



County of Fresno

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

August 27, 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. 7442 (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\3610\CUP3610 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. 7442 (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 Coalinga
 Cross Streets: northwest corner of Phelps and San Mateo Avenues near City of Coalinga Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 53.81
 Assessor's Parcel No.: 070-070-62S Section: 27 Twp.: 20S Range: 15E 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: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development 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 _____
 Commercial: Sq.ft. _____ Acres 53.81 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:

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

Present Land Use/Zoning/General Plan Designation:

Vacant /AE-20 (Exclusive Agricultural; 20-acre min. parcel size)/Agriculture in the county-adopted Coalinga Regional Plan

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

Allow a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.5-acre portion of a 53.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Phelps Avenue and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-070-62S).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 #Fresno |
| <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"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: U. S. Fish & Wildlife Service |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: CA Dept. of Fish & Wildlife |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 31, 2018 Ending Date October 1, 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: 08/27/18

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: August 31, 2018

Ending Date: October 1, 2018

Signature _____



Date _____

08/27/18

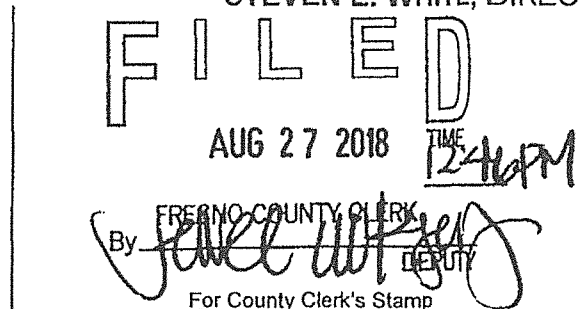
Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

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:



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. 7442 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7442 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3610 filed by **FOREFRONT POWER, LLC**, proposing to allow a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.5-acre portion of a 53.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Phelps Avenue and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-070-62S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7442, and take action on Unclassified Conditional Use Permit Application No. 3610 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. 7442 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 August 31, 2018 through October 1, 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

IS Application No. 7442 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 October 11, 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.

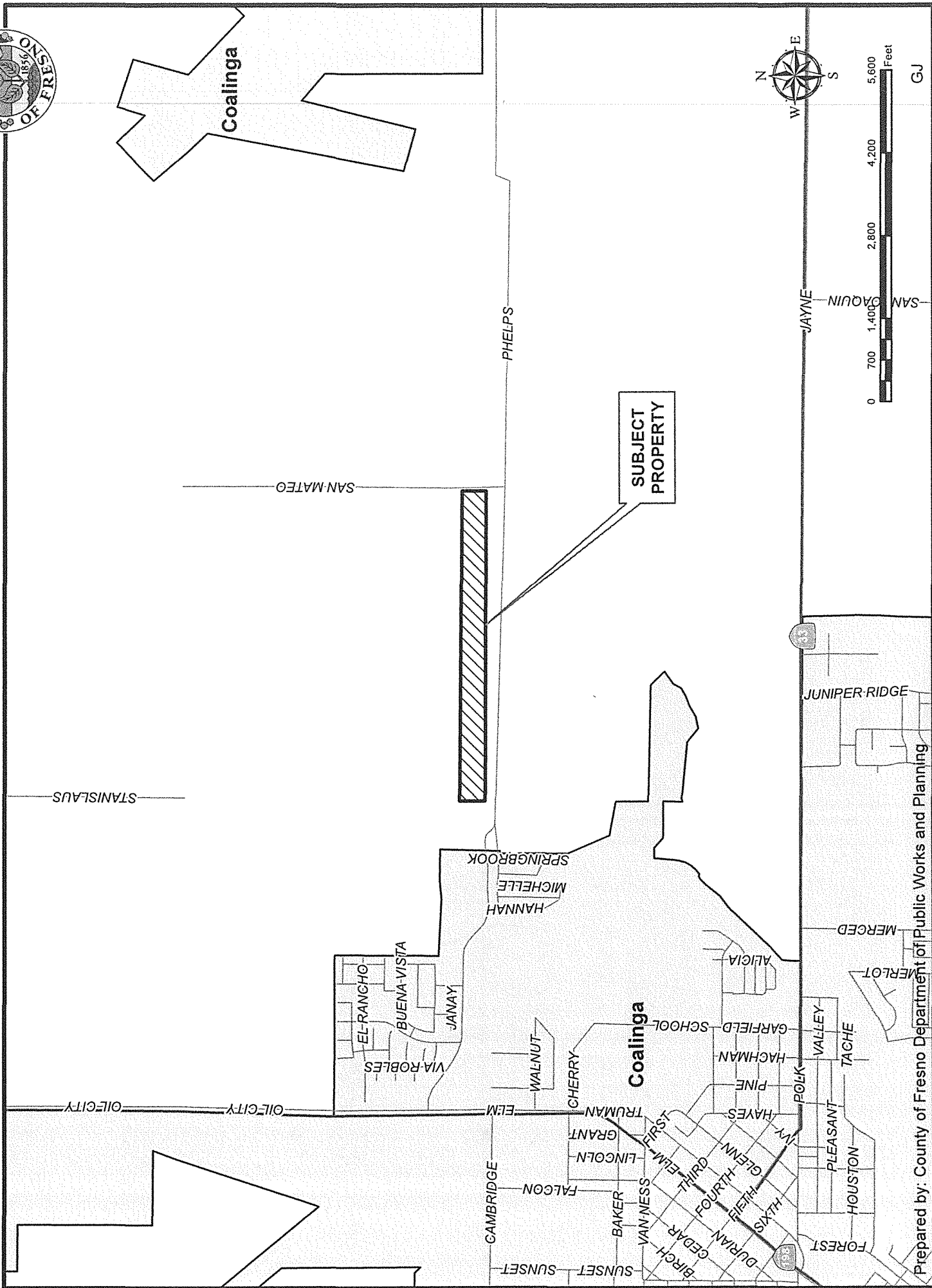
For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: August 31, 2018



LOCATION MAP

CUP 3610





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. 7442, Unclassified Conditional Use Permit Application No. 3610
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 northwest corner of Phelps Avenue and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-070-62S).
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 Coalinga Regional 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 one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.5-acre portion of a 53.81-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 approximately 875 feet east of the nearest city limits of the City of Coalinga and historically farmed. The surrounding land uses include farmland planted in field crops to the north, orchard with a single-family residence to the east, undeveloped land to the south and residential/commercial development in the City of Coalinga to the west of the project site. The nearest single-family residence is approximately 970 feet to the west.

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:

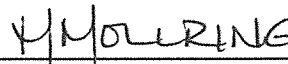
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation 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



Marianne Mollring, Senior Planner

Date:

08/23/18

Date:

8-24-18

EA:ksn

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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7442 and
Unclassified Conditional Use Permit Application
No. 3610)**

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:

- 3 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 3 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 3 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 2 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?

systems or provide substantial additional sources of polluted runoff?

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)?
- 1 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?
- 1 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

- 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?

- 2 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)?
- 2 e) Result in inadequate emergency access?

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 October 6, 2017
- Focused Air Quality and Greenhouse Gas Memorandum by Urban Crossroads, dated April 4, 2018
- Biological Habitat Assessment by Phoenix Biological Consulting, dated December 28, 2017
- Cultural and Paleontological Assessment by Material Culture Consulting, Inc., dated October 2017
- Trip Generation Evaluation by Urban Crossroads, dated October 27, 2017
- Pest Management Plan by ForeFront Power, LLC., dated January 31, 2018
- Phase I Environmental Site Assessment by Geo Tek. Inc., dated September 20, 2017

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- 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:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 1 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?
- 1 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. 7442 and Unclassified Conditional Use Permit Application No. 3610
- DESCRIPTION: Allow a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.5-acre portion of a 53.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the northwest corner of Phelps Avenue and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-070-62S).

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 near residential/commercial development in the City of Coalinga. No scenic vista, scenic resources, or historic buildings were identified on or near the site that could be impacted by the project. San Mateo 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 construction and operation of a photovoltaic (PV) solar power generation facility and related improvements on an approximately 11.5-acre portion of a 53.81-acre parcel with an output of one-megawatt. The project would interconnect with the electrical grid at an existing power line along the site's San Mateo Avenue frontage.

The project site is located approximately 875 feet east of the nearest city limits of the City of Coalinga and has been historically farmed. The surrounding land uses include farmland planted in field crops to the north, orchard with a single-family residence to the east, undeveloped land to the south and residential/commercial development in the City of Coalinga to the west of the project site. The nearest single-family residence is approximately 970 feet to the west of the property.

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) and perimeter fencing. The project would interconnect with the electrical grid at an existing power pole along the site's San Mateo Avenue frontage. An on-site overhead collector line (gen-tie) approximately 1,365 feet in length would connect on-site electrical equipment to this pole. The project will add seven new utility poles 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 (11.5 acres of a 53.81-acre parcel) will contain racking systems and PV module arrays that will have an overall height of 9 feet, secured by perimeter fencing topped with barbed wire. The fencing will create a physical buffer between the proposed improvements and adjacent farmlands.

Considering the project location in the area, low height and distance of PV module arrays from adjacent roadways (200 feet to Phelps Avenue and 1,427 feet to San Mateo Avenue), and the solar field secured by perimeter fencing, the project will have a less than significant impact on the visual character or quality of the site and its surroundings.

- 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 Phelps Avenue. However, the affected portion of Phelps Avenue does not carry significant daily traffic volumes (300 Average Daily Traffic) through the area.

Therefore, potential glare impacts would not be affecting a highly-travelled road, and thus, 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 Farmland of Local Importance on the 2014 Fresno County Important Farmland Map. The proposed solar facility will temporarily occupy a 11.5-acre portion of a 53.81-acre parcel, and at the end of 25 years of operation, 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 forestland or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

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

- 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 and 2 of the Supplemental Information related to Agricultural History and Water Source, the subject parcel has been fallow for seven out of the last ten years. Additionally, the site currently does not have access to a well or to irrigation district water and was non-irrigated during the three years of production. Water needed

for the construction, and perhaps for maintenance and operation of the proposed solar power generation facility, will be provided by the City of Coalinga.

As noted in response to Item No. 4 and 7 of the Supplemental Information related to Soils and Site Selection, the site's soils are not well suited for agriculture based on information provided by the Natural Resources Conservation Service (NRCS) for Westhaven loam, 0 to 2 percent slopes (map unit 474). The NRCS reports that this soil type is prime farmland if irrigated. However, as noted above, the site is non-irrigated and it is unknown if the water would be available for long-term operation of an agricultural use at this location. The site's soil type, classified as Nonirrigated Capability Class 7, is one of the lowest classes for this capability scale, indicating the site has "very severe limitations, making it unsuitable for cultivation." This soil type is also considered "highly fragile," meaning it is susceptible to degradation (*e.g.*, erosion) due to dry conditions, extremely low organic matter, low vegetative cover, and other factors. The site was selected due to not having any active Williamson Act Contract or conservation easement or being an irrigated land with limited historical agricultural uses.

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 Farmland of Local Importance and does not meet the definition of a prime statewide or unique farmland. The subject proposal will occupy an approximately 11.5-acre portion of a 53.81-acre parcel of Farmland of Local Importance with soil deficiencies, and 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 will be taken offline and permanently out of service at the end of 25 years of operation. 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 aboveground and/or 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, which was reviewed by the Agricultural Commissioner's Office. A Mitigation Measure would require implementation of the Pest Management 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 the *Focused Air Quality and Greenhouse Gas Memorandum* prepared for the project by Urban Crossroads and dated October 6, 2017 and April 4, 2018.

Per the comments provided by the Air District, the project-specific criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of oxides of nitrogen (NO_x), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). As such, the District concludes that the project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

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-20180135) was submitted by the Applicant and deemed complete by the Air District on May 21, 2018. The District determined that the project complies with the emission reduction requirements of the District Rule 9510 and is not subject to payment of off-site fees.

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 and would be subject to Rule 4102 to prevent occurrences of public nuisances.

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 a farmland located in an agricultural area. The site has been fallow for the last five consecutive years. An approximately 4.6-acre portion of the project site is developed with a solar power generation facility.

The Applicant's environmental consultant, Phoenix Biological Consulting, provided a Biological Habitat Assessment for the project, dated December 28, 2017, which was included with the project information packet provided to reviewing agencies in March 22, 2018. This information was also provided to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for review and comments.

According to the findings of the Biological Habitat Assessment (BHA), biologist from Phoenix Biological Consulting conducted a site visit on September 2, 2017 to evaluate the entire site for potential impacts from the proposed project, including sensitive plant and animal species as well as potential jurisdictional drainages that could be affected by the project. Results of the BHA indicate that the project site consists of highly-disturbed agricultural land used for active agricultural production of common wheat. The site contains no suitable nesting habitat for raptors, and due to the agricultural use of land, no suitable habitat is present for the nine rare plant species listed on the California Natural Diversity Database (CNDDDB) search within the ten-mile search radius. San Joaquin Kit fox habitat may be present on site, and their presence shall be investigated during the preconstruction surveys. Likewise, due to numerous CNDDDB occurrences of burrowing owl and Blunt-Nosed Leopard Lizard (BNLL) within the ten-mile radius of the site, a preconstruction take avoidance survey shall be conducted to determine presence of these species on the property. Additionally, no ground disturbances shall occur during nesting season without a survey clearance from a biologist.

According to the project review by the U.S. Fish and Wildlife Service (USFWS), the federally endangered San Joaquin kit fox and blunt-nosed leopard lizard (BNLL) have been documented in the California Natural Diversity Database (CNDDDB) within five miles of the project site. If the species are on site or in the vicinity during construction, operations, maintenance, or decommissioning, there is potential for take to occur. As such, USFWS requires preconstruction surveys for kit fox and BNLL for the entire site in order to identify project impact on these species. If the species are found, USFWS shall be contacted for further coordination. Any take that could occur because of the project would require prior consultation with USFWS under Section 7 or Section 10 of the Endangered Species Act of 1973 in order to avoid violation.

The California Department of Fish and Wildlife also reviewed the proposal and expressed no concerns with the project. The project will be subject to the following 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. *A 30-day preconstruction site survey shall be conducted to determine the presence of San Joaquin kit fox on the property. The Survey must be conducted on foot within prescribed parameters as outlined by the U.S. Fish and Wildlife Service San Joaquin kit fox survey protocol for the northern range. Any take that could occur because of the proposed project would require prior consultation with the U.S. Fish and Wildlife Service under Section 7 or Section 10 of the Endangered Species Act of 1973.*
3. *A preconstruction site survey shall be conducted to determine the presence of Blunt-nosed Leopard Lizard (BNLL) on the property. The Surveys must be conducted on foot within prescribed temperature and weather as outlined by U.S. Fish and Wildlife Service BNLL protocol revised May 2004. Any take that could occur because of the proposed project would require prior consultation with the U.S. Fish and Wildlife Service under Section 7 or Section 10 of the Endangered Species Act of 1973.*
4. *Ground disturbances shall not occur during bird nesting season (between February and August) without a clearance survey by a qualified biologist to ensure that nesting birds are not 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 is a farmland (currently fallow) and contains no surface waters, wetlands, or Waters of the United States. As such, the project will have no impact on federally protected wetlands as defined by Section 404 of the Clean Water Act.

- 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:

As noted above, the project site has been fallow for the last five years. Due to the surrounding agricultural lands and proximity to City of Coalinga urban development, the site would not constitute a “movement corridor” for native wildlife.

- 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:

The project site contains no trees and there is no sensitive rare plant that was identified in the California Natural Diversity Database (CNDDB) and that would have suitable habitat on 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 Kern National Wildlife Refuge is approximately 41 miles to the southeast 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: LESS THAN SIGNIFIACNT IMPACT WITH MITIGATION INCORPORATED:

The project site is within an area designated as moderately sensitive to archeological finds.

The project was routed to the Southern San Joaquin Valley Information Center along with a copy of the *Cultural and Paleontological Assessment (The Assessment)* of the site conducted by Material Culture Consulting, Inc., and dated October 2017. The *Assessment* 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 noted throughout the area 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.

The *Assessment* recommends no additional cultural resource investigations or cultural resources monitoring except setting a plan in place to expediently address inadvertent discoveries and human remains should these be encountered during construction. Therefore, a Mitigation Measure would require that if cultural materials, including human remains, are unearthed during construction, all work is to be halted in the area of the find, and an archeologist is to be called in to evaluate the findings in order to make any necessary recommendations.

* **Mitigation Measure:**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

- 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: LESS THAN SIGNIFICANT IMPACT:

With adherence to the above-noted Mitigation Measure, the project will have a less than significant impact on tribal cultural resources as defined in Public Resources Code Section 21074. The project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, and the Picayune Rancheria of Chukchansi Indians, who had no comments. Dumna Wo Wah Tribal Governments did not follow through in their request for consultation with the staff under AB 52.

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 eight miles northwest 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 impact 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 run-off 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). 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. If sanitation facilities are required during the construction period, temporary portable toilets will be provided for the workers.

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 October 6, 2017 and April 4, 2018. According to these documents, the annual Greenhouse Gas Emission with the construction and operation of the project is estimated to be 48.83 MTCO₂e per year. The proposed project would not exceed the 7,000 MTCO₂e 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 other Rules 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:

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, Coalinga Middle School, is approximately 1.2 miles west of the project site.

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

FINDING: NO IMPACT:

The project is not located on a hazardous materials site. The Fresno County Department of Public Health, Environmental Health Division expressed no concerns regarding suitability of the site for the proposed use.

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 a *Phase I Environmental Site Assessment (ESA)* dated September 20, 2017 to determine the effects on humans of a pesticide on that was used on site during farming activities. Historically, some agricultural sites have utilized pesticides that are currently considered a health risk and are no longer used. Given 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. The nearest airport, New Coalinga Municipal Airport, is approximately 1.2 miles east of the site. The project is an unmanned facility and will not be impacted by air traffic.

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 related to 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 will have no impact on groundwater resources. The project will use an estimated 5,000 to 10,000 gallons of water per day during one to two months of construction. Access to construction water will be through the City of Coalinga with the installation of a temporary meter at a City fire hydrant and payment of fees per City requirements. During operation, a permanent source of water is not required, as the project will use a commercially available biodegradable solution for panel cleaning.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water for the project.

- 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: NO IMPACT:

The project will not affect any existing natural drainage channels, as none exist on the property.

- 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 Section 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: LESS THAN SIGNIFICANT IMPACT:

Federal Emergency Management Authority (FEMA) FIRM Panel 3214H shows that portions of the subject parcel are in Zone A that is subject to the 100-year storm.

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, no net import of fill shall be allowed within the flood zone, and any work within the designated flood zones shall conform to provisions established in Chapter 15.48 Flood Hazard Areas of the Fresno County Ordinance. This requirement will be included as a Project Note.

- 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 it 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 875 feet east of the nearest city limits of the City of Coalinga.

- 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 subject property is designated Agriculture in the County-adopted Coalinga Regional Plan and is located within the City of Coalinga Sphere of Influence (SOI). The City reviewed the proposal for consideration of possible annexation and general comments and elected to release the project for processing by the County on December 7, 2017. Also, in its review of the proposal, the City did not oppose the project and expressed no concerns with the County approving this application.

The project is consistent with the County General Plan. 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 non-Prime Farmland land; will use limited water (5,000-10,000 gallons per day) during project construction; and will have work force available nearby in the City of Coalinga.

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 an 11.5-acre portion of a 53.81-acre parcel which will be chain-link-fenced to provide buffer between the proposed facility and surrounding farming activities, with on-site improvements to maintain a 50-foot setback from the property lines. Additionally, after generating solar power for 25 years, the project site will be reverted to agricultural use in accordance with the Applicant's Reclamation Plan.

Regarding General Plan Policy PF-C.17, the project will use limited water provided by the City of Coalinga.

- 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 (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.

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

FINDING: NO IMPACT:

The project will have no impact on 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 project 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, the project construction will take approximately four months based on a five-day work week with workers on site eight hours each day. During construction, a maximum of 40 construction personnel per day

will be on site. During operations, one person per day will visit the site for security and maintenance.

A *Trip Generation Evaluation* was prepared for the project by Urban Crossroads and dated October 27, 2017. The Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning reviewed the document and, based on an estimated 19 medium-duty and 19 heavy-duty trucks associated with vendor activity accessing the site on a daily basis during peak Solar Field Installation activity, expressed no concerns, nor required a Traffic Impact Study for the project. The impact would be less than significant.

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

FINDING: NO IMPACT:

Due to low height of solar panels (9 feet) and related 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 from San Mateo Avenue for construction, routine maintenance and emergencies.

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?

FINDING: NO IMPACT:

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

B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: NO IMPACT:

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

- 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: NO 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. Given the size of the project, the waste would be limited and could be accommodated by the local landfill site.

Once operational, the proposed solar power generation facility will require one person to visit the site daily for security and maintenance. Considering the number of employee to be present at the facility on a regular basis, the project will not have a significant impact on landfill. Further, as discussed in Section VIII. B., all hazardous waste will 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 have an impact on sensitive biological and cultural resources. Included Mitigation Measures in Section IV. A. B. and Section V. A. B. C. D. will minimize such impacts to less than significant.

- 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 project analysis other than aesthetics, agriculture and forestry resources, biological resources, and cultural resources, which will be addressed with the Mitigation Measures discussed in Section I. D., Section II. A. B. C. D. E., Section IV. A. B. 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 project analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study (No. 7442) prepared for Unclassified Conditional Use Permit Application No. 3610, 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 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, biological resources, and cultural 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:ksn

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7442
Unclassified Conditional Use Permit Application No. 3610**

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	As noted
*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	Applicant	Applicant/ California Department of Fish and Wildlife (DFW); U.S. Fish and	As noted

		discuss mitigation and avoidance requirements with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service.		Wildlife Service (FWL)	
*6.	Biological Resources	A 30-day preconstruction site survey shall be conducted to determine the presence of San Joaquin kit fox on the property. The Survey must be conducted on foot within prescribed parameters as outlined by the U.S. Fish and Wildlife Service San Joaquin kit fox survey protocol for the northern range. Any take that could occur because of the proposed project would require prior consultation with the U.S. Fish and Wildlife Service under Section 7 or Section 10 of the Endangered Species Act of 1973.	Applicant	Applicant/ DFW/ FWL	As noted
*7.	Biological Resources	A preconstruction site survey shall be conducted to determine the presence of Blunt-nosed Leopard Lizard (BNLL) on the property. The Surveys must be conducted on foot within prescribed temperature and weather as outlined by U.S. Fish and Wildlife Service BNLL protocol revised May 2004. Any take that could occur because of the proposed project would require prior consultation with the U.S. Fish and Wildlife Service under Section 7 or Section 10 of the Endangered Species Act of 1973.	Applicant	Applicant/ DFW/ FWL	As noted
*8.	Biological Resources	Ground disturbances shall not occur during bird nesting season (between February and August) without a clearance survey by a qualified biologist to ensure that nesting birds are not impacted.	Applicant	Applicant/ DFW/ FWL	As noted
*9.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission	Applicant	Applicant/PW&P	As noted

		within 24 hours.			
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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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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only.	
Agency File No: IS 7442		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	
Responsible Agency (Name): Fresno County		County Clerk File No: E-	
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		Project Title: Unclassified Conditional Use Permit Application No. 3610	
Project Description: Allow a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.5-acre portion of a 53.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Phelps Avenue and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-070-62S).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7442) prepared for Unclassified Conditional Use Permit Application No. 3610, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to 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, biological resources, and cultural 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 – August 31, 2018		Review Date Deadline: October 1, 2018	
Date: August 27, 2018	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: March 22, 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.
Fresno Council of Governments, Airport Land Use Commission (ALUC), Attn: Brenda Veenendaal
City of Coalinga, City Manager, Attn: Rene Ramirez
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
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. 3610; Initial Study
Application No. 7442

APPLICANT: EPD Solutions, Inc. c/o Rafik Albert

DUE DATE: April 5, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject application(s) proposing to allow a one-megawatts photovoltaic solar power generation facility on an approximately 11.5-acre portion of a 53.81- 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 5, 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: 1/25/2018 CUP(U) 3610 (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 School/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 one MW ac solar photovoltaic energy generation facility on the easterly 11.5 acres of a 53.81-acre parcel.

CEQA DOCUMENTATION: Initial Study PER N/A

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 S. San Mateo Avenue between Phelps Avenue and Gale Avenue Street address: None

APN: 070-070-62S Parcel size: 53.81 ac Section(s)-Twp/Rg: S 27 - T 20 S/R 15 E

ADDITIONAL APN(s): None

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.

Table with columns: Name, Address, City, Zip, Phone. Rows for James Anderson, ForeFront Power, EPD Solutions, Inc., and Rafik Albert.

CONTACT EMAIL: rafik@epdsolutions.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP(U) 3610 Fee: \$ 9,123.00
Application Type / No.: Pre-app. fee Credit Fee: \$ - 247.00
Application Type / No.: PER (Initial Study) No.: 7442 Fee: \$ 5,151.00
Ag Department Review: Fee: \$ 93.00
Health Department Review: Fee: \$ 912.00
Received By: JLC Invoice No.: TOTAL: \$ 15,112.00

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): None APN #
Zone District: AE-20 APN #
Parcel Size: 53.81 ACRES APN #



Development

MAIL TO:

Services

EPD Solutions Inc Pre-Application Review

Division

ATTN: Griffin Levinski
2030 MAIN ST Department of Public Works and Planning
Itzvine, CA Suite 1200
92614

NUMBER: 39294
APPLICANT: GRIFIN LEVINSKI
PHONE: (714) 474-6628

PROPERTY LOCATION:

APN: 070 - 070 - 625 ALCC# No Yes # VIOLATION NO. No
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes Coalinga
ZONE DISTRICT: AE-20 ; 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: () Lot of Rec. Map; () On '72 rolls; (X) Other Deed; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Coalinga/Huron 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

COMMENTS:

ORD. SECTION(S): 852.19.14 BY: DATE: 10/9/17

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture () GPA: () MINOR VA:

COMMUNITY PLAN: () JAA: (X) HD: \$992.00

REGIONAL PLAN: Coalinga (X) CUP: \$9,123.00 (X) AG COMM: \$93.00

SPECIFIC PLAN: () JRA: () ALCC:

SPECIAL POLICIES: PE-C.17 () VA: (X) SUPER: \$5,151.00

SPHERE OF INFLUENCE: Coalinga () JAT: () Viol. (35%):

ANNEX REFERRAL (LU-G17/MOU): 992 () JTT: () Other:

Filing Fee: \$ 15,359.00

COMMENTS: City Annexation Referral required; Pre-Application Fee: -\$247.00

Supplemental Solar Info required; Financial Assurance required, for site reclamation. Total County Filing Fee: \$ 15,112.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- (X) Land Use Applications and Fees
- (X) This Pre-Application Review form
- (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 Coalinga Referral Letter # 992

- (X) Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- (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.)

BY: Derek Chambers DATE: 11/7/2017
PHONE NUMBER: (559) 600-4205

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

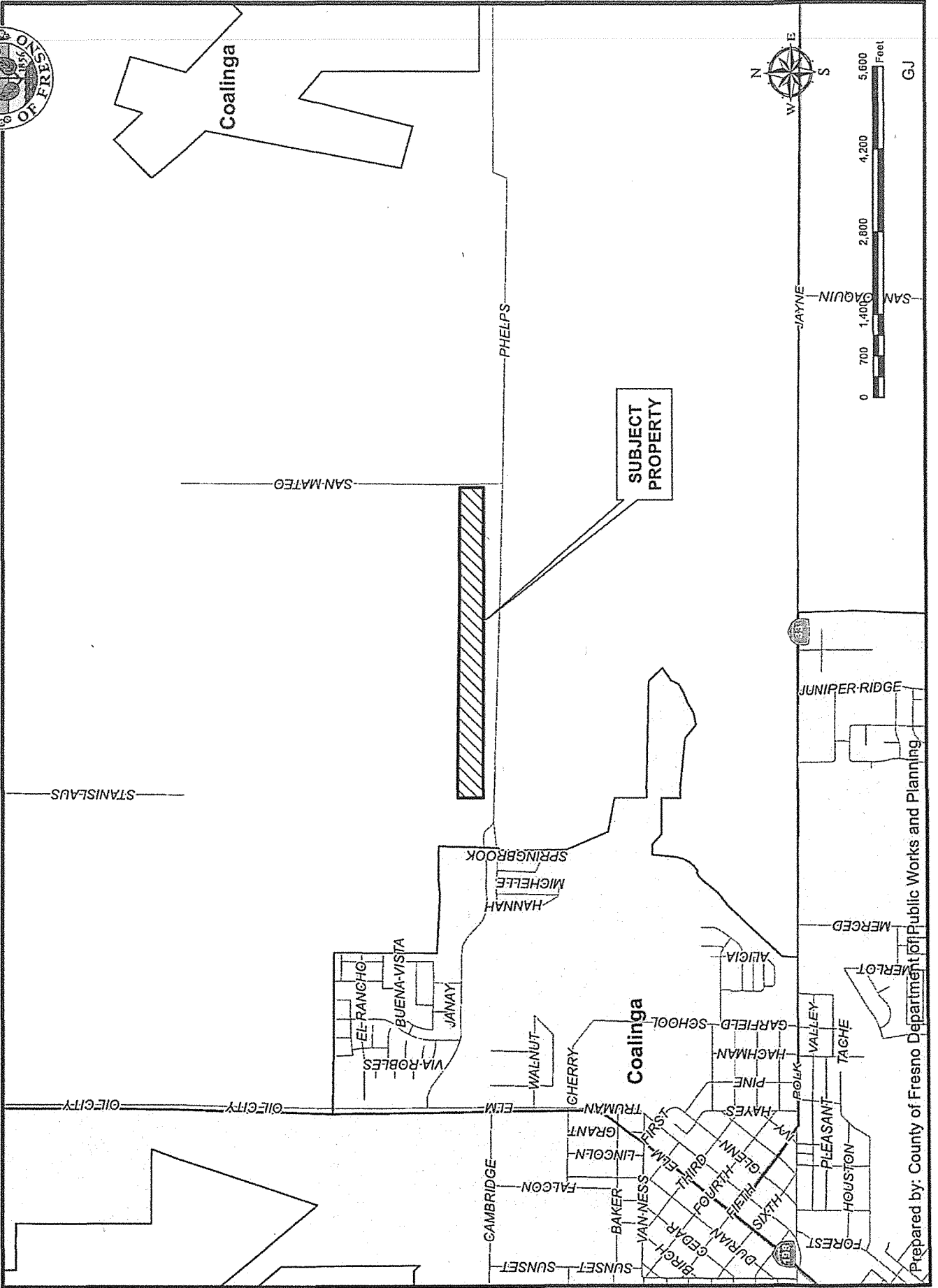
PLU # 113 Fee: \$247.00

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

CUP 3610

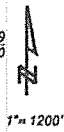
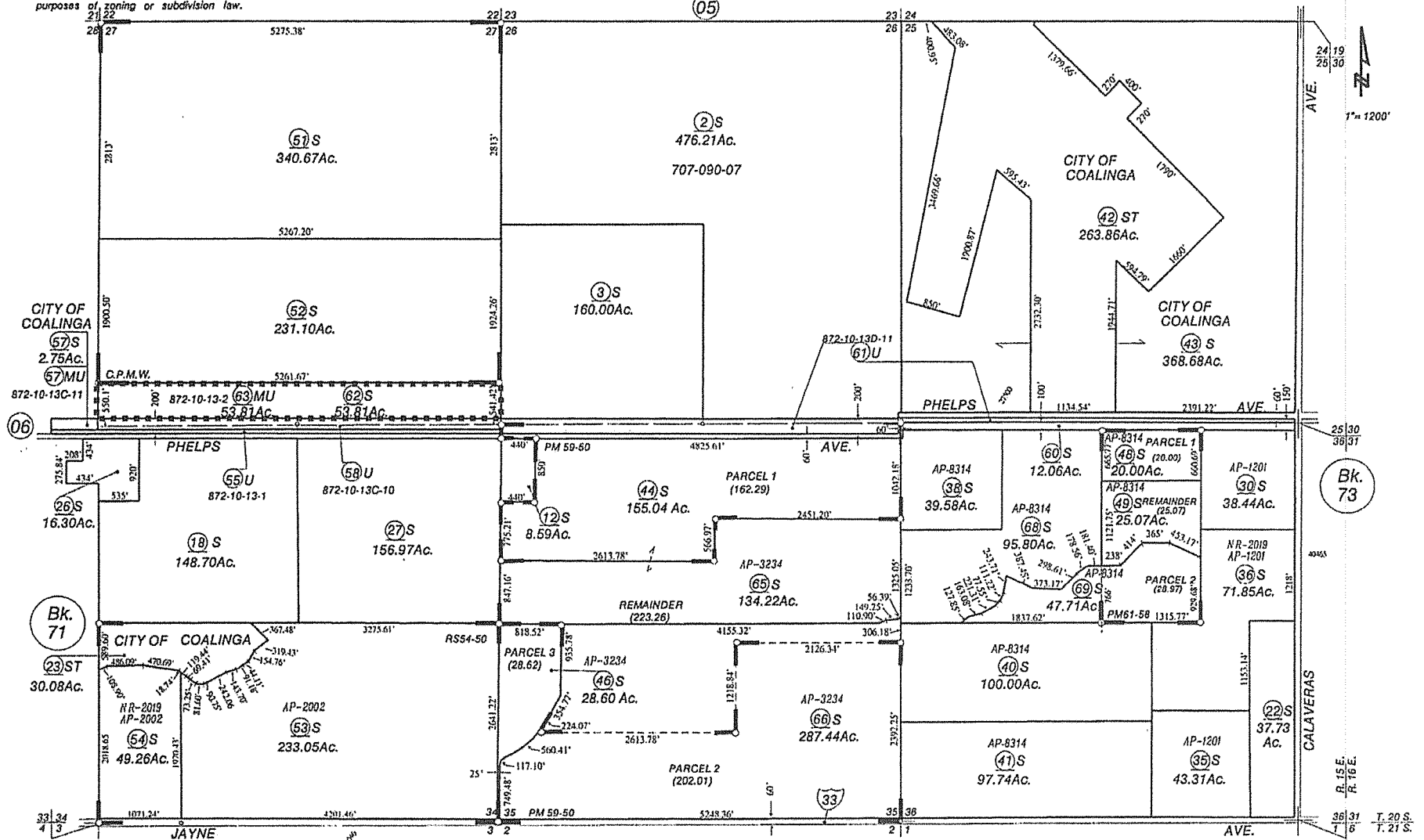


NOTE
 This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC'S. 25,26,27,33,34,35 & 36, T.20S., R.15E., M.D.B.&M.

Tax Rate Area
 2-001 77-005
 2-009

070-07



Agricultural Preserve
 Certificate of Parcel Map Walver, Doc. No. 176583, 11-30-01
 Parcel Map No. 7757 - Bk. 59, Pgs. 50,51,52
 Parcel Map No. 7814 - Bk. 61, Pgs. 58,59,60

Record of Survey - Bk. 54, Pg. 50

Assessor's Map Bk. 070 - Pg. 07
 County of Fresno, Calif.

Bk. 83

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.





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. 7442

Project No(s). CUP 3610

Application Rec'd.:

DC
1/25/2018

GENERAL INFORMATION

- Property Owner : James Anderson Phone/Fax: (559) 269-6295
Mailing Address: 32544 Oil City Road, Coalinga, CA 93210
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: ^{ONE} 1.62 MWac solar photovoltaic energy generation facility on the easterly
~~1.16~~ acres of a 53.81-acre parcel.
11.5
- Project Location: West side of S. San Mateo Avenue, 200 feet north of Phelps Avenue
- Project Address: None
- Section/Township/Range: 27 / 20S / 15E 8. Parcel Size: 53.81 acres
- Assessor's Parcel No. 070-070-62S

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

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

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u> </u> 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 X No

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

13. Existing Zone District!: AE-20

14. Existing General Plan Land Use Designation!: 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 solar photovoltaic energy generation system is located at the northeast corner of the project parcel.

Describe the major vegetative cover: Highly disturbed by active agricultural activities (wheat).

Any perennial or intermittent water courses? If so, show on map: None

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 X 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 system*³--name: The facility will not require water service during operations, except for occasional panel cleaning if required.

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

1/23/2018

Date

Pre-Application Submittal

Project: Coalinga 1-1109 Solar

Scope: 1 MWac solar photovoltaic energy generation facility on the easterly +/-16 acres of a 53.81-acre parcel.

Location: APN 070-070-62S

Applicant's Representative:
EPD Solutions, Inc.
c/o Rafik Albert
2030 Main Street, Suite 1200
Irvine, Calif. 92614
(949) 794-1182
rafik@epdsolutions.com

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MAR 13 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 pole along the site's San Mateo Avenue frontage. An on-site collector line approximately 1,365 feet in length would connect to this pole.
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 accessible from an existing, paved public road, S. San Mateo Avenue.
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.

REVISED COPY

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.

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 perimeter chain link fence with barbed wire. No landscaping is proposed.

Coalinga 1-1109 Solar
 APN 070-070-62S
 CUP No. 3610

**Project Compliance with Solar Facility Guidelines (eff. 12/12/17)
 Updated 6/4/18**

1. 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).

The required agricultural information follows:

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Crop	Fallow	Organic Wheat	Fallow	Fallow	Barley	Wheat - Durum	Fallow	Fallow	Fallow	Fallow	Fallow
Yield		4.1 tons			15.8 tons	21.7 tons					
Water Source		Non-irrigated			Non-irrigated	Non-irrigated					
Tilling	Nov 2007	July 2008	August 2009	Nov 2010	July & Nov 2011	July 2012	August 2013	August 2014	August 2015	August 2016	August 2017

2. 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 does not currently have access to a well or to district water. As shown in the table above, past agricultural activity was non-irrigated. During construction, the City of Coalinga has confirmed that the project would have access to water from a City fire hydrant, with installation of a temporary meter and payment of fees per City requirements. During operations, 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.

3. 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.

4. 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.

As mapped by the U.S. Dept. of Agriculture, Natural Resources Conservation Service, soils within the solar field area consist of Westhaven loam (0-2% slope).

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 not located immediately adjacent to any agricultural activities; however, the project is designed with substantial buffers on all sides. The Solar Facility Guidelines target a 50-foot buffer from property lines to facility structures, excluding fencing. The project site plan shows the following approximate buffers: 88 feet along the north edge, over 1,400 feet along the east edge, 200 feet along the south edge (to Phelps Avenue), and almost 2,600 feet along the west edge.

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, within the sphere of influence of the City of Coalinga and in an area identified by the County General Plan for "Infill."
- Interconnection with the electrical grid would occur at an existing power pole on the site frontage on San Mateo Avenue. 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 is not irrigated and has had limited historical agricultural uses.
- The site's soils are not well suited for agriculture, based on information provided by the Natural Resources Conservation Service for Westhaven loam, 0 to 2 percent slopes (map unit 474). NRCS reports that this soil type is "prime farmland if irrigated." However, as noted above, the site has not historically been irrigated and it is not known if water would be available for long-term operation of an agricultural use at this location. The site's soil type is classified as Nonirrigated Capability Class 7, one of the lowest classes for this capability scale, indicating the site has "very severe limitations [making it] unsuitable for cultivation," and the soil type is considered "highly fragile," meaning it is susceptible to degradation (e.g., erosion) due to dry conditions, extremely low organic matter, low vegetative cover, and other factors.

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

Coalinga 1-1109 Solar Project
APN 070-070-62S
County of Fresno

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COUNTY OF FRESNO

MAR 13 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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

January 31, 2018

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5. Reclamation plan 3

6. Site Plan 4

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8. Financial assurances 5

9. Evidence that all owners have been notified 6

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1. Present use of the site

The Coalinga 1-1109 Solar (project) site is located on an 54-acre parcel (APN 070-070-62s) in the Pleasant Valley area of unincorporated Fresno County, near the city of Coalinga. The project site is located on the west side of S. San Mateo Avenue, 200 feet north of Phelps 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 645 feet and is generally flat. The site consists of agricultural land, with active production of common wheat. Surrounding land uses are predominantly agricultural.

2. Proposed alternate use of the land

ForeFront Power, LLC is proposing to develop and operate a 1-MWac solar photovoltaic energy generation facility on an 11.5-acre portion of the 54-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 along the site's San Mateo Avenue frontage. A collector power line of approximately 1,365 feet will be constructed on the site. 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	6,480	EA	\$ 1.75	\$ 11,340.00
Steel Structure Disassembly	1	LS	\$ 5,200.00	\$ 5,200.00
Driven Pile Foundation Removal	1,010	EA	\$ 5.00	\$ 5,050.00
Fencing Demolition	3,305	LF	\$ 2.50	\$ 8,262.50
Access Road Demolition	89,960	SF	\$ 0.25	\$ 22,490.00
Total				\$ 52,342.50

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	6,480	EA	61.7	199.91	\$ 300.00	\$ 59,972.40
Driven Pile Foundations	1,010	EA	100	50.50	\$ 250.00	\$ 25,000.00
Tracker Structure Supports	1,010	EA	200	101.00	\$ 250.00	\$ 50,000.00
Copper (wire, inverter & parallel gear)	1	LS			\$ 500.00	\$ 500.00
Total						\$ 135,472.40

Disposal Fees	Quantity	Unit	Unit Price	TOTAL
Dump Fees (Panels)	199.9	ton	\$ 35.00	\$ 6,996.78
Dump Fees (Building waste)	-	ton	\$ 25.00	\$ -
Dump Fees (Concrete)	2.0	ton	\$ 25.00	\$ 50.00
Total				\$ 7,046.78

PRICES ARE SUBJECT TO CHANGE

PRICES WILL FLUCTUATE W/ MARKET CONDITIONS

Civil Demolition	\$ 52,342.50
Electrical Demolition	\$ 10,000.00
Hauling	\$ 135,472.40
Disposal Fees	\$ 7,046.78
Total Decommission Cost	\$ 204,861.68
Salvage Value (%)	50.0%
Net Decommission Cost	\$ 102,430.84

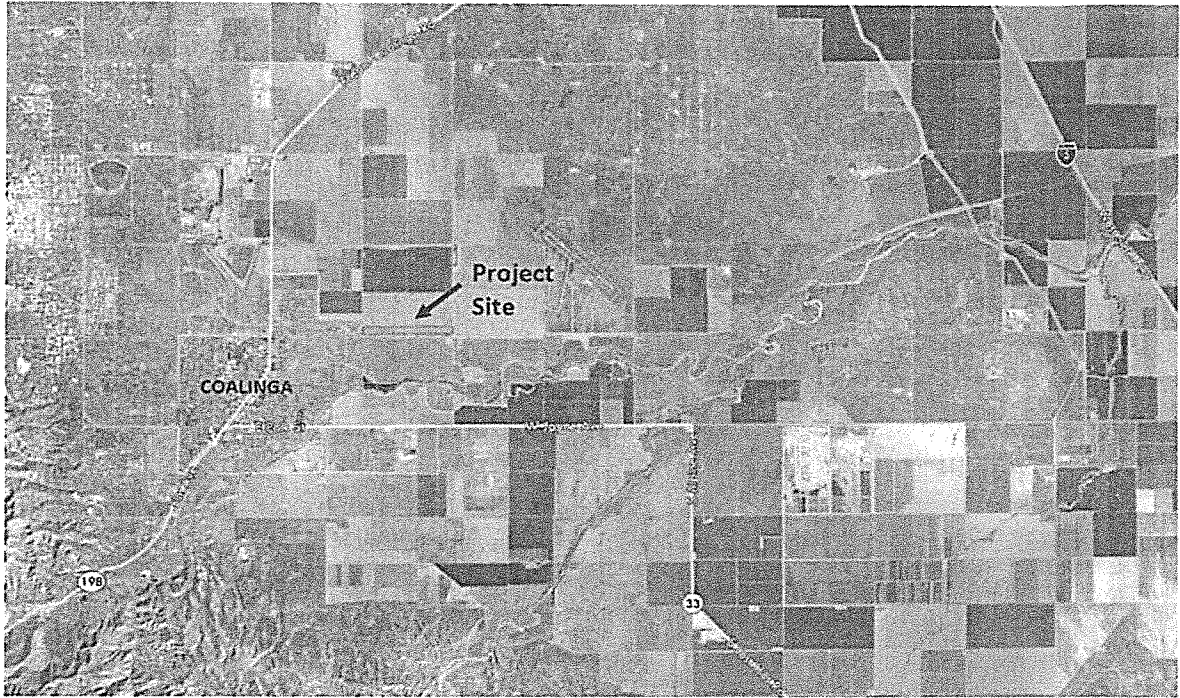
8. Financial assurances

ForeFront Power, LLC will provide the County of Fresno with a Letter of Credit in the amount of \$204,861. 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



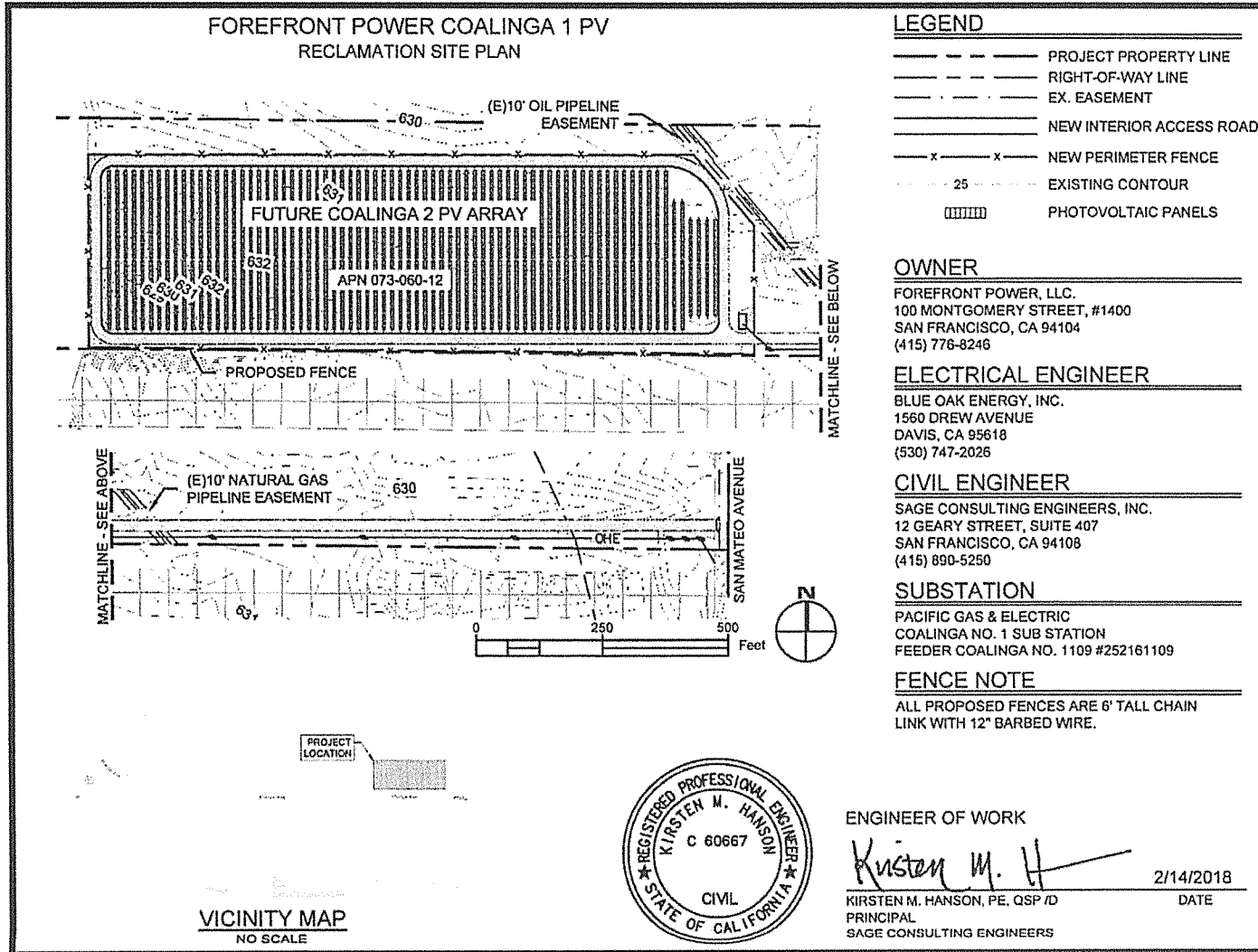


Figure 3. Reclamation Site Plan



PRELIMINARY
NOT FOR CONSTRUCTION

11.22.19

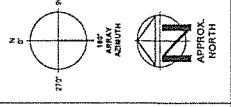
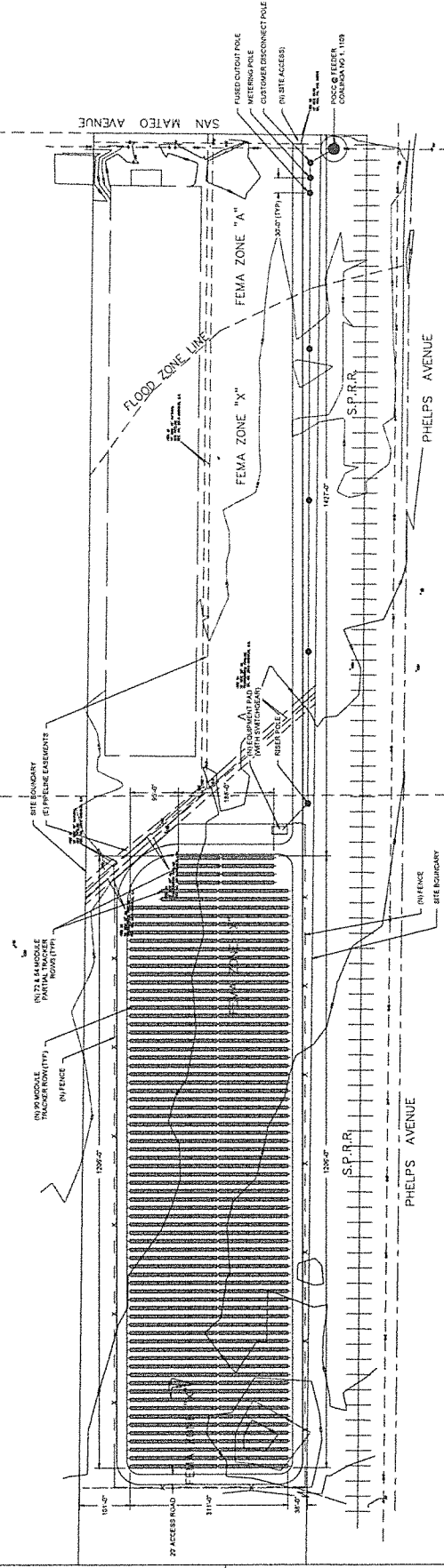
ANDERSON SOLAR PROJECT
COALINGA 1 - 1109
CA-17-0108
APPROX. NORTH

PROJECT: ANDERSON SOLAR PROJECT
DRAWING NO.: W-111

LEGEND	
---	SITE BOUNDARY
---	OVERHEAD LINES
---	20' OFFSET
---	IN FLOOD ZONE
---	IN ACCESS ROAD
---	IN TRACKER ROW

SYSTEM SUMMARY	
MODULE MODEL	REC-330 72
MODULES PER SOURCE CIRCUIT	20
TOTAL MODULE COUNT	6,400
TOTAL STC DC SYSTEM SIZE	224 kW
TOTAL AC SYSTEM SIZE	132 kW
INVERTER MODEL	SUNPOWER SPOSRUM-GT177
STC DC TO AC CONVERSION RATIO	58%
DESIGN CITY 2	COALINGA
DESIGN WIND SPEED	105 MPH
RADIATION SYSTEM	1-ROW TRACKER
ROW TO ROW SPACING (ROW-GCR)	40% GCR
MODULE TILT	14.80°
ARRAY AZIMUTH	180°
SITE LATITUDE	34°

TRACTOR AVENUE ALIGNMENT





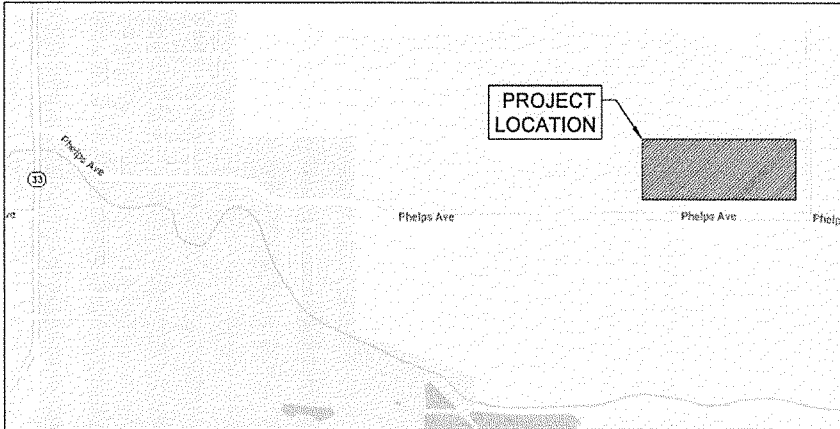
CA-SB43 COALINGA 1 PV POWER PLANT

PHELPS AVENUE
COALINGA, CA 93210

CUP SUBMITTAL



STAMP:



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
G-001	TITLE SHEET
C-001	CIVIL TITLE SHEET
C-002	EXISTING CONDITIONS
C-003	CIVIL NOTES
C-004	EROSION & SEDIMENT CONTROL NOTES
C-101	SITE PLAN
C-201	SECTIONS & DETAILS
C-202	FENCE AND GATE DETAILS
C-301	GRADING PLAN
C-302	EROSION & SEDIMENT CONTROL PLAN
M-001	TRACKING PV ARRAY NOTES
M-101	ARRAY SITE PLAN
M-501	ARRAY INSTALLATION DETAILS
E-001	ELECTRICAL TITLE SHEET
E-002	ELECTRICAL NOTES
E-003	ELECTRICAL NOTES
E-101	ELECTRICAL SITE PLAN
E-201	PV PLANT SINGLE LINE DIAGRAM
E-504	ARRAY STRUCTURE DETAILS
E-505	GROUNDING DETAILS
E-508	TRENCH AND UNDERGROUND DETAILS
E-509	MV ELECTRICAL DETAILS
E-510	MV ELECTRICAL DETAILS
E-511	LABELS & MARKINGS
E-801	SPECIFICATION SHEETS
EC-100	SCADA BLOCK DIAGRAM
EC-101	SCADA EQUIPMENT PEDESTAL
EC-102	SCADA CABLE SCHEDULE

CA-SB43 COALINGA
1 PV POWER PLANT
FOREFRONT POWER LLC
PHELPS AVENUE
COALINGA, CA 93210

PROJECT NUMBER:
CA-17-0106 / J0064

SHEET TITLE:
TITLE SHEET

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

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NO.	REVISION	DATE	INIT.

DATE: 01/18/2018
DRAWN BY: RCB
ENGINEER: KMH
APPROVED BY: KMH

PROJECT PHASE:
CUP SUBMITTAL

SCALE: NO SCALE

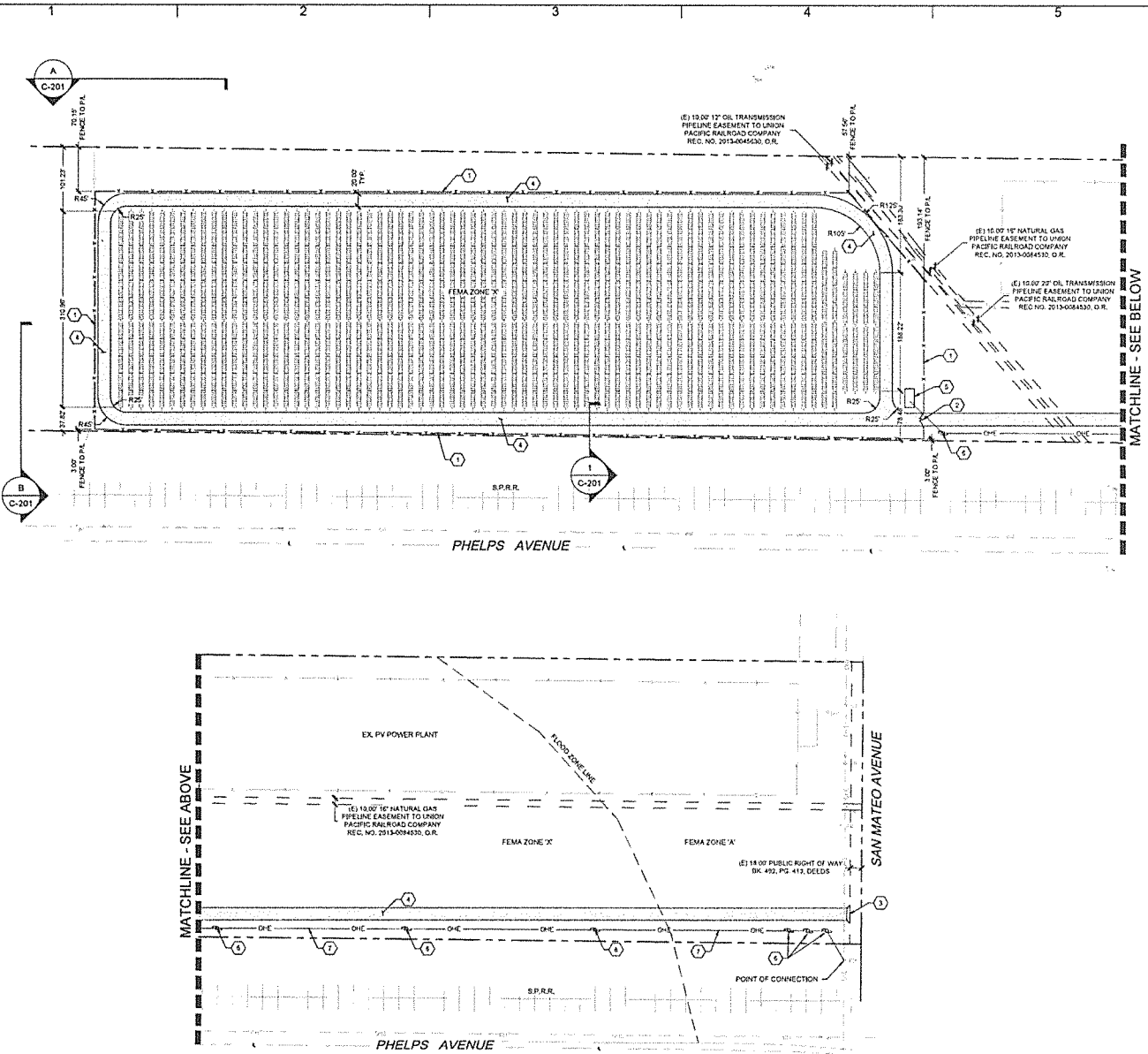
SHEET NO.:
G-001

<p>PROJECT DEVELOPER</p> <p>FOREFRONT POWER LLC 100 MONTGOMERY ST., SUITE 1400 SAN FRANCISCO, CA 94104 (626) 416-6275</p> <p>PROJECT DEVELOPER: PETE RODRIGUEZ FOREFRONT POWER, INC. PRODRIGUEZ@FOREFRONTPOWER.COM</p>	<p>SITE CONTACT</p> <p>TO BE DETERMINED</p>	<p>SCOPE OF WORK</p> <p>THIS DESIGN PACKAGE PROVIDES DRAWINGS FOR THE INSTALLATION OF A 1330 KW DC RATED PHOTOVOLTAIC SYSTEM AT PHELPS AVENUE IN COALINGA, CA. ENVIRONMENTAL PLANS ARE NOT PART OF THE SCOPE OF THIS PLAN SET.</p>														
<p>CIVIL ENGINEER</p> <p>SAGE CONSULTING ENGINEERS, INC. 12 GEARY STREET SAN FRANCISCO, CA 94108 (415) 890-5250</p> <p>LICENSED ENGINEER: KIRSTEN HANSON CA PE REG# C 60867 EXPIRATION: 12/31/2018</p>	<p>GEOTECHNICAL ENGINEER</p> <p>GEOTEK, INC. 1546 NORTH MAPLE STREET CORONADO, CA 92580 (751) 710-1160</p> <p>LICENSED ENGINEER: ROBERT RUSSELL CA GE REG# 2042 EXPIRATION: 12/31/2018</p>	<p>PROJECT DESCRIPTION</p> <table border="1"> <tr><td>SYSTEM SIZE (DC)</td><td>1330kW</td></tr> <tr><td>SYSTEM SIZE (AC)</td><td>996kW, 1,942.92kW (CEC)</td></tr> <tr><td>MODULE TYPE</td><td>(8460) REC REC345TP72 (345W)</td></tr> <tr><td>INVERTER</td><td>(27) SUNGROW SG60KU-M (60kW)</td></tr> <tr><td>TRANSFORMER</td><td>(2) STEP-UP TRANSFORMERS</td></tr> <tr><td>LATITUDE/LONGITUDE</td><td>36.152°/-120.327°</td></tr> <tr><td>PROJECT AREA</td><td>54.37 ACRES</td></tr> </table>	SYSTEM SIZE (DC)	1330kW	SYSTEM SIZE (AC)	996kW, 1,942.92kW (CEC)	MODULE TYPE	(8460) REC REC345TP72 (345W)	INVERTER	(27) SUNGROW SG60KU-M (60kW)	TRANSFORMER	(2) STEP-UP TRANSFORMERS	LATITUDE/LONGITUDE	36.152°/-120.327°	PROJECT AREA	54.37 ACRES
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LATITUDE/LONGITUDE	36.152°/-120.327°															
PROJECT AREA	54.37 ACRES															
<p>STRUCTURAL ENGINEER</p> <p>TO BE DETERMINED</p>	<p>ELECTRICAL ENGINEER</p> <p>SONOMA ELECTRICAL ENGINEERING, INC. 1125 SHADY OAK PLACE SANTA ROSA, CA 95404 (707) 483-8829</p> <p>PROJECT ENGINEER: CA PE REG# C EXPIRATION: xxxxxxxx</p>	<p>APPLICABLE CODES AND STANDARDS</p> <ul style="list-style-type: none"> CALIFORNIA FIRE CODE 2016 EDITION CALIFORNIA ENERGY CODE 2018 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 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS 														
<p>SURVEYOR</p> <p>SITETECH, INC 8901 CHURCH STREET P.O. BOX 592 HIGHLAND, CA 92346 (909) 864-3150</p> <p>PROJECT SURVEYOR: BERNHARD MAYER CA PLS REG# 7319 EXPIRATION: 06/30/2019</p>	<p>CONTRACTOR</p> <p>TO BE DETERMINED</p>	<p>GENERAL PLAN SYMBOLS</p>														

ADDITIONAL DOCUMENTATION

- GEOTECHNICAL EVALUATION FOR PROPOSED GROUND-MOUNT PV ARRAYS ANDERSON COALINGA 1 PROJECT
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT ANDERSON COALINGA 1 PROJECT

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LEGEND

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

SHEET NOTES

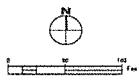
1. SHOWS EXTENTS OF ALL CIVIL WORKS

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 (6' FENCE W/ 1' BARBED WIRE)	④	CONCRETE PAD FOR ELECTRICAL EQUIPMENT, SEE ELECTRICAL SITE PLAN
②	ACCESS GATE WITH CLEAR OPENING WIDTH OF 24'	⑤	NEW UTILITY POLE, SEE ELECTRICAL SITE PLAN
③	DRIVEWAY ENTRANCE TO SAN MATEO AVENUE	⑥	NEW OVERHEAD POWER LINES, SEE ELECTRICAL SITE PLAN
⑦	20' WIDE ACCESS ROAD WITH COMPACTED NATIVE SOIL		



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 13 Geary Street, Suite 407
 San Francisco, CA 94108
 (415) 894-2200
 www.sageinc.com

STAMP:

**CA-SB43 COALINGA
 1 PV POWER PLANT**

FOREFRONT POWER LLC
 PHELPS AVENUE
 COALINGA, CA, 93210

PROJECT NUMBER:
 CA-17-0106 / J0064

SHEET TITLE:
 SITE PLAN

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

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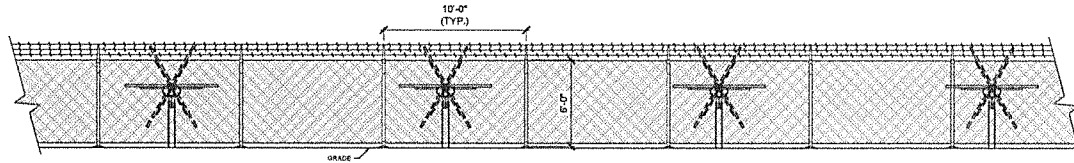
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 DRAWN BY: RCS
 ENGINEER: KMH
 APPROVED BY: KMH

PROJECT PHASE:
 CUP SUBMITTAL

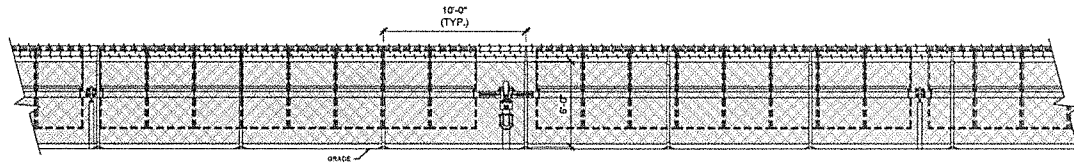
SCALE:
 1" = 80'

SHEET NO.:
C-101

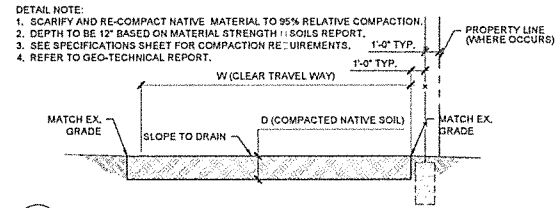
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A NORTH-SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

SHEET NOTES

1. [note.]

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 www.sagece.com

STAMP:
 DATE: XXX/XXX/XX

**CA-SB43 COALINGA
 1 PV POWER PLANT**

FOREFRONT POWER LLC
 PHELPS AVENUE
 COALINGA, CA, 93210

PROJECT NUMBER:
 CA-17-0106 / J0064

SHEET TITLE:
 SECTIONS & DETAILS

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

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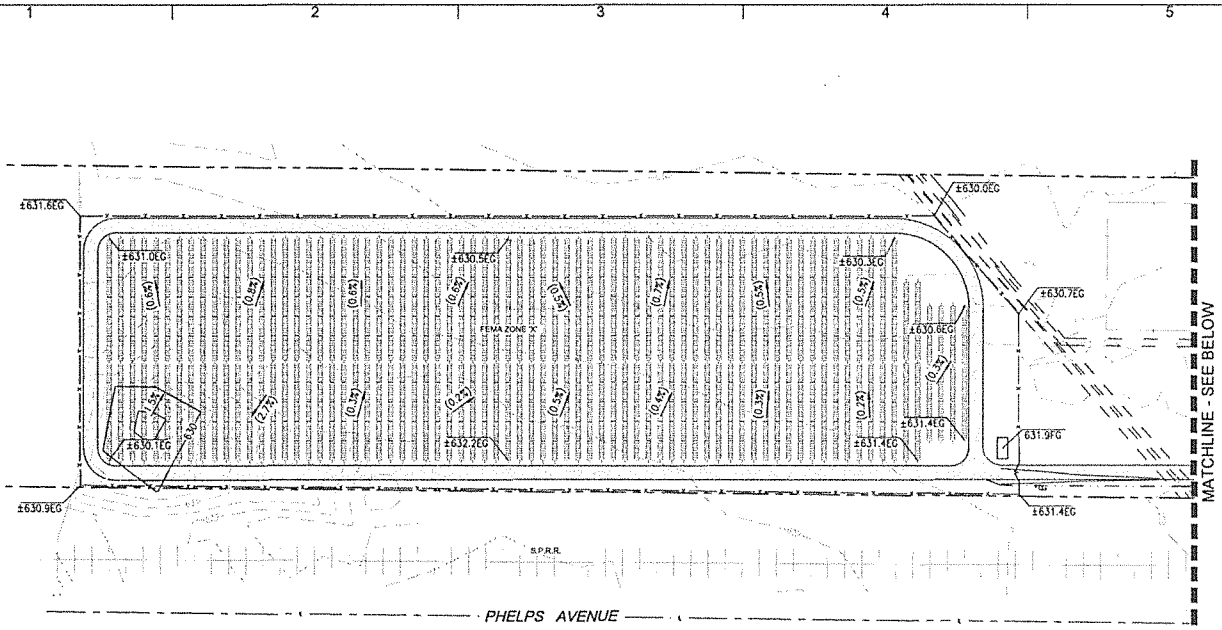
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 DRAWN BY: RCS
 ENGINEER: KMH
 APPROVED BY: KMH

PROJECT PHASE:
 CUP SUBMITTAL

SCALE:
 AS SHOWN

SHEET NO.:
C-201

Printed: 1/15/2018 3:45 PM S:\3-Projects\0066_FTP Coalinga\1 PV (Fresno)\3_Production\1_Drawings\3_Sheets\C-301 GRADING PLAN.dwg

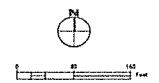
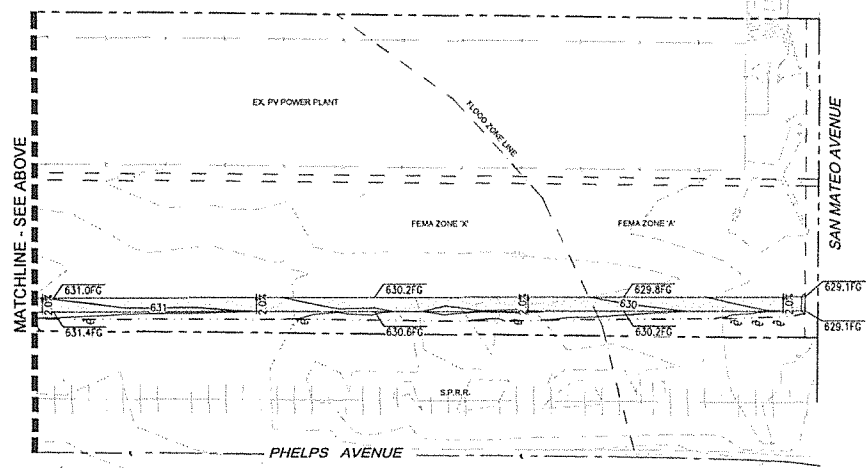




SHEET NOTES
1. SEE SHEET C-003 FOR GRADING NOTES

ABBREVIATIONS
EG EXISTING GRADE
FG FINISHED GRADE
FL FLOWLINE

GRADING LEGEND:

- PROJECT PROPERTY LINE
- - - - RIGHT-OF-WAY LINE
- - - - EX. EASEMENT
- - - - GRADING CONFORM LINE
- - - - NEW INTERIOR ACCESS ROAD
- - - - NEW PERIMETER FENCE
- - - - EX. MINOR CONTOUR
- - - - EX. MAJOR CONTOUR
- - - - PROPOSED MINOR CONTOUR
- - - - PROPOSED MAJOR CONTOUR
- - - - CONFORM TO EX. GRADE
- (1.4%) EX. SLOPE
- 1.4% PROPOSED SLOPE



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SHEET NO: C-301																																																								