



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 June 6, 2019

SUBJECT: Initial Study Application No. 7584 and Unclassified Conditional Use Permit Application No. 3638

Allow a 2,218 kW ground-mount photovoltaic solar system to be developed in two phases on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities.

LOCATION: The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues approximately 10 miles northwest of the City of Huron (SUP. DIST. 4) (APNs 060-140-81S, 065-020-37S).

OWNER: Pappas Ranch, LLC; Friendship LLC; and California Trade LLC
APPLICANT: CalCom Energy

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Negative Declaration prepared for Initial Study (IS) Application No. 7584; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3638 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Elevations
6. Applicant’s Submitted Operational Statement
7. Summary of Initial Study Application No. 7584
8. Draft Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	55 acres and 116.6 acres	No change
Project Site	Orchard, water well with water system, basin	Install a 2,218 kW ground-mount photovoltaic solar system on a 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on a 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electric lines to connect the system to the facilities.
Structural Improvements	None	<ul style="list-style-type: none"> • Single-axis photovoltaic ground-mount tracking structures • 3456 modules to produce 1,210 kW (Phase I) • 2880 modules to produce 1,008 kW (Phase II) • Inverters, transformers, electrical vaults, utility poles • Six-foot-tall chain-link fence around the array site

Criteria	Existing	Proposed
Nearest Residence	None	No change
Surrounding Development	Orchard; ground crops	No change
Operational Features	N/A	See above "Project Site". One service truck per month will visit the site to maintain the facility
Employees	N/A	None
Customers	N/A	N/A
Traffic Trips	N/A	Traffic trips generated by the project during mobilization, underground work, system installation, and site cleanup and restoration work include: <ul style="list-style-type: none"> • 32 daily one-way trips (16 round trips) by workers • 16 daily one-way trips (8 round trips) by vendor trucks • 50 one-way trips (25 round trips) by haul trucks during the entire three months construction period • Two one-way trips (one round trip) per month by a maintenance crew
Lighting	N/A	None
Hours of Operation	N/A	24 hours per day, 365 days a year

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 7.

Notice of Intent to Adopt a Negative Declaration publication date: May 6, 2019

PUBLIC NOTICE:

Notices were sent to 11 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit (CUP) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on an unclassified CUP application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

The proposed 2,218 kW ground-mount photovoltaic solar power generation facility will occupy an approximately 11.8-acre portion (array site) of a 55-acre parcel (APN 060-140-81S) with orchard. The proposed improvements include solar array with related apparatus, access road and a gated chain-link fencing around the array. All electricity to be produced will be used to support farming operations (orchard, ground crops) on the 55-acre parcel and the adjacent 116.6-acre parcel (APN 065-020-37S). This project will not sell excess energy produced at this site.

The project will be constructed in two phases. Phase I, composed of 3456 modules, will produce 1,210 kW_DC while Phase II, composed of 2880 modules, will produce 1,008 kW_DC. Phase I will be entirely contained on a 55-acre parcel. For Phase II, approximately 1.5 miles of overhead electric lines will be installed on a 116.6-acre parcel. Originating from an 11.8-acre array site, the electric lines will run southward on the east side of the 116.6-acre parcel and then westward on the south side of the parcel to connect to electrical facilities for an Ag well pump in the southwest corner of the parcel. This application proposes no other improvements, and areas of the subject parcels not affected by this proposal will remain in farming operations.

Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (south property line): 108 feet; Side (east property line): 22 feet; Side (west property line): 316.8 feet; Rear (north property line): over 20 feet	Yes
Parking	One space per residence	No change	Yes
Lot Coverage	No requirement	No change	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Separation Between Buildings	Six feet	No change	Yes
Wall Requirements	No requirement	Six-foot-tall chain-link fence topped with barbed wire around solar site	N/A
Septic Replacement Area	100 percent for existing system	No septic proposed	Yes
Water Well Separation	Building sewer/ septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	No well proposed	Yes

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements meet the setback requirements of the AE-20 Zone District.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

Staff review of the Site Plan demonstrates that the proposed improvements (solar array) located on a 55-acre parcel satisfy the minimum building setback requirements of the AE-20 Zone District. The proposed improvements will be set back approximately 108 feet from the south property line (35 feet required), 22 feet from the east property line (20 feet required), 316.8 feet from west property line (20 feet required) and over 20 feet from north property line (20 feet required). The adjacent 116.6-acre parcel is adequate in size to accommodate overhead electrical lines, which will connect the existing electrical facilities for an Ag well pump on that parcel. The project requires no onsite parking or landscaping and none are proposed by this application.

Based on the above information, staff finds that the subject parcels are adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Private Road	Yes	Undedicated, non-County road	No change
Public Road Frontage	Yes	Fresno-Coalinga Road (State Route 145)	No change
Direct Access to Public Road	No	N/A	The project site will gain indirect access off Fresno-Coalinga Road (State Route 145)
Road Average Daily Traffic (ADT)		Unknown (State Route 145)	No change
Road Classification		State Route 145	No change
Road Width		Unknown	No change
Road Surface		Asphalt concrete	No change
Traffic Trips		N/A	<p>Traffic trips generated by the project during mobilization, underground work, system installation, and site cleanup and restoration work include:</p> <ul style="list-style-type: none"> • 32 daily one-way trips (16 round trips) by workers • 16 daily one-way trips (8 round trips) by vendor trucks • 50 one-way trips (25 round trips) by haul trucks during the entire three months construction period • Two one-way trips (one round trip) per month by maintenance/repair worker
Traffic Impact Study (TIS) Prepared	No	N/A	No TIS required by the California Department of Transportation, Design Division, or Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		State Route 145; good condition	No improvements required

Reviewing Agency/Department Comments:

California Department of Transportation (Caltrans): If the site takes access to Fresno-Coalinga Road (State Route 145), a 20-foot by 20-foot asphalt pavement or shakedown shall be provided to minimize debris from entering SR 145. This has been included as a Condition of Approval.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

There are no County-maintained roads adjacent to the project site (subject parcels). The Fresno-Coalinga Road (State Route 145), which is a paved public road maintained by California Department of Transportation (Caltrans), runs along the westerly side of the parcels. Per the Caltrans review of the proposal, a Condition of Approval would require that any access to SR 145 shall require a 20-foot by 20-foot asphalt pavement or shakedown to minimize debris from entering the state roadway.

There will be a small increase to the area's vehicular traffic during construction of the project. However, this increase will be temporary, ending with the completion of the construction. During construction, it is anticipated that the project will generate approximately 32 daily one-way trips by workers, 16 daily one-way trips by vendor trucks and 50 one-way trips by haul trucks. These trips relate to mobilization, underground work, system installation, and site cleanup and restoration work. Following construction, one employee will perform regular security and maintenance operation generating two daily round trips. The project review by Caltrans, including Road Maintenance and Operations and Design Divisions of the Fresno County Department of Public Works and Planning, has determined that any traffic increase resulting from this proposal during construction would be insignificant and not warrant a Traffic Impact Study (TIS). No Traffic Management Plan was required in lieu of the TIS.

Based on the above information, staff believes that roadways within the vicinity of the project will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	85.1 acres 44.4 acres	Vacant; California Aquatic	AE-20	None
South	160 acres	Orchard	AE-20	None
East	169 acres 82 acres 80 acres	Orchard	AE-20	None
West	53 acres	Orchard	AE-20	None

Reviewing Agency/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The project site restricted by Williamson Act Land Conservation Contract (AP-2200 & AP-4272) will require non-renewal of the Contract. This has been included as a Condition of Approval.

Fresno County Ag Commissioner’s Office: Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniencies and discomfort associated with normal farm activities surrounding the proposed development. This requirement has been included as a Condition of Approval.

Site Plan Review Section of the Fresno County Department of Public Works and Planning: All parking and circulation areas that are not concrete or asphalt concrete paved shall be treated with a dust palliative to prevent the creation of dust. Internal roads shall be sufficient in width, satisfying fire district requirements, for emergency vehicle access. Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained or disposed of per County Standard. A grading permit or voucher shall be required for any grading that has been done without a permit and any grading proposed with this application.

Westlands Water District (WWD): WWD has underground facilities located on and/or near the subject parcels, which shall not be disturbed. Prior to construction, the Underground Service Alert shall be contacted.

Fresno County Department of Public Health, Environmental Health Division: 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. 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. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.

Fresno County Fire Protection District: The project shall comply with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations, Title 14 Natural Resources 1272.00. County-approved site plans shall be approved by the Fire District prior to issuance of building permits by the County, and the project shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections shall be required for all onsite improvements.

The aforementioned requirements have been included as Project Notes.

San Joaquin Valley Air Pollution Control District; U.S. Fish and Wildlife Service; California Fish and Wildlife Service; Central Valley Regional Water Quality Control Board; Design and Water and Natural Resources Divisions of the Fresno County Department of Public Works and Planning; Santa Rosa Rancheria Tachi Yokut Tribe; Picayune Rancheria of the Chukchansi Indians; Table Mountain Rancheria; and Dumna Wo Wah Tribal Government: No concerns with the proposal.

Analysis:

The project site is located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues. The surrounding land uses include orchard to the north, east and west and a cold storage facility/office to the west. The City of Huron is approximately 10 miles southeast of the project site. There is no residential development within the immediate vicinity of the project site.

The proposed 2,218 kW ground-mount solar power generation facility will occupy an approximately 11.8-acre portion (array site) of a 55-acre parcel currently planted in orchard. Overhead electric lines will be installed on the adjacent 116.6-acre parcel to connect the facility with an Ag well pump on that parcel. The electricity produced will offset electric usage for the existing farming operations on the subject parcels.

The Initial Study prepared for this project identified less than significant impacts related to aesthetics, agricultural and forestry resources, geology and soils, hydrology and water quality, greenhouse gas emission, hazards and hazardous materials, land use and planning, public services, noise, utilities and service systems. The project will comply with the right-to-farm notice regarding the inconveniences and discomfort associated with normal farm activities surrounding the proposed development; require a grading permit/voucher and any additional runoff generated by the proposed development not to drain across property lines; handle hazardous materials/wastes according to the requirements of the California Health and Safety Code (HSC), and California Code of Regulations (CCR), Title 22, Division 4.5; comply with the Fire Code and Building Codes and annex to the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District; and comply with the County noise ordinance.

The project site is not in an area designated to be highly or moderately sensitive for archeological resources. Pursuant to AB (Assembly Bill) 52, County staff routed the project to

the Dumna Wo Wah Tribe, Picayune Rancheria of the Chukchansi Indians, Santa Rosa Rancheria Tachi Yokut Tribe, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

Based on the above information and with adherence to the recommended Conditions of Approval and Project Notes, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan*

Relevant Policies:	Consistency/Considerations:
<p>Policy LU-A.3 states that electrical power generation facilities may be allowed by discretionary permit subject to a number of specific criteria. Criteria LU-A.3.a states that the use shall provide a needed service to the surrounding area which requires location in a non-urban area because of unusual site requirements or operational characteristics. Criteria LU-A.3.b states that the use shall not be sited on productive agricultural land if less productive land is available in the vicinity. Criteria LU-A.3.c states that the use shall not have a detrimental impact on water resources. Criteria LU-A.3.d states that a probable workforce should be located nearby or readily available.</p>	<p>With regard to Criteria “a”, the proposed solar facility will produce limited power (2,218 kW) to meet the energy needs of the existing agricultural operations on the project site. With regard to Criteria “b”, the facility will be located on prime farmlands, as no other undeveloped land exists in the vicinity which is not so designated. With regard to Criteria “c”, the project will utilize limited groundwater (9,000 gallons) during construction for dust suppression and earthwork. The project review by the Water and Natural Resources Division identified no water concerns. With regard to Criteria “d”, the nearest communities of Huron and Helm have the ability to provide an adequate workforce during and after construction of the project. The proposal is consistent with this policy.</p>
<p>Policy LU-A.12 requires that agricultural activities be protected from encroachment of incompatible uses.</p>	<p>The proposed facility is an allowed use on land designated for agriculture and is consistent with Policy LU-A.3 as discussed above.</p>
<p>Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations.</p>	<p>The proposed six-foot-tall chain-link fence around the 11.8-acre array site will provide buffer from surrounding orchard. The proposal is consistent with this policy.</p>
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply</p>	<p>The project will use limited groundwater (9,000 gallons) during construction of the facility. During operation, an offsite source will supply water (4,000 gallons every three months) for panel washing.</p>

Relevant Policies:	Consistency/Considerations:
adequacy, impact on other water users in the County, and water sustainability.	The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns regarding availability of water for the project.

Policy Planning Section of the Fresno County Department of Public Works and Planning: The property is designated Agriculture in the County General Plan. Policy LU-A.3 states that non-agricultural uses such as electrical power generation facilities may be allowed by means of a discretionary use permit. Policy LU-A.12 requires that agricultural activities be protected from encroachment of incompatible uses; Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations; and Policy PF-C.17 requires sustainable water supply for the project.

Analysis:

The project meets the intent of Policy LU-A.3 as discussed above in General Plan Consistency/ Consideration. Concerning consistency with Policy LU-A.12, the project is an allowed use on land designated for Agriculture. Concerning consistency with Policy LU-A.13, the array site will be secured by fencing to separate the site from surrounding orchard. Concerning consistency with Policy PF-C.17, the project will be using limited groundwater during construction, and an outside water provider will supply water for panel washing.

The project site is classified as Prime Farmland on the 2014 Fresno County Important Farmland Map. The County Agricultural Commissioner’s Office expressed no concerns with the proposal except that the Applicant shall sign a Right-to-Farm notice, which has been included as a Condition of Approval for the project.

The project site is restricted by Williamson Act Land Conservation Contract AP-2200 and AP-4272 and will require non-renewal of the Contract prior to the issuance of permits for grading or construction of the proposed facility.

Based on the above information, staff has determined that the proposal is consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends adoption of the Negative Declaration prepared for the project and approval of Unclassified Conditional Use Permit No. 3638, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Negative Declaration prepared for Initial Study Application No. 7584; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3638, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3638; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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**Conditions of Approval and Project Notes
Initial Study Application No. 7584 and
Unclassified Conditional Use Permit Application No. 3638**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plans, Elevations and Operational Statement approved by the Planning Commission.
2.	A Site Plan Review (SPR) Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance prior to the issuance of Building Permits. The SPR shall be applicable to those portions of the project site to be improved with substations, inverters, perimeter access roads, parking, and driveway access, excluding the solar panel fields. Items to be addressed under the SPR may include, but are not limited to, design of parking and circulation, driveway, access, grading and drainage, fire protection and lighting.
3.	As part of the SPR submittal process, an agreement incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) shall be entered into with Fresno County, acknowledging the presence of surrounding agricultural operations and their related activities.
4.	If the site takes access to Fresno-Coalinga Road (State Route 145), a 20-foot by 20-foot asphalt pavement or shakedown shall be provided to minimize debris from entering the SR 145.
5.	The Notice of Non-Renewal on the 11.8-acre portion of the 55-acre subject parcel shall be recorded prior to issuance of any permits for grading or construction of the proposed ground-mount solar system.
6.	The Applicant shall prepare an Over and Across Agreement to permit access, equipment, conduit, etc. crossing from one parcel to another from APN 060-140-81S to 065-020-37S. The Agreement shall be reviewed and approved by the Development Services and Capital Projects Division prior to the issuance of building permits.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits, and inspections will be required for all onsite improvements, including solar array installation and fences over six feet in height. Contact the Building and Safety Section of the Department of Public Works and Planning at (559) 600-4540 for more information.
3.	To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following: <ul style="list-style-type: none"> • 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.

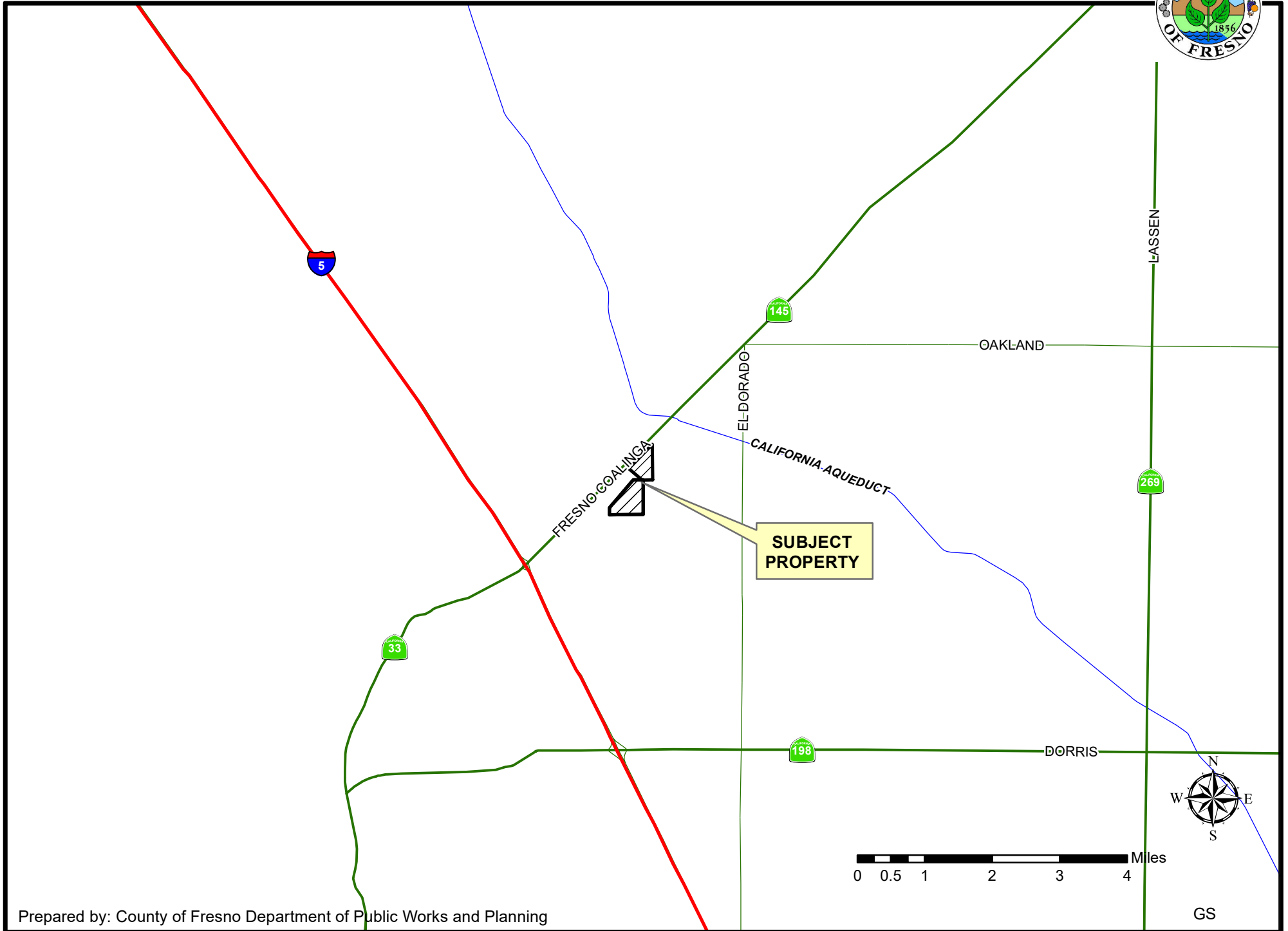
EXHIBIT 1

Notes	
	<ul style="list-style-type: none"> 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. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.
4.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none"> A grading permit or voucher shall be required for any grading that has been done without a permit and any grading proposed with this application. Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standard.
5.	<p>To address site development impacts resulting from the project, the Site Plan Review Section of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> All parking and circulation areas that are not concrete or asphalt concrete paved shall be treated with a dust palliative to prevent the creation of dust. Internal roads shall be sufficient in width, satisfying fire district requirements, for emergency vehicle access. Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. <p>Note: These requirements will be addressed through Site Plan Review.</p>
6.	<p>The project shall comply with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations, Title 14 Natural Resources 1272.00. County-approved site plans shall be approved by the Fire District prior to issuance of building permits by the County, and the project shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.</p>
7.	<p>Westlands Water District (WWD) has underground facilities located on and/or near the subject parcels, which shall not be disturbed. Prior to construction, the Underground Service Alert shall be contacted.</p>

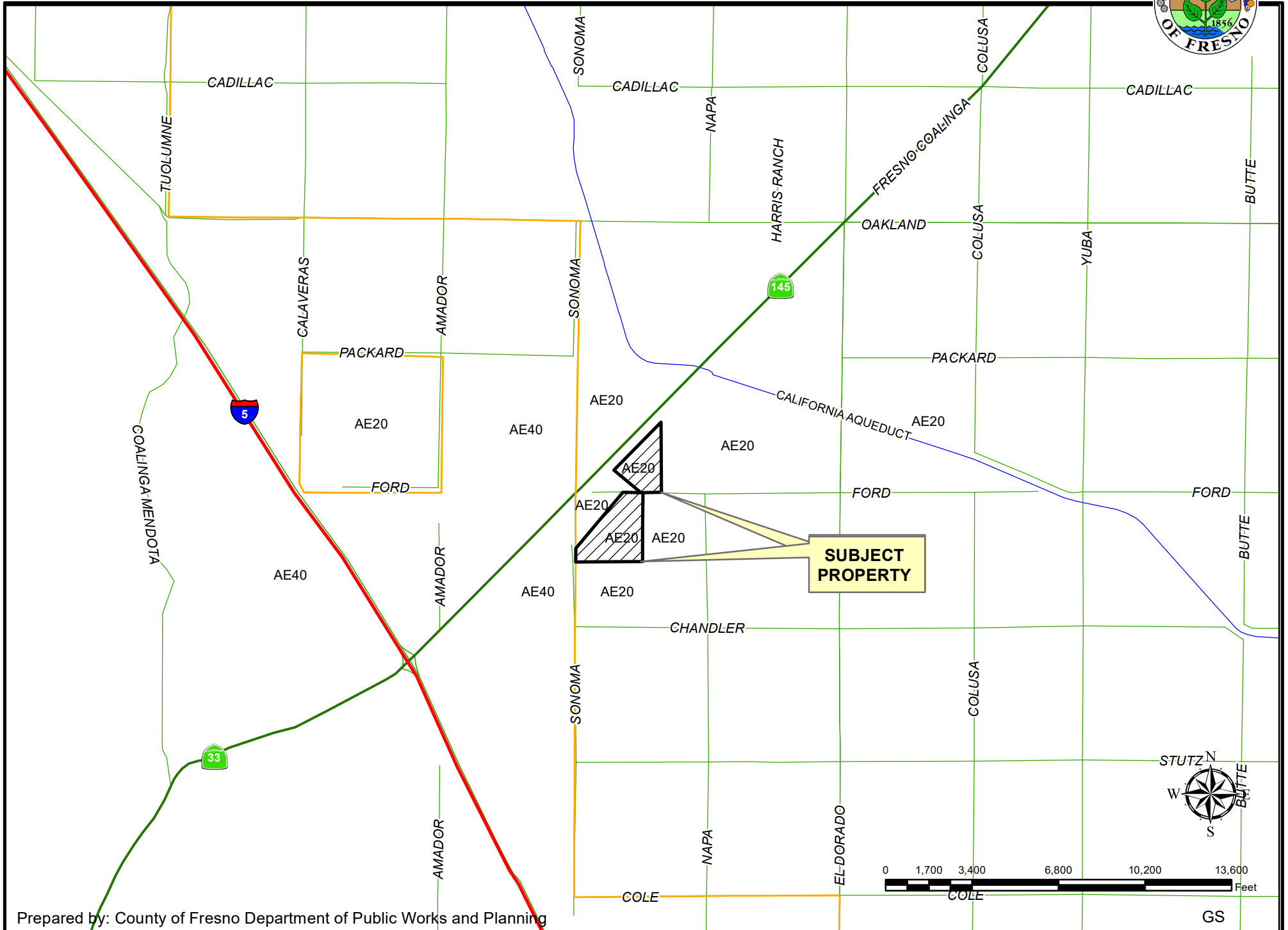
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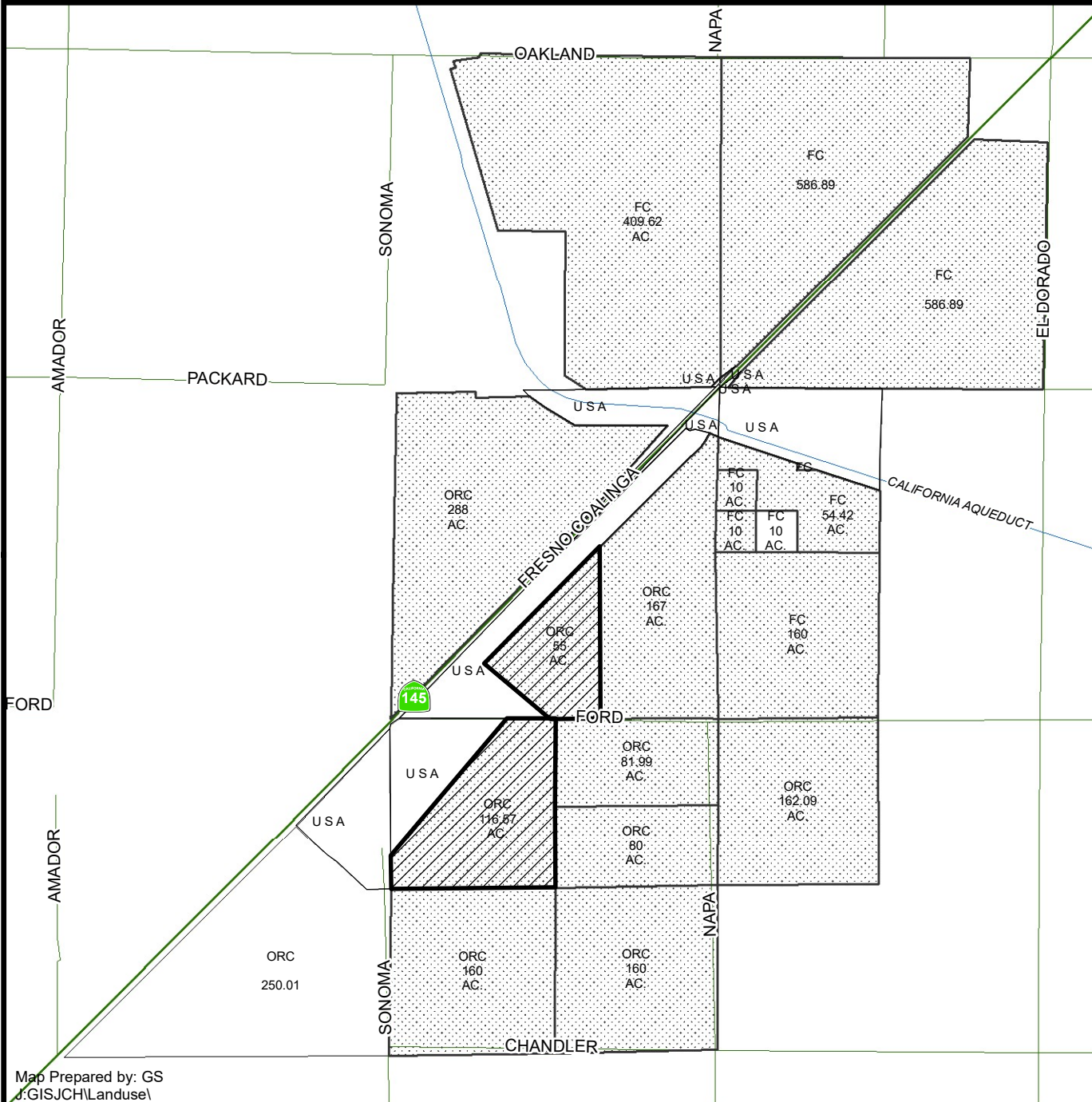
LOCATION MAP



EXISTING ZONING MAP



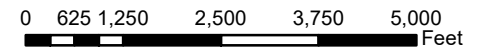
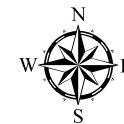
EXISTING LAND USE MAP



LEGEND	
V - VACANT	
FC - FIELD CROP	
ORC - ORCHARD	

LEGEND:

- Subject Property
- Ag Contract Land



Map Prepared by: GS
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Department of Public Works and Planning
Development Services Division

EXHIBIT 5

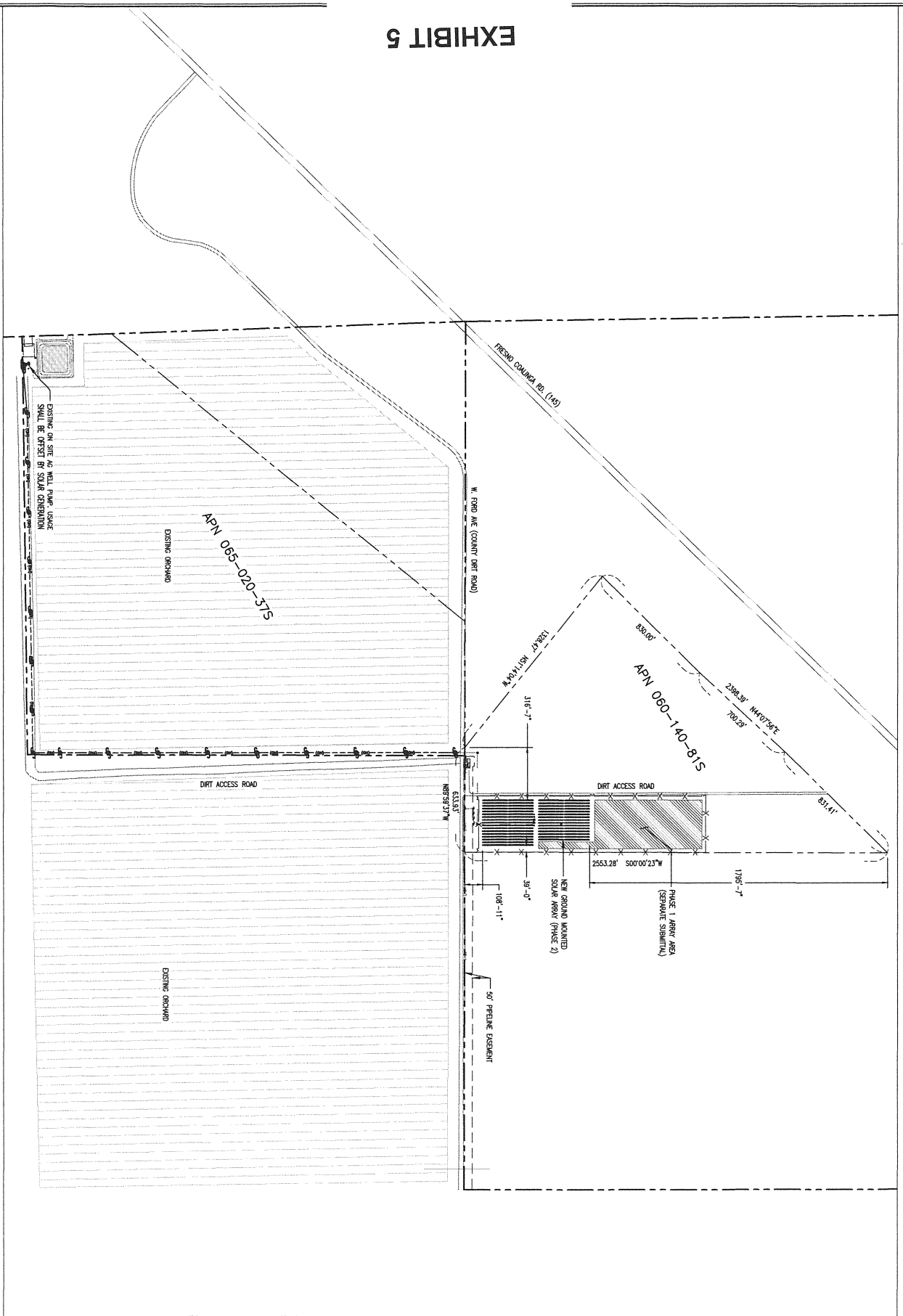



EXHIBIT 5

REVISION: DATE: DESCRIPTION: SHEETS: G-1.0	ENGINEER OF RECORD: DANIEL T. MC DUFFIE CALIFORNIA PE REG.#2762 ELECTRICAL ELEMENTS ONLY	PROJECT: 720 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 2 PV ARRAY SHEET TITLE: SITE PLAN	OWNER CONTACT: ARIEL NAMVAR 12121 WILSHIRE BLVD. LOS ANGELES CA, 90025 SITE ADDRESS: NW, NW, SW, 4, 19, 16 COALINGA, CA, 93210	PRIME CONTRACTOR: CSLB #986500  CalCom Energy PH: 559-667-9200 635 S. ATWOOD ST, VISALIA, CA. 93277	SUB CONTRACTOR:
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PAPPAS RANCH PHASE 1 PHOTOVOLTAIC ARRAY

FRESNO COUNTY APN 060-140-81S
 892 kW-AC STC RATED SOLAR ELECTRIC SYSTEM

SYSTEM DESCRIPTION

SYSTEM SIZE (DC STC)	1209.6kW-DC	SYSTEM SIZE (AC)	892kW-AC
MODULES	3456 - BOWEN #RVM6612M-350	CEC-AC RATING	1094.1kW-AC
MODULES PER STRING	18	# OF STRINGS	192
RACKING	NEXTRACKER INC.		
INVERTER(S)	(12) HUANGLI 50KW (7) HUANGLI 40KW		
CEC EFFICIENCY	98.5 %		
AZIMUTH	180° (SOUTH = 180°) SINGLE AXIS TRACKER (E-W)		

PROJECT INFORMATION

APN	060-140-81S		
ZONING	A		
FLOOD ZONE	LOW RISK - ZONE X		
ARRAY CENTER	36.313481, -120.237624		
FOOT PRINT	45.9 ACRES		
LEGAL DESCRIPTION	PORTION SEC 33, T19S R16E, S.D.B.M.		

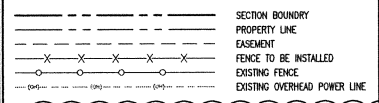
GEO TECH

SOIL SITE CLASS	D
OCCUPANCY GROUP	U
S ₁	1.698
S ₂	0.562
S ₃	1.132
S ₄	0.562
F ₁	1.000
F ₂	1.500

GENERAL NOTES (FRESNO COUNTY)

- THIS PV SYSTEM WILL OFFSET ENERGY USED AT THE SITE FOR AGRICULTURAL FACILITIES. NO ADDITIONAL POWER WILL BE GENERATED.
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- ALL VEHICLES AND EQUIPMENT SHALL BE IN PROPER WORKING ORDER AND FREE OF LEAKS. NO VEHICLE OR EQUIPMENT MAINTENANCE SHALL BE PERFORMED ON SITE.
- AS THERE IS NO GRADING BEING PERFORMED TO CONSTRUCT THIS PROJECT, SOIL SHALL REMAIN UNDISTURBED AND STABILIZED.
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- NO CONCRETE WASH OUT IS ALLOWED ON SITE.
- SPECIAL INSPECTION IS REQUIRED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT. THE INSPECTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY OF FRESNO BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
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- GROUND FAULT PROTECTION MUST BE PROVIDED WHEN SERVICE DISCONNECT IS RATED 1000 AMPS OR MORE. PERFORMANCE TESTING RESULTS BY AN APPROVED TESTING AGENCY MUST BE SUBMITTED TO THE COUNTY OF FRESNO OFFICE PRIOR TO THE SERVICE BEING ENERGIZED BY THE SERVING UTILITY.
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LEGEND

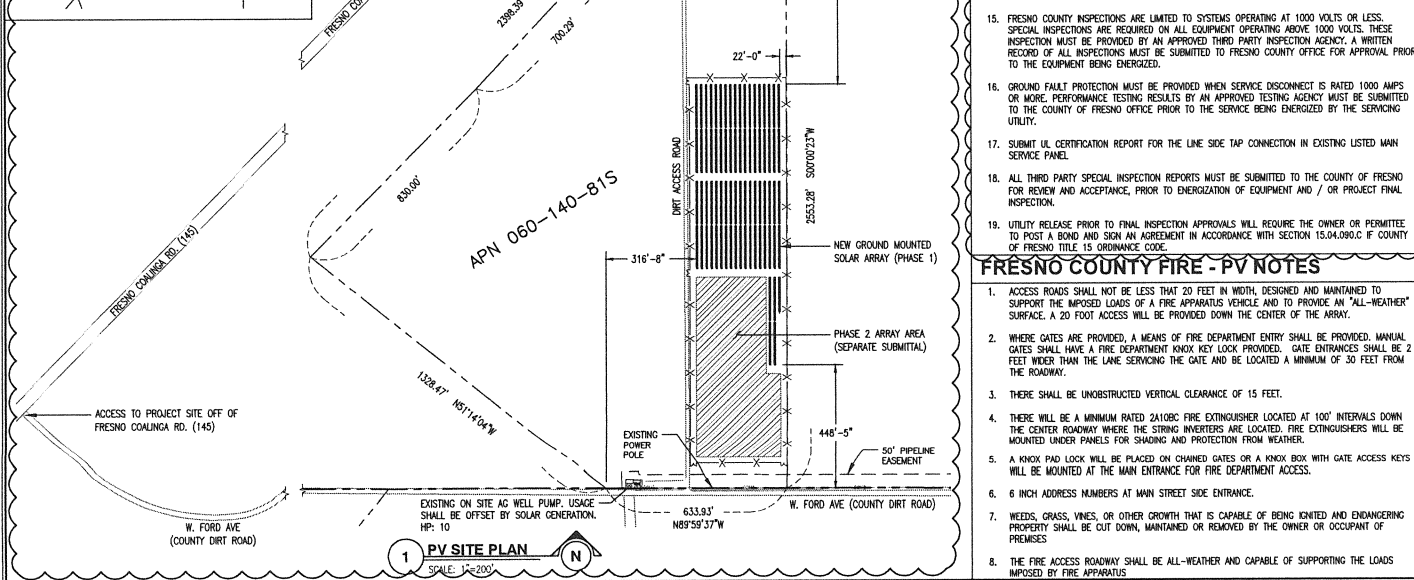
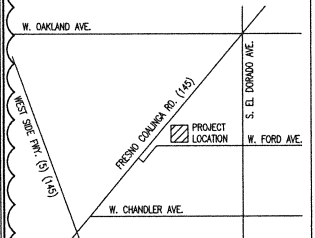


DESIGN NOTES

- 2016 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, GREEN BUILDING STANDARDS, AND ENERGY CODES REFERENCED FOR DESIGN, WHERE APPLICABLE.
- SEE STRUCTURAL DRAWINGS/CALCULATIONS FOR ALL STRUCTURAL DESIGN CRITERIA.
- SEE ELECTRICAL DRAWINGS/CALCULATIONS FOR ALL ELECTRICAL DESIGN CRITERIA.



VICINITY MAP - NTS



FRESNO COUNTY FIRE - PV NOTES

- ACCESS ROADS SHALL NOT BE LESS THAN 20 FEET IN WIDTH, DESIGNED AND MAINTAINED TO SUPPORT THE IMPROVED LOADS OF A FIRE APPARATUS VEHICLE AND TO PROVIDE AN "ALL-WEATHER" SURFACE. A 20 FOOT ACCESS WILL BE PROVIDED DOWN THE CENTER OF THE ARRAY.
- WHERE GATES ARE PROVIDED, A MEANS OF FIRE DEPARTMENT ENTRY SHALL BE PROVIDED. MANUAL GATES SHALL HAVE A FIRE DEPARTMENT KNOX KEY LOCK PROVIDED. GATE ENTRANCES SHALL BE 2 FEET WIDER THAN THE LANE SERVING THE GATE AND BE LOCATED A MINIMUM OF 30 FEET FROM THE ROADWAY.
- THERE SHALL BE UNOBSTRUCTED VERTICAL CLEARANCE OF 15 FEET.
- THERE WILL BE A MINIMUM RATED 20LBC FIRE EXTINGUISHER LOCATED AT 100' INTERVALS DOWN THE CENTER ROADWAY WHERE THE STRING INVERTERS ARE LOCATED. FIRE EXTINGUISHERS WILL BE MOUNTED UNDER PANELS FOR SHADING AND PROTECTION FROM WEATHER.
- A KNOX PAD LOCK WILL BE PLACED ON CHAINED GATES OR A KNOX BOX WITH GATE ACCESS KEYS WILL BE MOUNTED AT THE MAIN ENTRANCE FOR FIRE DEPARTMENT ACCESS.
- 6 INCH ADDRESS NUMBERS AT MAIN STREET SIDE ENTRANCE.
- WEEDS, GRASS, VINES, OR OTHER GROWTH THAT IS CAPABLE OF BEING ENTITLED AND ENDANGERING PROPERTY SHALL BE CUT DOWN, MAINTAINED OR REMOVED BY THE OWNER OR OCCUPANT OF PREMISES.
- THE FIRE ACCESS ROADWAY SHALL BE ALL-WEATHER AND CAPABLE OF SUPPORTING THE LOADS IMPOSED BY FIRE APPARATUS.

SHEET INDEX TABLE

SHEET NUMBER	COMPANY	SHEET TITLE
ARCHITECTURAL		
G-1.0	CALCOM ENERGY	TITLE SHEET
G-1.1	CALCOM ENERGY	PV SITE PLAN
ELECTRICAL		
E-1.0	CALCOM ENERGY	ELECTRICAL SITE PLAN - AC
E-1.1	CALCOM ENERGY	ELECTRICAL SITE PLAN - DC / DAS
E-2.0	CALCOM ENERGY	AC SINGLE LINE DIAGRAM
E-2.1	CALCOM ENERGY	DC SINGLE LINE DIAGRAM
E-3.0	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.1	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.2	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.3	CALCOM ENERGY	ELECTRICAL DETAILS
E-4.0	CALCOM ENERGY	DATA SPECIFICATIONS
E-5.0	CALCOM ENERGY	PLACARDS AND DECALS
E-5.1	CALCOM ENERGY	PLACARDS AND DECALS
E-6.0	CALCOM ENERGY	ELECTRICAL SPECIFICATIONS
MECHANICAL		
S-001	NEXTRACKER	TITLE SHEET
S-101	NEXTRACKER	SITE PLAN
S-102	NEXTRACKER	GENERAL STRUCTURAL NOTES
S-103	NEXTRACKER	TRACKER CALCULATION DATA
S-201	NEXTRACKER	PIER PLAN
S-301	NEXTRACKER	TYPICAL 90 MODULE TRACKER - EXT
S-302	NEXTRACKER	TYPICAL 90 MODULE TRACKER - EDGE
S-303	NEXTRACKER	TYPICAL 36 MODULE TRACKER - EXT
S-401	NEXTRACKER	PIER TOLERANCES
S-501	NEXTRACKER	BHA AND DAMPER DETAILS
S-601	NEXTRACKER	WEATHER STATION DETAILS
S-701	NEXTRACKER	NOI PLAN
S-801	NEXTRACKER	CONNECTION DETAILS
S-802	NEXTRACKER	CONNECTION DETAILS
S-803	NEXTRACKER	CONNECTION DETAILS
STRUCTURAL		
SS1	C.T.S.	GENERAL STRUCTURAL NOTE & FOUNDATION DETAILS

PROJECT DIRECTORY

PROJECT MANAGER JASON CORE CALIFORNIA COMMERCIAL SOLAR 559-618-9321	ELECTRICAL ENGINEER DANIEL T. McDUFFIE, PE CALIFORNIA COMMERCIAL ENERGY CA LIC# E20792 813-244-9184
OWNER CONTACT ARIEL MANWAR 12121 WILSHIRE BLVD. LOS ANGELES CA 90025	GENERAL SUPERINTENDENT DANIEL ARREOLA CALIFORNIA COMMERCIAL SOLAR 661-699-3216
STRUCTURAL ENGINEER CARLOS TURLEY SCOTT 1215 W RIO SALADO PKWY. SUITE 200 AZ 85281 CA LIC# S4055	SPECIAL INSPECTORS (GEOTECH) SALEM ENGINEERING GROUP INC. 4723 W. JACQUELYN AVE. FRESNO CA 93722 559-271-9700
SOLAR ENGINEER SHYAM KURAPATI CALIFORNIA COMMERCIAL SOLAR 321-505-8342	SPECIAL INSPECTORS (STRUCTURAL) KRAZAN AND ASSOCIATES INC. 2255 EOI LANE BAKERSFIELD CA 93307 861-837-9200
PRELIMINARY DESIGNER MARK BOURDON CALIFORNIA COMMERCIAL SOLAR 970-903-2538	SPECIAL INSPECTOR (12KV ELECTRICAL) (REGULOSER / TRANSFORMER / HIGH POT. TESTING) PK POWER ENGINEERING RAMAN KUMAR RAMAN.KUMAR@PKPOWERENGINEERING.COM 661-412-1638

calCom Energy
 635 S. ATWOOD ST. VISALIA, CA 93277
 PH: 559-687-5000

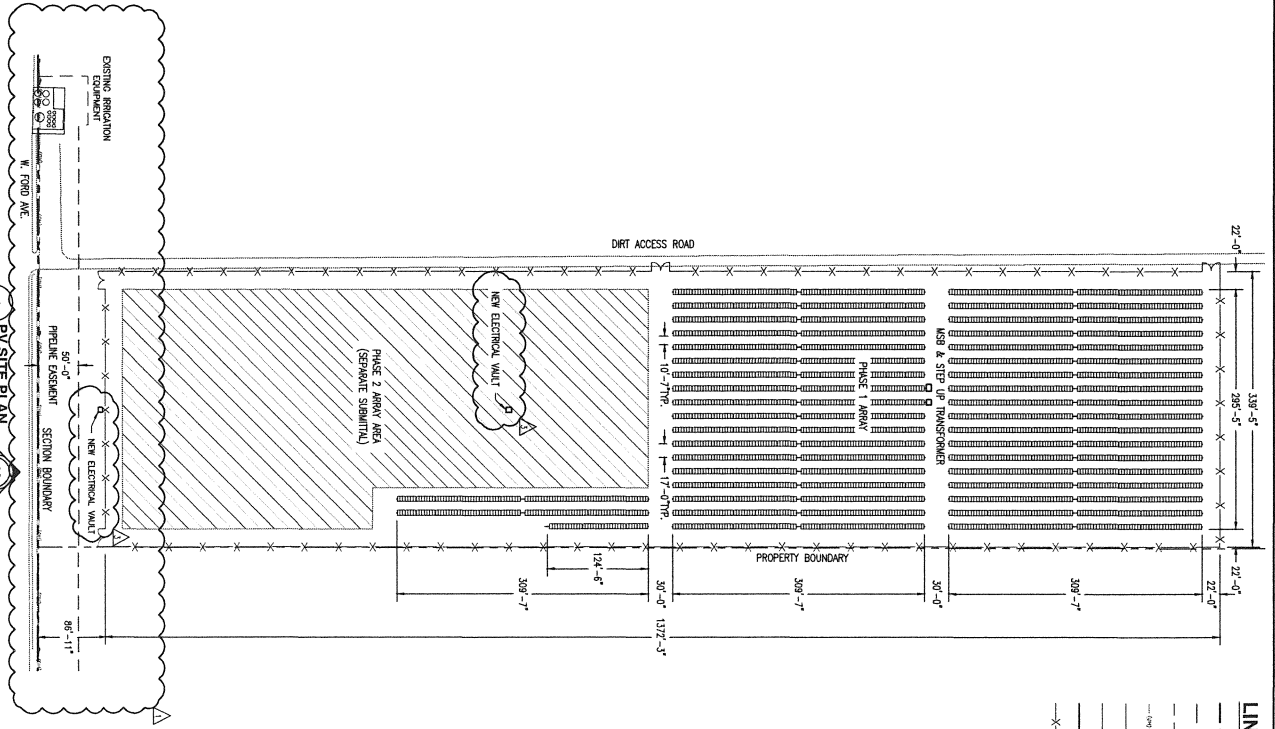
OWNER CONTACT:
 ARIEL MANWAR
 12121 WILSHIRE BLVD.
 LOS ANGELES CA 90025
 TEL: 559-618-9321
 SW, SW, SE, NE, NW

ENGINEER OF RECORD:
 CARLOS TURLEY SCOTT
 1215 W RIO SALADO PKWY.
 SUITE 200
 AZ 85281
 CA LIC# S4055

PROJECT:
 892 KW-AC GROUND MOUNTED
 PHOTOVOLTAIC SYSTEM
 PAPPAS RANCH PHASE 1 PV ARRAY

DATE: 03-15-19
LOGS/DRAWN: 03-15-19
DESIGNED: 04-03-19
CHECKED: DM


PERMITS:
 APPROVED 04/23/19
 SHEET: G-1.0
 DATE: 01/24/19



LINE TYPE LEGEND

- SECTION BOUNDARY
- PROPERTY BOUNDARY
- - - - - EASMENT
- - - - - EXISTING OVER HEAD WIRE
- - - - - EXISTING FENCE
- - - - - EXISTING EQUIPMENT
- - - - - NEW EQUIPMENT
- - - - - NEW FENCE TO BE INSTALLED
- - - - - 22' SWIMMING ACCESS GATES
- - - - - EXISTING POWER POLE

1 PV SITE PLAN
SCALE: 1"=10'-0"

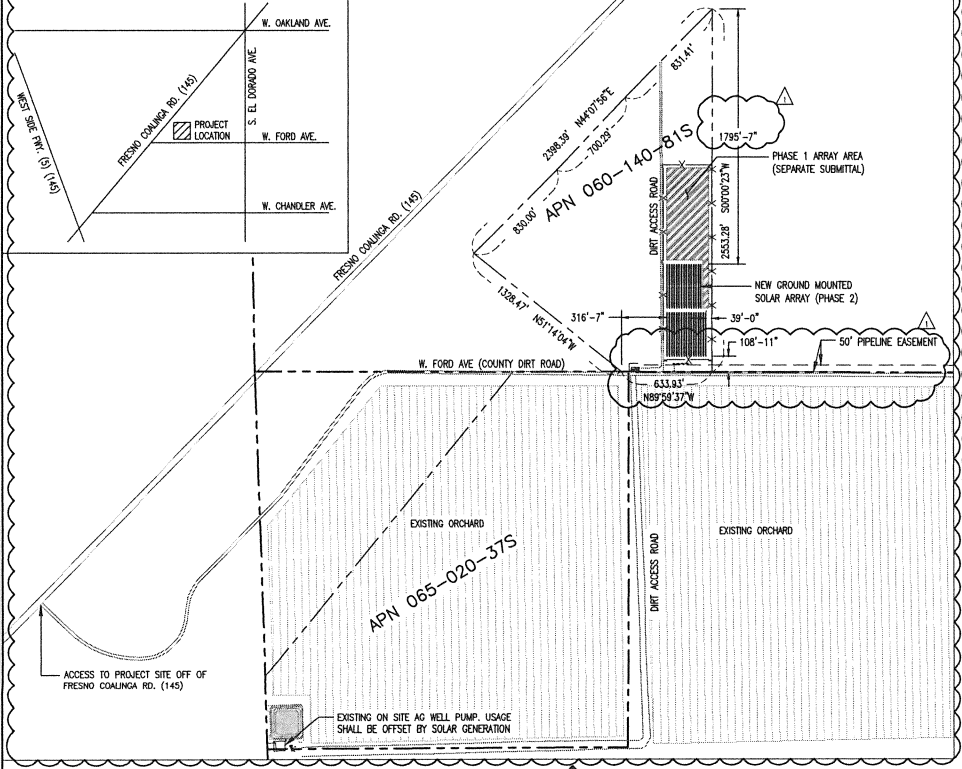
REVISION NO. DATE BY/CHK G-1.1 DATE: 02/24/16	REVISION DESCRIPTION DATE 01 03-15-15 02 04-11-15	ENGINEER OF RECORD: DANIEL T. MC DUFFIE CALIFORNIA PE #20792 ELECTRICAL ELEMENTS ONLY	PROJECT: 892 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 1 PV ARRAY	OWNER CONTACT: ARIEL NAMVAR 12121 WILSHIRE BLVD. LOS ANGELES CA, 90025	PRIME CONTRACTOR: CSLB #986500  PH: 559-867-9200 635 S. ATWOOD ST. VISALIA, CA. 93277	SUB CONTRACTOR:
	SHEET TITLE: PV SITE PLAN		SITE ADDRESS: SW, SW, SE, 33,16,16			

PAPPAS RANCH PHASE 2 PHOTOVOLTAIC ARRAY

FRESNO COUNTY APN 060-140-81S & 065-202-37S
720 KW-AC STC RATED SOLAR ELECTRIC SYSTEM

SYSTEM DESCRIPTION		PROJECT INFORMATION		GEO TECH	
SYSTEM SIZE (DC STC)	1008KW-DC	SYSTEM SIZE (AC)	720KW-AC	APN	060-140-81S & 065-020-37S
MODULES	2880 - BOVET #BVM612M-350	DEC-AC RATING	882.907KW-AC	ZONING	A
MODULES PER STRING	18	# OF STRINGS	160	FLOOD ZONE	LOW RISK - ZONE X
RACKING	NEXTRACKER INC.	ARRAY CENTER	36.315481, -120.237624	SOIL SITE CLASS	D
INVERTER(S)	(2) BLAUER 180V	DEC EFFICIENCY	98.5 %	OCCUPANCY GROUP	U
AZIMUTH	181° (SOUTH = 180°) SINGLE AXIS TRACKER (E-W)	FOOT PRINT	45.9 ACRES	S_1	1.698
		LEGAL DESCRIPTION	PORTION SEC 33, T19S R16E, S.D.B.A.M.	S	0.562
				Sm	1.132
				Sw	0.562
				F_1	1.000
				F_2	1.500

LEGEND	DESIGN NOTES
<ul style="list-style-type: none"> SECTION BOUNDARY PROPERTY LINE EASEMENT FENCE TO BE INSTALLED EXISTING FENCE EXISTING OVERHEAD POWER LINE 	<ol style="list-style-type: none"> 2016 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, GREEN BUILDING STANDARDS, AND ENERGY CODES REFERENCED FOR DESIGN, WHERE APPLICABLE. SEE STRUCTURAL DRAWINGS/CALCULATIONS FOR ALL STRUCTURAL DESIGN CRITERIA. SEE ELECTRICAL DRAWINGS/CALCULATIONS FOR ALL ELECTRICAL DESIGN CRITERIA.



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E-1.2	CALCOM ENERGY	ELECTRICAL SITE PLAN - DC / DAS
E-2.0	CALCOM ENERGY	AC SINGLE LINE DIAGRAM
E-2.1	CALCOM ENERGY	DC SINGLE LINE DIAGRAM
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M-803	NEXTRACKER	CONNECTION DETAILS
STRUCTURAL		
S-1	C.T.S.	GENERAL STRUCTURAL NOTE & FOUNDATION DETAILS

PROJECT DIRECTORY

<p>PROJECT MANAGER JASON CORE CALIFORNIA COMMERCIAL SOLAR 559-618-9321</p> <p>OWNER CONTACT AREEL MANWAR 12121 WILSHIRE BLVD. LOS ANGELES CA 90025</p> <p>STRUCTURAL ENGINEER CARUSO TURLEY SCOTT 1215 W RIO SALADO PKWY. SUITE 200 TEMPE AZ 85281 CA LIC# 94055</p> <p>SOLAR ENGINEER SHYAM KURAPATI, EIT CALIFORNIA COMMERCIAL SOLAR 321-505-8342</p> <p>PRELIMINARY DESIGNER MARC BOURDON CALIFORNIA COMMERCIAL SOLAR 970-903-2539</p>	<p>ELECTRICAL ENGINEER DANIEL T. MCDUFFE, PE CALIFORNIA COMMERCIAL ENERGY CA LIC# E20792 813-244-9184</p> <p>GENERAL SUPERINTENDENT DANIEL ARREOLA CALIFORNIA COMMERCIAL SOLAR 661-699-3216</p> <p>SPECIAL INSPECTORS (GEOTECH) SALEM ENGINEERING GROUP INC. 4729 W. JACQUELYN AVE. FRESNO CA 93722 559-271-9700</p> <p>SPECIAL INSPECTORS (STRUCTURAL) KRANZ AND ASSOCIATES INC. 2205 COY. LN. BAKERSFIELD CA 93307 661-637-9200</p> <p>SPECIAL INSPECTOR (12KV ELECTRICAL) RK POWER ENGINEERING RAMAN KUMAR RAMAN.KUMAR@RKPOWERENGINEERING.COM 661-472-1838</p>
--	--

1 PV SITE PLAN
SCALE: 1"=400'

CONTRACTOR

CALCOM ENERGY

CALCOM ENERGY

12121 WILSHIRE BLVD.
LOS ANGELES CA 90025

NEW WILSHIRE AVE, 19, 19
COALINGA, CA 93210

PH: 559-667-5020

635 S. ATWOOD ST., VESALIA, CA 93277

PROJECT

720 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM
PAPPAS RANCH PHASE 2 PV ARRAY

DATE

03-15-19

REVISED BY

RAW/SEC

DATE

04-15-19

DATE

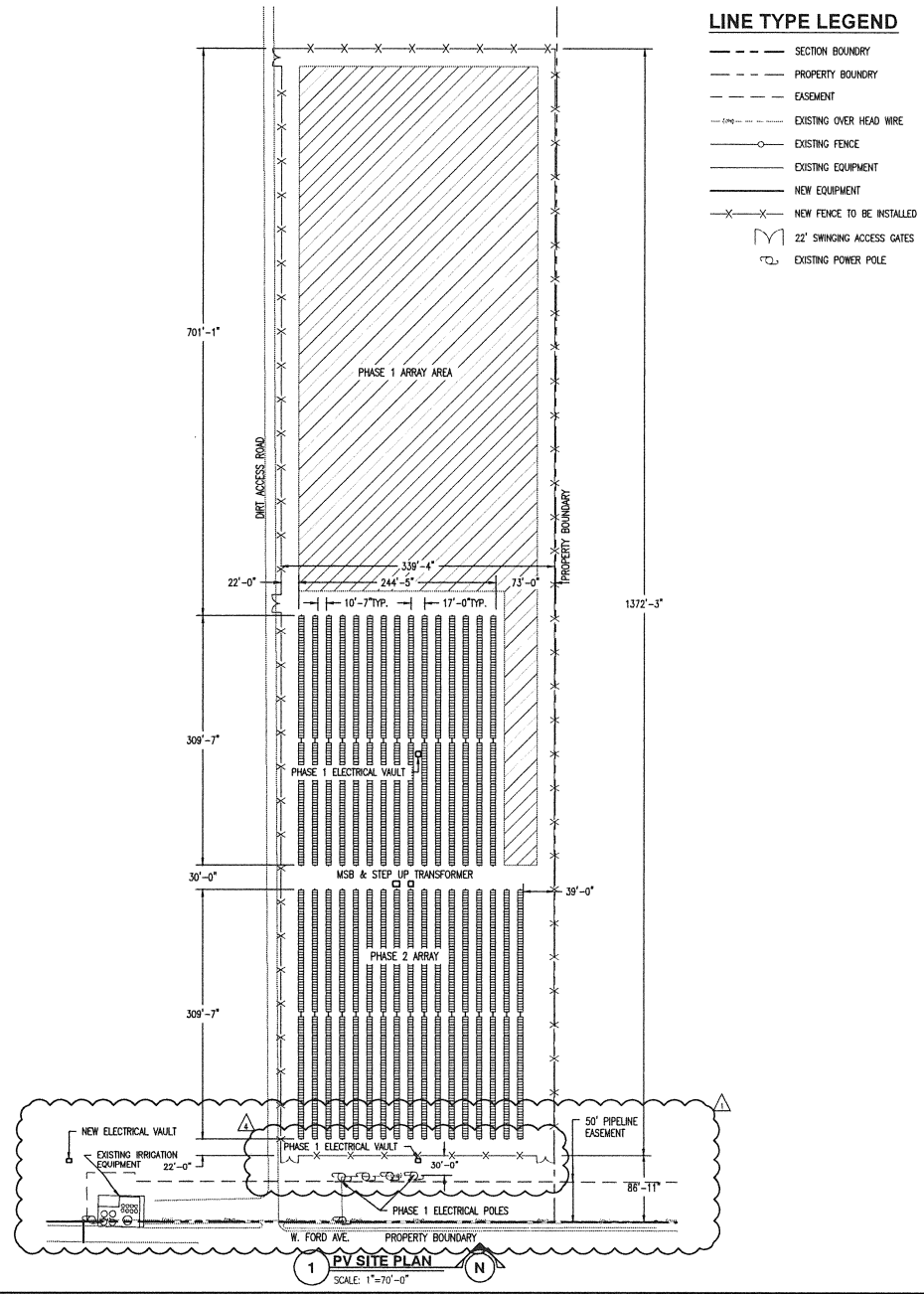
03/08/19

DATE

02/05/19

SHEET

G-1.0



SUB CONTRACTOR		 635 S. ATWOOD ST., VISALIA, CA. 93277 PH: 855.657.5095	
PROJECT:		750 KW/AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 2 PV ARRAY	
OWNER CONTACT:		ANSEL WALKER 1212 WILSHIRE BLVD. LOS ANGELES CA. 90025	
DRAWN:		MZ/JSK SHEET:	
CHECKED:		DM SHEET:	
DATE:		02/05/18	
REASON:		DAWN T. MC DUFFE CONTRACTOR PERMITTING ELECTRICAL EGRESS ONLY	
LOCATION CHANGE:		02-15-18 R1 01	
DATE:		02-09-18	
DRAWN:		MZ/JSK SHEET:	
CHECKED:		DM SHEET:	
DATE:		02/05/18	
		G-1.1	



1 PIER PLAN
SCALE: N.T.S.

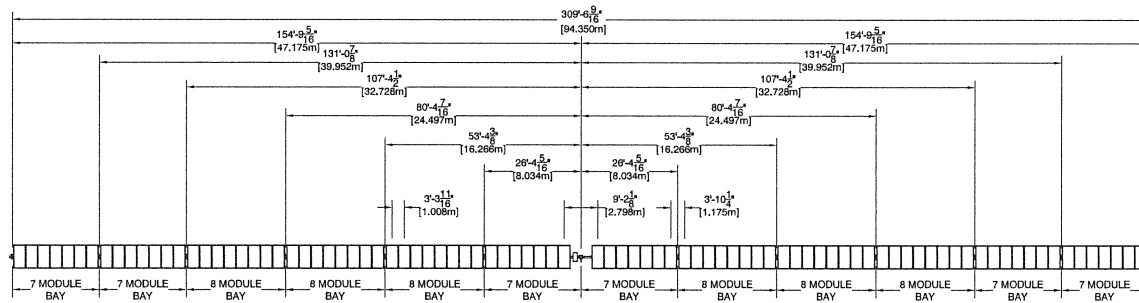


2 TORQUE TUBE AND DAMPER PLAN
SCALE: N.T.S.

PIER LEGEND	
SYMBOL	PIER TYPE
	HEAVY ARRAY PIER
	STANDARD ARRAY PIER
	HEAVY MOTOR PIER
	STANDARD MOTOR PIER

TORQUE TUBE LEGEND			
HATCH	PART #	COLOR	TORQUE TUBE TYPE
	42654	RED	EDGE 8.73m 3mm 50ksi
	42652		EDGE 7.73m 3mm 50ksi
	42049	GREEN	EXTERIOR 8.73m 4mm 60ksi
	42051		EXTERIOR 7.73m 4mm 60ksi

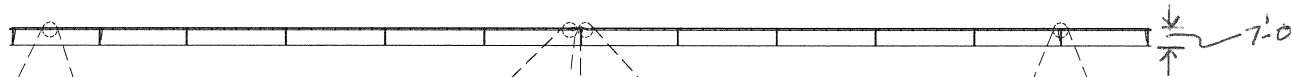
DAMPER LEGEND		
SYMBOL	DAMPER TYPE	SEE SHEET
	DOUBLE DAMPER	DETAIL 8



3 PIER SPACING
SCALE: N.T.S.

NOTES:

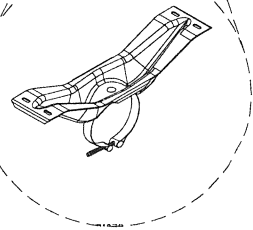
- 1) DETAILS ON THIS SHEET APPLY TO TRACKERS INDICATED ON THE SHEET TITLE ONLY. PIER PLAN INDICATES TRACKER LOCATIONS.
- 2) DETAILS 5-7 ARE TYPICAL AND APPLY TO ALL APPLICABLE LOCATIONS ON TRACKER.
- 3) PIER DISTANCES APPLY TO CENTER OF WEB, SEE DETAIL 8 FOR CENTER OF WEB LOCATION.



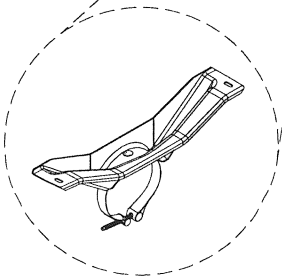
4 TRACKER ELEVATION
SCALE: N.T.S.

S-30X, DETAIL 3 DIMENSIONS FOR BAY AND TRACKER LENGTHS ARE TAKEN FROM CENTER OF BEAMS. SEE FOUNDATION DRAWING FOR IDENTIFICATION OF PIER TYPES.

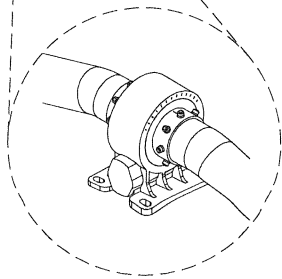
NOTE: FOR ALL EXTERIOR ROWS, WASHERS MUST BE ADDED BETWEEN HEAD OF M12 PIN AND BHA HOOP.



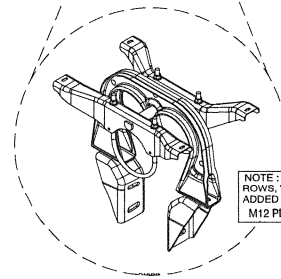
5 MODULE RAIL, TYP.
SCALE: N.T.S.



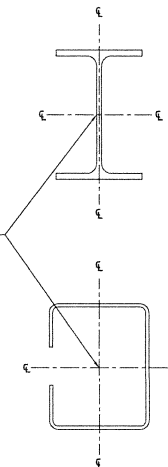
6 FIRST RAIL, TYP.
SCALE: N.T.S.



7 EXTERIOR SLEW DRIVE, TYP.
SCALE: N.T.S.



8 BHA, TYP.
SCALE: N.T.S.



9 CENTER OF WEB
SCALE: N.T.S.

a flex company

CalCom Energy NEXTracker

90 MODULE EXTERIOR TRACKER

OWNER: CALCOM-PPWPB RANCH PHASE 1 PROJECT: CALCOM-PPWPB RANCH PHASE 1 1612 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PV ARRAY SHEET TITLE: 90 MODULE EXTERIOR TRACKER	OWNER CONTACT: ARIEL NAMVAR 12121 WILSHIRE BLVD. LOS ANGELES CA 90025 SITE ADDRESS: CITY CA, ZIP	ENGINEER OF RECORD: TJ CONSTRUCTION NOT FOR CONSTRUCTION DATE: 07/17/19 ISSUE FOR PERM: 01-17-19	DRAWN: TJ CHECKED: LS SIZE: 24"x36" DATE: 01/17/19
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S-301

CUP Pre App: 39613

Contractor: California Commercial Solar, Inc. DBA CalCom Energy
9497 N. Fort Washington Rd, Suite 105
Fresno, CA 93730
Jim Lawson, 559-909-8271

Owner: Pappas Ranch LLC
12121 Wilshire Blvd.
Los Angeles, CA 90025
Ariel Namvar

CUP 3638

RECEIVED
COUNTY OF FRESNO

MAY 22 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

(REVISED)

1. Nature of the operation--what do you propose to do? Describe in detail.

Proposed project: A 1210kW_DC (Phase I) and a 1008 kW_DC (Phase II) project totaling 2,218 kW_DC of ground mount solar systems to be used for agricultural operations support. Project composed of 3456 modules (Phase I) and 2880 modules (Phase II) totaling 6,336 modules on a single axis tracking structure. Those 6,336 modules will comprise of the main structure which will be constructed on APN 060-140-81S.

Phase I of the project will be entirely contained on APN 060-140-81S. For phase II, approximately 1.5 miles of overhead electric lines will be installed to connect the system to a nearby existing facility on APN 065-020-37S. The overhead electric lines will start on APN 060-140-81S and end on APN 065-020-37S. The overhead electric lines will run southward on the East side of APN 065-020-37S and then westward on the South side of APN 065-020-37S.

2. Operational time limits:

The solar system will be tied in and serving a well on APN 065-020-37S. The solar system will be generating power year-round, 7 days a week and from approximately 5am to 9pm. No special activities will be performed.

3. Number of customers or visitors:

The system will average 1 visit per month for maintenance and repair purposes. The maximum visitor or technicians on the site at one time will be 3.

4. Number of employees:

The system will not house or require any employees. A service truck will be present about once a month for operation maintenance purposes.

5. Service and delivery vehicles:

A service truck will be present about once a month for operation maintenance purposes.

6. Access to the site:

The system will be accessible via both public and private road.

7. Number of parking spaces for employees, customers, and service/delivery vehicles.

There will be no dedicated parking spaces.

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 will be sold on this site. The system will generate power via solar modules.

9. What equipment is used?

The equipment being used on site will be small tools, services trucks and cleaning equipment.

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

There will be no supplies or materials stored on site.

11. Does the use cause an unsightly appearance?

The system will not cause any unsightly appearance or noise.

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

The system will not produce any solid or liquid wastes

13. Estimated volume of water to be used (gallons per day).

About 4000 gallons of water will be used once every three months for cleaning purposes (44 gallons per day). The source of water will be via a water truck.

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

A contractor logo, approximately 4'x3', will be hung on a fence.

15. Will existing buildings be used or will new buildings be constructed?

This system does not utilize any existing buildings and no new buildings will be constructed.

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

The solar system is self-performing with no other buildings involved.

17. Will any outdoor lighting or an outdoor sound amplification system be used?

There will be no lighting or sound amplification system of any type.

18. Landscaping or fencing proposed?

There will be a permanent fence erected around the proposed solar system with four access gates.

19. Any other information that will provide a clear understanding of the project or operation.

20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.

See page 1.



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: CalCom Energy on behalf of Pappas Ranch LLC, Friendship LLC, and California Trade LLC
- APPLICATION NOS.: Initial Study Application No. 7584; Unclassified Conditional Use Permit Application No. 3638
- DESCRIPTION: Allow a 2,218 kW groundmount solar system to be developed in two phases, on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities.
- LOCATION: The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron. (SUP. DIST. 4) (APNs 060-140-60S 81S, 065-020-37S)

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The subject parcels are not located in an area that has been identified as a scenic vista. There is no rock outcropping or historic buildings on or near the site. The Fresno-Coalinga Road (State Route 145) that runs along the westerly side of the parcels is not a scenic highway per the County General Plan and no scenic vistas or scenic resources exist on or near the site that may be impacted by the project.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized

area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcels are currently planted in orchard. The surrounding agricultural fields are also planted in orchard and related crops.

An approximately 11.8-acre portion of the project site (northerly 55-acre parcel) will be cleared from orchard to accommodate a 1,210 kW (Phase 1) and a 1,008 kW (Phase II) of ground-mount photovoltaic solar system. The project is composed of ~~2,880~~ **3456** modules (Phase I) and ~~3,456~~ **2880** modules (Phase II) totaling 6336 modules on a single-axis tracking structure. The power generated by the facility will energize existing electrical facilities on the adjacent 116.6-acre parcel via 1.5 miles of overhead electrical lines starting from the 55-acre parcel and ending on the 116.6-acre parcel.

Review of the elevations show that the proposed solar array will maintain low height (approximately ~~6 to 8~~ **7** feet). This low height will allow the surrounding orchard to screen the view of the solar array from the surrounding parcels. Due to low visibility, the proposed fencing around the solar site and no residential development located in the immediate vicinity of the project, the project will have less than significant impact on the surrounding area.

- D. 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:

Per the Applicant's Operational Statement, the solar site will require no outdoor lighting and be located approximately 930 feet east of Fresno-Coalinga Road (State Route 145). While the installation of solar panels may increase the amount of glare in the area, the existing onsite orchard around the solar site will provide some screening of glare. Due to screening, the glare impact on SR 145 or other nearby street would be less than significant.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 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; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The Fresno County Important Farmlands 2014 map designates the project site (comprised of two parcels) as Prime Farmland. The site is restricted by Williamson Act Land Conservation Contract AP-2200 & AP-4272 and a Condition of Approval would require non-renewal of the Contract. Of the 55-acre parcel, approximately 11.8 acres will be removed from farmland production for the solar facility while the remainder of the parcel will remain agricultural. This loss of farmland is not permanent in that at the end of project’s useful life, the property may return back to farming operations.

The Fresno County Agricultural Commissioner’s Office reviewed the project and requires that the Applicant acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniences and discomfort associated with normal farm activities surrounding the proposed development. This requirement will be included as a Condition of Approval.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is an active farmland and is not located on forest land or timberland. The project will not result in the permanent conversion of farmland to non-agricultural uses. At the end of the project’s useful life, the land may be reverted to agricultural uses. The project will not bring any significant changes to the existing environment dominated by agricultural uses. The proposed solar array will be obscured from view from adjacent parcels due to surrounding orchards.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The San Joaquin Valley Unified Air Pollution Control District reviewed the proposal and expressed no concerns with the project's operational air emissions.

IV. BIOLOGICAL RESOURCES

Would the project:

- 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; or
- 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; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The project site has been cultivated over the years and is located in a predominantly agricultural area. The proposed solar arrays will be located on the property currently occupied by orchard. Further, the site does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

An irrigation ditch runs along the northern boundary of the 55-acre parcel with the proposed solar array. This canal is not a protected wetland and does not provide habitat for sensitive species.

This project was routed to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. Neither of the agencies expressed any concerns relating to project impact on biological resources.

- 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?

FINDING: NO IMPACT:

The project area cannot be characterized as an area for migratory wildlife species or suitable for migratory wildlife corridors. As stated earlier, the project site is an active farmland has been in farming operations for a number of years. The surrounding lands have also been in farming operations and disturbed by farming activities.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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?

FINDING: NO IMPACT:

The project will not conflict with any biological resources related to tree preservation policy or any adopted Conservation Plans.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project site is not in an area designated to be highly or moderately sensitive for archeological resources. The site has undergone previous land disturbance during plantation of orchard. The project will have no impact on historical, archeological, or paleontological resources.

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

FINDING: NO IMPACT:

The project involves production of renewable energy. Being a relatively passive use, the project implementation will provide a relatively emission-free mechanism for generating electricity to help support energy needs of the Applicant's farming operations. The project construction will not result in unnecessary consumption of energy resources. All the energy produced will be utilized for the benefit of the Applicant's onsite and offsite farming operations.

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will not obstruct a state or local plan for renewable energy.

VII. GEOLOGY AND SOILS

Would the project:

A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. 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. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

The project site is flat, and is not located near a fault line or an area of known landslides. The project will not adversely affect any earthquake fault and will not cause seismic ground shaking, ground failure due to liquefaction, or landslides.

B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No significant grading activities are expected of this project to result in substantial loss of topsoil. The PV module array requires a moderately flat surface for installation. Some earthwork, including grading, fill, compaction, and erosion control cultivation may be required to accommodate the placement of PV arrays, foundations or footings, access roads and drainage features. As noted by the Development Engineering Section of the Development Services and Capital Projects Division, a Project Note will

require that a grading permit or voucher shall be obtained for any grading proposed with this application.

- 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; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

As discussed earlier, the project site's liquefaction and landslide potential is low. The development of the project would implement all applicable requirements of the most recent California Building Standards Code and as such would not create substantial direct or indirect risks to life or property.

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

FINDING: NO IMPACT:

There are no septic systems associated with this proposal, as the proposed use does not entail utilization of onsite sewage disposal systems. The facility will be unmanned.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

See discussion above in Section V. CULTURAL RESOURCES.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is expected to reduce greenhouse gas emissions. Temporary impacts related to greenhouse gas emission may occur during the construction of the project when workers and construction vehicles will be mobilized to and from the project site. However, negligible greenhouse gas emission would occur during operation of the

facility. Due to being an unmanned facility, there will be no traffic trips to the site during its operations except for one truck per month visiting the site for maintenance purposes. It is expected that any greenhouse gas emission generated during construction will be offset during the facility operations.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- 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; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the project 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. Further, 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.

- 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?

FINDING: NO IMPACT:

The project site is an active farmland and not a hazardous material site. No agency expressed any concerns regarding site's suitability for the project.

- E. 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, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan area, two miles of a public use airport, or near a private airstrip. The proposed facility will be unmanned, and will not generate noise to the level where it may affect people residing or working within the project area.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project site is not located in an area of wildfire hazards. Approval of the project will not impair implementation of an adopted Emergency Response or Evacuation Plan.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and expressed no concerns with the project concerning soils or wastewater disposal. Wastewater generated during construction of this project will be contained within portable restroom facilities and will be disposed of at an approved site. Once operational, the proposed facility will be unmanned. As such, no permanent on-site restroom facilities are required for the use, nor proposed with this project. No impact will occur.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not in a water-short area. According to the Applicant's Operational Statement, water needed during construction will be provided via an onsite well and is estimated to be 9,000 gallons for dust suppression and earthwork over a 3-month period. During operation of the facility, approximately 4,000 gallons of water will be used every three months for panel washing. The source of water will be via a water truck.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns with the project as it relates to water quantity.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site; or
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the United States Geological Survey Quad Maps, there are no natural drainage channels adjacent to or running through the subject parcels.

Installation of solar arrays on the property will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface runoff with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. Site drainage requirements appropriate to the proposed uses will be addressed through mandatory Site Plan Review. According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, any additional runoff generated by the proposed development shall be retained or disposed of per county standards, and Grading Permit or Voucher shall be required for any grading proposed by this application. These requirements will be included as Project Notes.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

The project site does not contain nor is close to water features that could create seiche, tsunami, or mudflow conditions. It is unlikely that an irrigation ditch that runs along the northerly boundaries of the subject parcels would create seiche, tsunami, or mudflow conditions.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The nearest community (Huron) is approximately 10 miles southeast of the subject parcel.

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is designated Agriculture in the Fresno County General Plan and is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) in the County Zoning Ordinance. Provisions for non-agricultural uses such as the proposed use have been provided in the Fresno County Zoning Ordinance and General Plan.

Plan Policy LU-A.3 of the General Plan provides that electrical power generating facilities may be allowed by discretionary permit subject to a number of specific criteria. Criteria LU-A. 3.a. states that the use shall provide a needed service to the surrounding agricultural area which cannot be provided within urban areas. Criteria LU-A. 3.b. states that the use should not be sited on productive agricultural lands if less productive land is available in the vicinity. Criteria LU-A. 3.c. states that the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within one quarter-mile radius. Criteria LU-A. 3.d. states that a probable workforce should be located nearby or be readily available.

With regard to Criteria “a” and Criteria “b”, the proposed solar facility will produce limited 2,218 kW power to meet the energy needs of the Applicant’s onsite and offsite agricultural operations. The facility will be located on prime farmlands, as no less productive land is available near the proposal. With regard to Criteria “c”, the project will utilize limited groundwater during construction of the facility. With regard to Criteria “d”, the nearest communities of Huron and Helm have the ability to provide an adequate workforce.

Policy LU-A.12 of the General Plan requires that agricultural activities be protected from encroachment of incompatible uses, and Policy LU-A.13 of the General Plan requires buffers between proposed non-agricultural uses and adjacent agricultural operations.

The subject proposal is consistent Policy LU-A.3 as discussed above and the proposed solar arrays will be fenced off to be separated from the surrounding farming operations.

Plan Policy PF-C.17 of the General Plan requires that the County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability. The project will utilize limited groundwater during construction and water needed for panel washing will be trucked in. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns related to water availability for the project.

XII. MINERAL RESOURCES

Would the project:

- 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; or
- 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?

FINDING: NO IMPACT:

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

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and did not identify any impact related to noise. However, the project will be subject to conformance with the Fresno County Noise Ordinance related to 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.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned 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); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not construct or displace housing and will not otherwise induce population growth.

XV. PUBLIC SERVICES

Would the project:

- A. 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 following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the subject proposal and expressed no concerns with the project. The project will require compliance with the California Code of Regulations Title 24 – Fire Code and approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The project will also require annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District and compliance with the California Code of Regulations, Title 14 Natural Resources. These requirements will be included as Project Notes.

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

FINDING: NO IMPACT:

Development of the project will not result in the need for schools, parks, policing or other public services.

XVI. RECREATION

Would the project:

- 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; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

No such impacts were identified as part of the analysis.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: NO IMPACT:

The project will have no impacts on the performance of the traffic circulation system, congestion management programs, or traffic hazards.

The project will generate approximately 32 daily one-way trips (16 round trips) by workers, 16 daily one-way trips (8 round trips) by vendor trucks and a total of 50 one-way (25 round trips) by haul trucks during the construction of the project. These trips are related to mobilization, underground work, system installation, and site cleanup and restoration work. Outside of the initial trips required for construction there will be one visit per month for maintenance and repair purposes.

The Design Division of the Fresno County Department of Public Works and Planning reviewed this proposal and expressed no impact on County roadways and required no Traffic Impact Study.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: NO IMPACT:

The project entails an unmanned solar facility, which requires no regular daily traffic trips during operation. With no concerns expressed by the Design Division of the Fresno County Department of Public Works and Planning or the California Department of Transportation, the project will not be in conflict with or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b).

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There is no county-maintained roads adjacent to the subject parcel. The project would not increase traffic hazards due to design features, as it does not propose to alter existing roadway designs within the project area. According to the California Department of Transportation review of the proposal, a Project Note would require that if the site takes access to SR 145, a 20-foot-by-20-foot asphalt pavement or shakedown shall be provided to minimize debris from entering the State facility.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning and California Department of Transportation (Caltrans) reviewed the project and did not identify any concerns with respect to emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: NO IMPACT:

The project will have no impact on Tribal Cultural Resources (TCRs) as defined in Public Resources Code Section 21074. The project was routed to the Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of Chukchansi Indians, and Dumna Wo Wah Tribal Governments. None of the tribes expressed any concerns with the project.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

See discussion above in Section VII.E. GEOLOGY AND SOILS. Construction of the project will have less than significant impact on the environment.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section X. B. HYDROLOGY AND WATER QUALITY.

- C. 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?

FINDING: NO IMPACT:

See discussion above in Section VII.E. GEOLOGY AND SOILS.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project operations will not generate any solid waste. Any solid waste generated during construction will be minimal and will go to a local landfill.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section XV. A. 1. PUBLIC SERVICES.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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?

FINDING: NO IMPACT:

The project will have no impact on biological or cultural resources.

- 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been analyzed for potential impacts, and appropriate project-specific Conditions have been developed to reduce project impacts to less than significant. The project is required to comply with applicable County policies and ordinances. The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. The incremental contribution by the proposed project to overall development in the area is less than significant.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: NO IMPACT:

No cumulative impacts were identified in this analysis. No substantial adverse effects on human beings were identified.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3638, 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 Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, and Tribal Cultural Resources.

Potential impacts related to Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Public Services, Noise, Utilities and Service Systems, and Wildfire have been determined to be less than significant.

A 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" Street, Fresno, California.

EA:ksn
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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7584	LOCAL AGENCY PROPOSED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): CalCom Energy on behalf of Pappas Ranch LLC, Friendship LLC, and California Trade LLC	Project Title: Unclassified Conditional Use Permit Application No. 3638		
Project Description: Allow a 2,218 kW groundmount solar system to be developed in two phases, on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron. (SUP. DIST. 4) (APNs 060-140-81S, 065-020-37S.			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7584) prepared for Unclassified Conditional Use Permit Application No. 3638, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, and Tribal Cultural Resources. Potential impacts related to Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Public Services, Noise, Utilities and Service Systems, and Wildfire have been determined to be less than significant. The Initial Study and Negative Declaration (ND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – May 6, 2019		Review Date Deadline: Planning Commission – June 6, 2019	
Date: May 6, 2019	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
NEGATIVE DECLARATION**

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EXHIBIT 8