process will commence to restore the project site to its previous agricultural condition. The entire reclamation of the site will be complete approximately 12 months after plant is taken off-line. As a result of the relatively basic design and minimal footprint of the project, the reclamation process will be simple to execute and will be completed in one phase. Demolition and reclamation will include removal of all above ground and subsurface equipment, structures, and

fences. All foundations will be demolished and removed from the site, and all necessary grading will be performed to return the site to its original grade. All removed and demolished infrastructure and components will be salvaged and recycled as available.

5-b) No hazardous chemicals or materials will be present at any time during normal site operations of the project. No additional precaution or handling methodologies will be necessary during the reclamation process. All transformers and high voltage electrical equipment will be recycled as per manufacturer requirements and coolant will be disposed of pursuant to California and Fresno County law.

5-c) All electrical equipment will be uninstalled and removed. Electrical equipment includes: inverters, PV modules, combiner boxes, transformers, switchgear, monitoring equipment, and any other on-site equipment and all affiliated cabling. The equipment will either be reused or recycled depending on its equipment, warranties, technical improvements, and market valuation. All mounting structures will be removed and recycled as possible. Any and all building improvements on the site will be demolished and removed.

5-d,e) All below-grade foundations will be demolished and removed, including concrete, rebar, and associated debris. All subsurface conduit and cabling that is not deemed necessary by the utility will be uninstalled and recycled. Any below grade facilities deemed necessary by the utility will remain buried and marked for identification.

5-f) All requisite grading required to restore the site to its original condition. Due to the low impact of the disk-and-roll approach used during site preparation and the flat condition of the project parcel, it is anticipated that minimal re-grading will be required during reclamation.

5-g) During the reclamation process the site will be return to its previous agricultural state through de-compaction of the site, as needed. Due to the disc-and-roll site preparation technique, it is expected that requisite de-compaction will be limited. The reclamation process will involve the input of the landowner to consult on site restoration for agricultural use, as they were the original users of the site in its agricultural state.

5-h) There is no irrigation system currently present on the project site. No irrigation will be required during operations.

6. Site Plan

See Figure 3.

7. Engineering cost estimate

Civil Demolition	Quantity	Unit	Labor	TOTAL
Panel Removal	6,308	EA	\$ 1.75	\$ 11,039.00
Steel Structure Disassembly	1	LS	\$ 6,500.00	\$ 6,500.00
Driven Pile Foundation Removal	1,000	EA	\$ 5.50	\$ 5,500.00
Fencing Demolition	3,000	LF	\$ 2.50	\$ 7,500.00
Access Road Demolition	67,800	SF	\$ 0.25	\$ 16,950.00
			Total	\$ 47,489.00

Electrical Demolition	Quantity	Unit	Labor	TOTAL
Removal of Wire & Grounding Rods (including dismantle & load)	1	LS	\$ 5,000.00	\$ 5,000.00
Inverters / Parallel Gear / Combinor Boxes (including dismantle, load & disposal)	1	LS	\$ 5,000.00	\$ 5,000.00
			Total	\$ 10,000.00

Hauling	Quantity	Unit	Unit Weight (lbs)	Total Weight (tons)	\$/Load	TOTAL
Panel	6,308	EA	57.3	180.72	\$ 300.00	\$ 54,217.26
Driven Pile Foundations	1,000	EA	100	50.00	\$ 250.00	\$ 25,000.00
Tracker Structure Supports	1,000	EA	200	100.00	\$ 250.00	\$ 50,000.00
Copper (wire, inverter & parallel gear)	1	LS			\$ 500.00	\$ 500.00
					Total	\$ 129,717.26

Disposal Fees	Quantity	Unit	Unit Price	TOTAL
Dump Fees (Panels)	180.7	ton	\$ 35.00	\$ 6,325.35
Dump Fees (Building waste)	-	ton	\$ 25.00	\$ -
Dump Fees (Concrete)	2.0	ton	\$ 25.00	\$ 50.00
			Total	\$ 6,375.35

PRICES ARE SUBJECT TO CHANGE

PRICES WILL FLUCTUATE W/ MARKET CONDITIONS

Civil Demolition	\$ 47,489.00
Electrical Demolition	\$ 10,000.00
Hauling	\$ 129,717.26
Disposal Fees	\$ 6,375.35
Total Decommission Cost	\$ 193,581.61
Salvage Value (%)	50.0%
Net Decommission Cost	\$ 96,790.80

8. Financial assurances

ForeFront Power, LLC will provide the County of Fresno with a Letter of Credit in the amount of \$193,581. The Letter of Credit will increase annually by 3%, or be tied to the Consumer Price Index (CPI) or other mechanism acceptable to the Fresno County Department of Public Works and Planning.

9. Evidence that all owners have been notified

A lease agreement with the property owner, James S. Anderson, is in place. The lease agreement authorizes ForeFront Power, LLC to construct, operate, maintain, and decommission the solar project on the project site.

Figure 1. Project Location

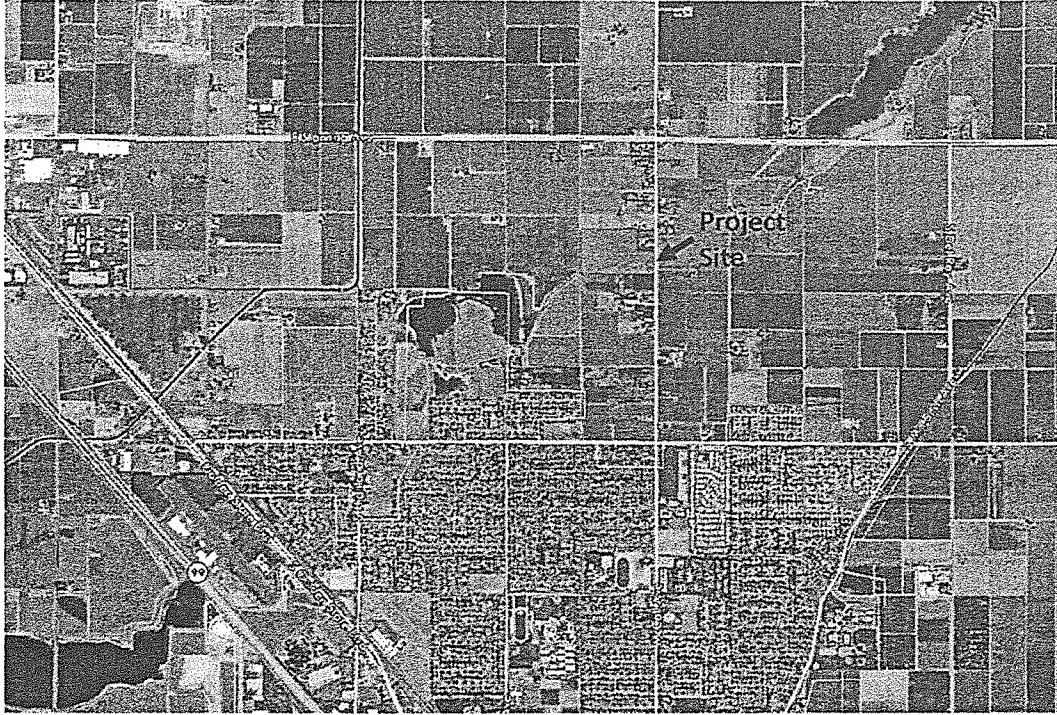
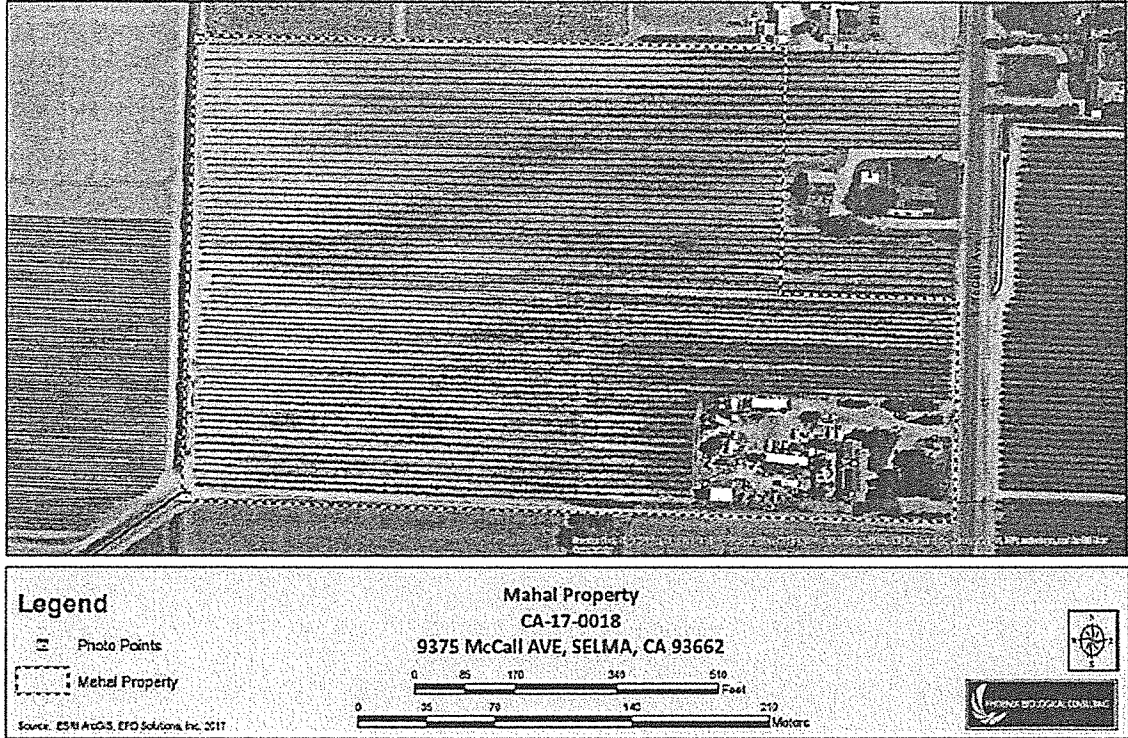
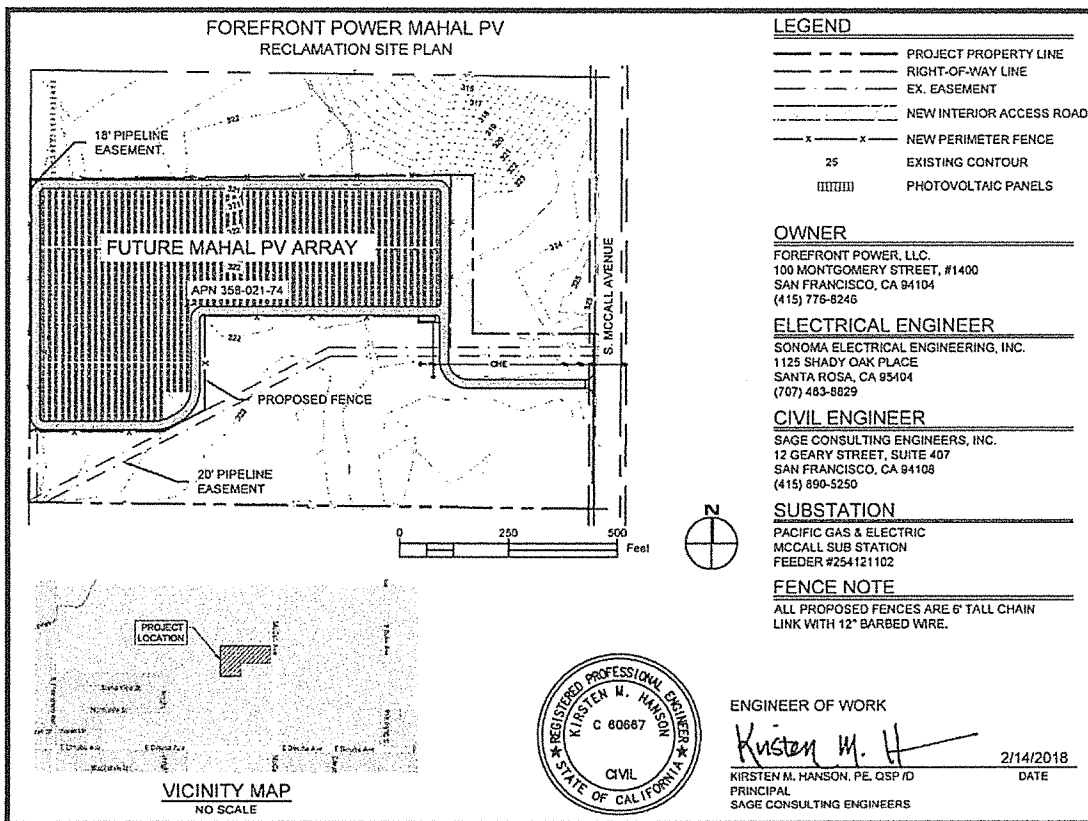


Figure 2. Site Aerial







CA-SB43 MAHAL PV POWER PLANT

9375 MCCALL AVE.
SELMA, CA 93662

PROGRESS SUBMITTAL



100 MONTGOMERY ST., #1400
SAN FRANCISCO, CA 94104
(415) 774-6246
www.forefrontpower.com



12 SUNDY STREET, SUITE 402
SAN FRANCISCO, CA 94102
(415) 896-0038
www.sagece.com

CA-SB43 MAHAL PV
POWER PLANT
FOREFRONT POWER LLC
9375 MCCALL AVE.
SELMA, CA 93662

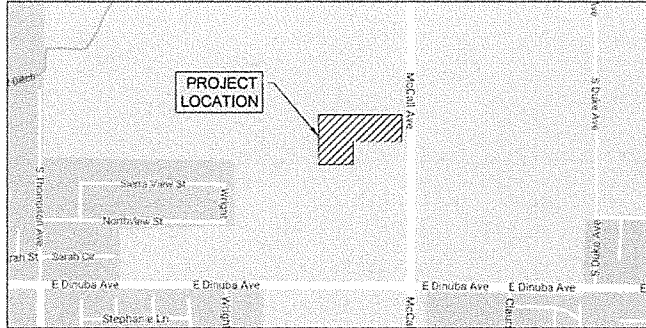
PROJECT NUMBER:
CA-17-0018 / J0059
SHEET TITLE:
CIVIL TITLE SHEET

SHEET SIZE:
ARCH 'D'
24" x 36" (610 x 914)
SCALE:
AS SHOWN

NO.	REVISION	DATE	INT.

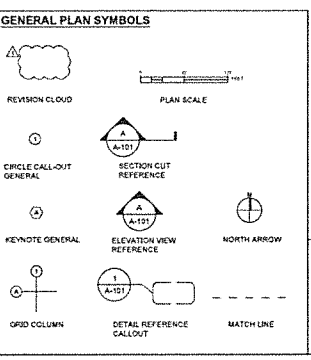
DATE: 10/19/17
DRAWN BY: PCR
ENGINEER: JAM
APPROVED BY: JAM

PROJECT PHASE:
PROGRESS SUBMITTAL
SCALE:
NO SCALE
SHEET NO.:
C-001



CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL TITLE SHEET
C-002	EXISTING CONDITIONS
C-003	CIVIL NOTES
C-004	GRADING EROSION / SEDIMENT CONTROL NOTES
C-101	SITE PLAN
C-201	SECTIONS / DETAILS
C-202	FENCE / GATE DETAILS
C-301	GRADING PLAN
C-302	EROSION / SEDIMENT CONTROL PLAN

PROJECT DEVELOPER FOREFRONT POWER LLC 100 MONTGOMERY ST., SUITE 1400 SAN FRANCISCO, CA 94104 (415) 415-6275 PROJECT DEVELOPER: PETE RODRIGUEZ FOREFRONT POWER, INC. PRODRIGUEZ@FOREFRONTPOWER.COM	SITE CONTACT TO BE DETERMINED	SCOPE OF WORK THIS DESIGN PACKAGE PROVIDES DRAWINGS FOR THE INSTALLATION OF A 2,144.72KW DC RATED PHOTOVOLTAIC SYSTEM AT 9375 MCCALL AVE. IN SELMA, CA. ENVIRONMENTAL PLANS ARE NOT PART OF THE SCOPE OF THIS PLAN SET.														
CIVIL ENGINEER SAGE CONSULTING ENGINEERS, INC. 12 GEARY STREET SAN FRANCISCO, CA 94108 (415) 896-0038	GEOTECHNICAL ENGINEER GEOTEK, INC. 1540 NORTH MAPLE STREET CORDONA, CA 95820 (531) 770-1199	PROJECT DESCRIPTION <table border="1"> <tr><td>SYSTEM SIZE (DC)</td><td>2,144.72KW</td></tr> <tr><td>SYSTEM SIZE (AC)</td><td>1,894.09kW, 1,342.92kW (SEC)</td></tr> <tr><td>MODULE TYPE</td><td>(6306) TRINA TSM 340-OD-14A 340-OD-14A(0) MODULES</td></tr> <tr><td>INVERTER</td><td>(27) SUNGROW S600K-M (400V) (1) SUNGROW S639K(M-400V)</td></tr> <tr><td>TRANSFORMER</td><td>(2) STEP-UP TRANSFORMERS</td></tr> <tr><td>LATITUDE/LONGITUDE</td><td>36.85°N-118.85°W</td></tr> <tr><td>PROJECT AREA</td><td>20.31 ACRES</td></tr> </table>	SYSTEM SIZE (DC)	2,144.72KW	SYSTEM SIZE (AC)	1,894.09kW, 1,342.92kW (SEC)	MODULE TYPE	(6306) TRINA TSM 340-OD-14A 340-OD-14A(0) MODULES	INVERTER	(27) SUNGROW S600K-M (400V) (1) SUNGROW S639K(M-400V)	TRANSFORMER	(2) STEP-UP TRANSFORMERS	LATITUDE/LONGITUDE	36.85°N-118.85°W	PROJECT AREA	20.31 ACRES
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CONTRACTOR TO BE DETERMINED	LICENSED ENGINEER: KIRSTEN HANSON CA PE REG. C 69627 EXPIRATION: 12/31/2018	LICENSED ENGINEER: ROBERT RUSSELL CA GE REG. 2042 EXPIRATION: 12/31/2018														
CONTRACTOR'S LICENSE: TO BE DETERMINED	APPLICABLE CODES AND STANDARDS <ul style="list-style-type: none"> CALIFORNIA FIRE CODE 2014 EDITION CALIFORNIA ENERGY CODE 2016 EDITION CALIFORNIA MECHANICAL CODE 2016 EDITION CALIFORNIA PLUMBING CODE 2016 EDITION CALIFORNIA ELECTRICAL CODE 2016 EDITION CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. 2015 INTERNATIONAL FIRE CODE AND 2014 CALIFORNIA AMENDMENTS 2014 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R. TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS 															

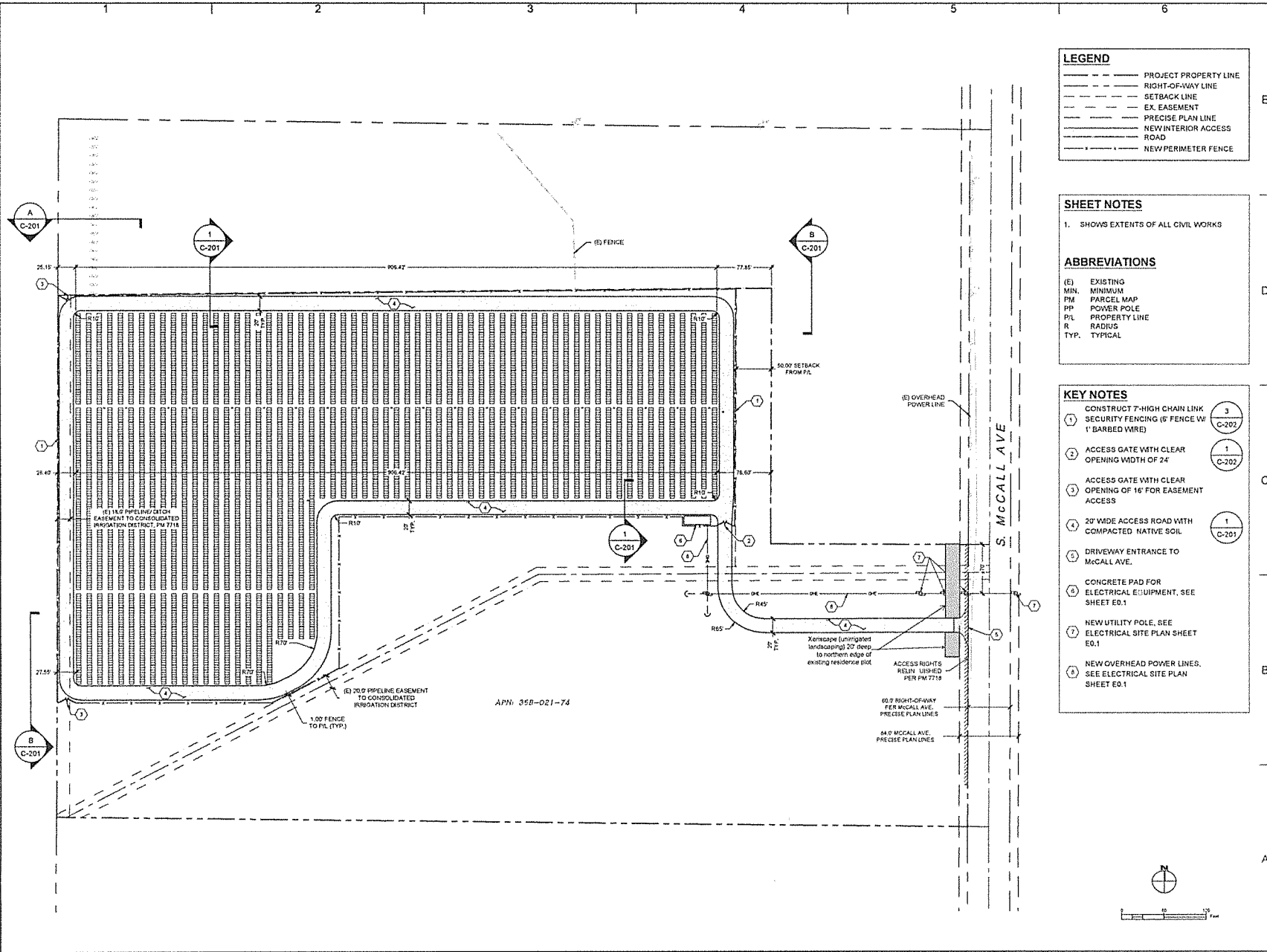


ADDITIONAL DOCUMENTATION

- GEOTECHNICAL EVALUATION FOR PROPOSED GROUND-MOUNT PV ARRAYS MAHAL PROJECT, GEOTEK INC., 11/16/17
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT MAHAL PROJECT, GEOTEK INC., 01/17/17

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LEGEND	
	PROJECT PROPERTY LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EX. EASEMENT
	PRECISE PLAN LINE
	NEW INTERIOR ACCESS
	ROAD
	NEW PERIMETER FENCE

SHEET NOTES

- SHOWS EXTENTS OF ALL CIVIL WORKS

ABBREVIATIONS

(E)	EXISTING
MIN.	MINIMUM
PM	PARCEL MAP
PP	POWER POLE
P/L	PROPERTY LINE
R	RADIUS
TYP.	TYPICAL

KEY NOTES

(1)	CONSTRUCT 7-HIGH CHAIN LINK SECURITY FENCING (5' FENCE W/ 1' BARBED WIRE)	(3)	ACCESS GATE WITH CLEAR OPENING WIDTH OF 24'
(2)	ACCESS GATE WITH CLEAR OPENING OF 16' FOR EASEMENT ACCESS	(4)	30' WIDE ACCESS ROAD WITH COMPACTED NATIVE SOIL
(3)	DRIVEWAY ENTRANCE TO MCCALL AVE.	(5)	CONCRETE PAD FOR ELECTRICAL EQUIPMENT, SEE SHEET E0.1
(4)	NEW UTILITY POLE, SEE ELECTRICAL SITE PLAN SHEET E0.1	(6)	NEW OVERHEAD POWER LINES, SEE ELECTRICAL SITE PLAN SHEET E0.1

FOREFRONT POWER
 CONSULTING ENGINEERS, INC.
 100 MONTGOMERY ST., #1400
 SAN FRANCISCO, CA 94104
 (415) 778-8245
 www.ForefrontPowerLLC.com

SAGE
 Consulting Engineers, Inc.
 12 Geary Street, Suite 407
 San Francisco, CA 94108
 (415) 976-2252
 www.sagepa.com

STAMP:

CA-SB43 MAHAL PV
 POWER PLANT

FOREFRONT POWER LLC
 9375 MCCALL AVE.
 SELMA, CA 93662

PROJECT NUMBER:
 CA-17-0018 / J0059

SHEET TITLE:
 SITE PLAN

SHEET SIZE:
 ARCH "D"
 24" X 36" (610 x 914)

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NO.	REVISION	DATE	INIT.

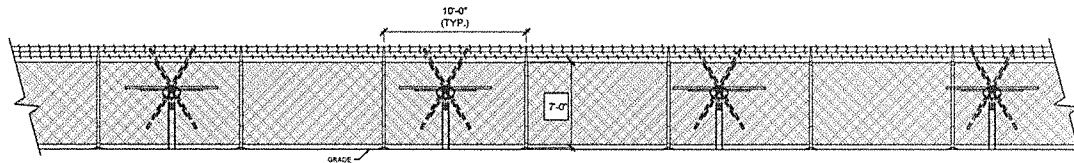
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 DRAWN BY: RCB
 ENGINEER: AMH
 APPROVED BY: (Signature)

PROJECT PHASE:
 PROGRESS SUBMITTAL

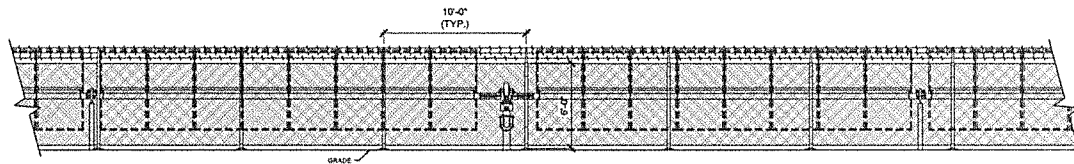
SCALE:
 1" = 60'

SHEET NO.:
C-101

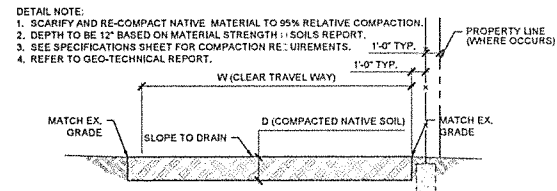
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A NORTH-SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



B EAST-WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 INTERNAL ACCESS ROAD
SCALE: 1/4" = 1'-0"

- DETAIL NOTE:
1. SCARIFY AND RE-COMPACT NATIVE MATERIAL TO 95% RELATIVE COMPACTION.
 2. DEPTH TO BE 12" BASED ON MATERIAL STRENGTH - SOILS REPORT.
 3. SEE SPECIFICATIONS SHEET FOR COMPACTION REQUIREMENTS. 1'-0" TYP.
 4. REFER TO GEO-TECHNICAL REPORT.

SHEET NOTES

1. [note]

FOREFRONT POWER
 100 MONTGOMERY ST, #1400
 SAN FRANCISCO, CA 94104
 (415) 778-8248
 www.forefrontpower.com

SAGE
 Consulting Engineers, Inc.
 12 Geary Street, Suite 407
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SECTIONS & DETAILS

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NO.	REVISION	DATE	INIT.

DATE: 12/13/17
 DRAWN BY: RES
 ENGINEER: JMH
 APPROVED BY: GCAFREDE

PROJECT PHASE:
PROGRESS SUBMITTAL

SCALE:
AS SHOWN

SHEET NO.:
C-201

