



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 November 14, 2019

SUBJECT: Initial Study Application No. 7635 and Unclassified Conditional Use Permit Application No. 3650

Allow a 6.3-mile-long double-circuit 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This project is part of the Westlands Solar Park Master Plan.

LOCATION: This portion is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 square feet around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the Exclusive Agricultural Zone Districts (20- and 40-acre minimum parcel size) (SUP. DIST. 4) (APNs 075-070-13S, 28, 29, 46S, 47S, 51S, 52S, 54S; 078-060-55ST, 68, 69S, 70S, 71S, 73S, 77S, 83S; 078-080-52S, 55).

OWNER: Various (Gen-tie Line would be constructed within easements from the land owners along the 6.3-mile route. See Exhibit 3)

APPLICANT: Westlands Transmission, LLC

STAFF CONTACT: Chrissy Monfette, Planner
(559) 600-4245

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Supplemental Initial Study (IS) Application No. 7635; and
- Approve Unclassified Conditional Use Permit Application No. 3650 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. List of Gen-Tie Easement Property Owners (with Map)
4. Existing Zoning Map
5. Existing Land Use Map
6. Site Plan
7. Elevations
8. Applicant’s Operational Statement
9. Initial Study No. 7635

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and AE-40 (Exclusive Agricultural, 40-acre minimum parcel size)	No change
Parcel Size	Various	No change – gen-tie will be constructed within easements, not dedications
Project Site	Various farming operations, generally orchards and field crops	100- to 300-foot-wide easements on the north and south side of Jayne Avenue
Structural Improvements	Generally, no structures occur within the proposed area of the easement.	New transmission poles will be constructed as part of this project.
Nearest Residence	N/A	Varied, but some residences occur along Jayne Avenue
Surrounding Development	Surrounding parcels are dedicated to the production of orchards or field crops.	No change
Operational Features	N/A	The proposed transmission towers will be used to transmit

Criteria	Existing	Proposed
		solar energy from the Westlands Solar Park to the Gates Substation.
Employees	N/A	None, following construction.
Customers	N/A	None
Traffic Trips	Residential/Farm-related	Minimal trips following construction for maintenance and repair; up to 7,770 truck trips for construction*
Lighting	None	None
Hours of Operation	N/A	Continuous

*This number considers the impacts of construction of the entire gen-tie line, half of which is located in Kings County and approved under a separate permit.

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

ENVIRONMENTAL ANALYSIS:

This project represents a small portion of the Westlands Solar Park (WSP) Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the WSP Master Plan on January 6, 2018. Pursuant to CEQA Section 15168(c), later activities must be examined in the light of the PEIR to determine whether an additional environmental document must be prepared. Section 15168(c)(1) indicates that a later activity should be subject to the thresholds identified in Section 15162 to determine if additional environmental review is necessary. If such review is necessary, then that Initial Study may tier from the PEIR as provided in Section 15152.

Section 15162 indicates that no additional environmental documents shall be prepared for a project unless it meets one of the following thresholds:

- a. substantial changes are proposed to the project which will result in new significant environmental effects;
- b. substantial changes occur with respect to the circumstances under which the project is taken which result in new significant impacts, or an increase in the severity of identified impacts; or
- c. new information of substantial importance, which was not known and could not have been known at the time the PEIR was certified, show that the project will have new significant impacts; previously-identified impacts will become more severe; mitigation or alternatives previously determined to be infeasible become feasible; or mitigation measures and alternatives which are considerably different than those analyzed in the PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the measure or alternative.

In this case, the County of Fresno identified that the additional towers increased the contribution of the Gen-Tie construction to nitrogen oxide and particulate matter emissions, resulting in a potentially-significant impact which required the adoption of Mitigation Measures. In addition, new impacts related to compliance with plans and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, were identified and mitigation was required to reduce impacts to less than significant. A copy of the Supplemental Initial Study is attached as Exhibit 9 and new Mitigation Measures are attached as part of Exhibit 1. This project will be required to implement all Mitigation Measures identified in the PEIR as necessary to reduce various impacts associated with this portion of the project.

PUBLIC NOTICE:

Notices were sent to 39 property owners within 1,320 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:

This project was considered as part of a Kings County application known as the Westlands Solar Park Master Plan and Gen-Tie Corridors Project. An Environmental Impact Report was prepared for this application (SCH #2013031043); however, Kings County did not propose any use permits at the time the Master Plan and Environmental Review were adopted. Kings County anticipates that up to twelve separate solar facilities would be permitted under the Westlands Solar Park Master Plan.

The proposed gen-tie line would connect these (up to) twelve projects located in Kings County to Gates Substation, which is located on the north side of Jayne Avenue, Fresno County. Half of the gen-tie was approved by the Kings County Planning Commission as part of the Aquamarine Solar project. This CUP is required in order to finish the connection between Kings County and the Gates Substation. When this portion of the project is joined to the Kings County portion of the project, the full length of the gen-tie line would be 11.5 miles.

As part of this application, PG&E may install three poles within the Gates Substation. This work was considered as part of the CEQA review of this application; however, construction within the Gates Substation is subject to the authority of the California Public Utilities Commission and therefore the County does not have approval authority over this portion of the project and those three towers are not included in the CUP recommendation.

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	Varied	More than 50 feet from Jayne Avenue	Yes
Parking	Varies based on residential and commercial uses	None	Yes
Lot Coverage	N/A	No significant increase in lot coverage	Yes
Space Between Buildings	N/A	No buildings are proposed.	Yes
Wall Requirements	N/A	None	Yes
Septic Replacement Area	N/A	No septic systems are proposed.	Yes
Water Well Separation	N/A	No septic systems or new water wells are proposed.	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

No comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments. The following Agencies or Departments indicated “No Comments” or “No Concerns” in response to this application: Fresno County Fire Department, Pacific Gas and Electric (PG&E), Fresno County Department of Public Works and Planning Water and Natural Resources Division.

Analysis:

The project site for the proposed gen-tie comprises 18 parcels which are generally located on the north side of Jayne Avenue; however, the gen-tie crosses to the south of Jayne Avenue at the San Luis Canal for a distance of approximately 3,050 feet across two parcels before crossing back to the north for the remainder of the distance to Gates Substation. Most of the parcels where the easement is proposed are restricted by Williamson Act Contracts; however, the installation of the transmission towers would require the permanent removal of only 700 square feet (sf) of farmland. For this reason, and because the towers are proposed to support the generation of renewable energy, they are considered to be a compatible use with the Contract.

On these agricultural parcels, the gen-tie would be installed adjacent and parallel to the road, except at APN 078-060-70s, which has been improved with an existing cold storage facility. Here, the gen-tie is proposed to follow the property line around the back of the parcel (north and away from the road) to ensure that the transmission towers do not impede access to this operation.

The proposed easements would be of sufficient size to support the installation of the transmission towers while meeting the setback requirements of the Exclusive Agricultural Zone

District. Because the transmission towers are unmanned during operation, there is no requirement for parking, restroom, or other support facilities. Staging for construction will occur on APN 075-070-51s, which was required to file a non-renewal of the existing Williamson Act Contract due to its parcel size (less than 20 acres).

Therefore, due to the limited loss of agricultural land and minimal requirements for support services within the proposed easement, staff finds that the proposed easement is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

None.

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	No	Jayne Avenue is a public road.	No change
Public Road Frontage	Yes	Parcels have frontage on Jayne Avenue.	No change
Direct Access to Public Road	Yes	Some parcels have access to Jayne, either directly or through private roads.	The area around the towers would be cleared for safety, and maintenance vehicles will take access directly off Jayne.
Road Average Annual Daily Traffic: - Avenal Cutoff to SR-269 - SR-269 to I-5		- 2,890 vehicles per day - 3,450 vehicles per day	(Construction) - 267 additional trips - 251 additional trips
Road Classification		Expressway	No Change
Road Width		32 feet	No Change
Road Surface		0.75' Asphalt Concrete; 0.45' Aggregate Base; 0.9' Aggregate Subbase	Developer shall remit funding to repair damage from Construction traffic
Traffic Trips		Typical of Agriculture	See above for construction trips.

		Existing Conditions	Proposed Operation
Traffic Impact Study (TIS) Prepared	Yes	TIS prepared for Westlands Solar Park and Gen-Tie Corridors Plans	Limited additional trips following construction (Maintenance only)
Road Improvements Required		Good Condition	Fair-share percentage see discussion below

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Development Engineering Section of the Fresno County Department of Public Works and Planning: Jayne Ave is a County-maintained road classified as an Expressway with an existing right-of-way north of the section line and varies from 40 feet of dedicated right-of-way to no right-of-way (prescriptive) along the parcel frontage, per Plat Book. The minimum width for an Expressway right-of-way north of the section line is 53 to 62 feet. Records indicate this section of Jayne, from the Fresno/Kings County line to S. Trinity Ave, has an ADT of 2,900 to 3,500 vehicles per day, and is in very good to fair condition. The current drawings show the County right-of-way at 60-feet. Setbacks and easement boundaries should consider the ultimate right-of-way.

According to FEMA, FIRM Panel 3275H the first 2.6 miles of Jayne Avenue west of the County line is located in flood zone A, subject to flooding by the 100-year storm. Any work done within a flood hazard zone should comply with the Fresno County Flood Hazard Ordinance, Section 15.48, as applicable. According to U.S.G.S. Quad Maps, there are no existing natural drainage channels along the proposed route.

A grading permit will be required. A grading plan showing each of the monopole sites will be required. Monopole sites should make use of existing points of access to Jayne Avenue. Any new access points must be reviewed and permitted by Fresno County Department of Public Works and Planning Road Maintenance and Operations Division.

California Department of Transportation: The Applicant will need to obtain an encroachment permit for the Gen-Tie crossing at SR 269.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: It appears the gen-tie construction will take place within private easements outside of the road right-of-way. The Applicant would need to obtain an encroachment permit from this department for those locations where overhead facilities cross the County road right-of-way.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments. The following Agencies or Departments indicated “No Comments” or “No Concerns” in response to this application: Fresno County Department of Public Works and Planning Design Division.

Analysis:

The Traffic Impact Study prepared for the Westlands Solar Park Project considered the impact of construction traffic on Jayne Avenue. It accounted for the construction of the full gen-tie line

(including the portion which was authorized by Kings County) and determined that construction traffic for the entire project would not cause significant impacts to the level of service on Jayne Avenue (or other streets near the project), even at the height of construction.

However, as discussed in Section XVII Transportation of the Initial Study, attached as Exhibit 9 to this staff report, the County of Fresno determined that construction would cause damage to Jayne Avenue due to multiple traffic trips with heavy loads. To comply with the Transportation Section of the General Plan, the project is required to pay its fair share towards repair of damage to the road. With adoption of this Mitigation Measure, it was determined that impacts to County Roads would be less than significant. The Traffic Impact Study determined that no improvements would be necessary to accommodate the traffic generated by this proposal due to the minimal operational increase in traffic and temporary nature of construction traffic.

Based on the above information, and with the adoption of a Mitigation Measure requiring the applicant to pay the fair-share portion of fees to repair damage, Jayne Avenue will be of sufficient width and pavement to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval and Mitigation Measures attached as Exhibit 1.

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	Various	Orchards/Field Crops	AE-20/AE-40	None
South	Various	Orchards/Field Crops	AE-20/AE-40	>70 feet
East*	N/A	N/A	N/A	N/A
West*	N/A	King's County	N/A	N/A

*The project site runs along the northern and southern edges of Jayne Avenue and will not impact parcels to the east and west. Please see the Analysis Section which follows Reviewing Agency/Department Comments.

Reviewing Agency/Department Comments:

Agricultural Commissioner: The number of acres lost to the project are minimal and would not have a significant impact to the overall agricultural production. However, all of the affected parcels are surrounded by agricultural operations. Therefore, the Applicant should acknowledge the Fresno County Right-to-Farm Notice.

Mapping Unit of the Fresno County Department of Public Works and Planning: Prior to site development, all survey monumentation – property corners, centerline monumentations, section corners, county benchmarks, federal benchmarks, and triangulations stations, etc. – within the

subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments. The following Agencies or Department provided “No Comments” or “No Concerns” in response to the project routing: U.S. Fish and Wildlife Service, Fresno County Department of Public Works and Planning Site Plan Review Unit, the Department of Public Works and Planning Water/Natural Resources Division, and State Water Resources Control Board - Department of Drinking Water.

Analysis:

In general, parcels in the area of the proposed gen-tie corridor are planted with orchards or field crops and do not provide significant scenic value. Construction would introduce new structural elements to this area; however, the EIR prepared for this application determined that the baseline visual quality at the site is low, consisting of agricultural lands with little variation or visual interest. Therefore, the introduction of the transmission towers is not considered to be an adverse impact on the visual quality of parcels adjacent to and including the easement corridor.

In areas designated for agricultural uses (such as the subject parcels), approval of a project which would result in pressures to convert agricultural land away from production would be considered an adverse impact. In this case, the amount of land lost to each transmission tower would be approximately 700 sf of permanent crop loss, with additional temporary losses during the construction period. Safety regulations require that transmission towers are kept clear of vegetation; however, the temporary driveways can be reclaimed for farming purposes. The transmission towers were determined to be compatible with the existing Williamson Act Contracts, which restrict uses on almost all of the subject parcels. Only one parcel filed for non-renewal. This parcel will be used as a staging area, and review of this application determined that it did not meet the current minimum parcel size for Williamson Act Contracts. Because the remaining parcels did not file for non-renewal or cancellation, the Contracts will continue to renew year to year, ensuring continued agricultural production.

Where the proposed gen-tie would be constructed within agricultural fields, there is little opportunity for adverse impacts related to noise; however, there are some residences near the corridor which would be considered sensitive receptors to adverse noise impacts. The two sensitive groups are: two dwellings at the Stone Land Ranch Company located on the south side of Nevada Avenue, 1.4 miles west of Avenal Cutoff Road, located approximately 165 feet from the gen-tie corridor; and, a group of eight small dwellings located on the south side of Jayne Avenue, between the California Aqueduct and SR-269, approximately 3.5 miles west of Avenal Cutoff Road, situated approximately 130 feet from the gen-tie corridor. Construction noise has the potential to violate the County's noise ordinance if it were to occur outside of the time periods when construction noise is specifically exempt.

During operation, the gen-tie lines have the potential to emit corona discharge, which can create local noise of varying degree. The EIR prepared for the Westlands Solar Park Master Plan determined that the sound from corona discharge would not be audible at the nearest sensitive receptor.

The project will be required to comply with the Fresno County Noise Ordinance and the amount of time spent adjacent to any given receptor will be limited. For these reasons there will be no permanent adverse impacts on surrounding properties.

Based on the above information, staff believes the proposal would not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval and Mitigation Measures 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:
Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.	Consistent – Gen-tie towers require minimal space for effective operation and their areas shall be cleared of vegetation.
Policy LU-A.14: The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.	Consistent – Conversion of agricultural land was considered as part of the PEIR prepared by Westlands Water District and impacts were determined to be less than significant.
Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. [...]	Consistent – Water supply was considered as part of the PEIR. The majority of water usage will occur during construction and almost no water would be required for continuous operation of the gen-tie corridor.

Reviewing Agency Comments:

None.

Analysis:

The above-noted policies relate to the consistency of the subject Conditional Use Permit with the General Plan; however, several other policies were considered as part of the environmental review of this application. A copy of the Initial Study is attached as Exhibit 9 and more detailed analysis is provided in the Program EIR prepared by Westlands Water District. Additional compliance details relating to specific measures are discussed therein.

In regard to LU-A.13 and -A.14, each transmission tower would require approximately 700 sf of cleared space at its base, which would permanently reduce the amount of farmland on each parcel; however, given the size of the parcels; 700 sf represents less than one percent of available farmland. In addition, the towers are generally proposed at the edges of fields and near the corners of properties in order to further reduce potential conflicts with agricultural operations.

Policy PF-C.17 requires that a water supply evaluation is performed prior to approval of a land use development project. In this case, the water sustainability was considered by the PEIR, which noted that “assuming overall water use would be similar to the [Westlands Solar Park] solar development, or 0.2 acre-feet per acre, the total water demand for the gen-tie project construction would be approximately 30 acre-feet. This would be equivalent to the irrigation requirements of about 12 acres of agricultural land for one year (assuming the average WWD water application rate of 2.5 acre-feet/year per acre).” The 30 acre-foot total is based on the development of two gen-tie applications totaling 23 miles and does not distinguish between Fresno and Kings County for these impacts. The portion of the project considered by this CUP is called the “WSP-South to Gates Gen-Tie Corridor” by the PEIR, consisting of 11.5 miles, from which the Fresno County portion is just 6.3 miles, further reducing the estimated amount of water which would be used.

Based on these factors, the gen-tie project is consistent with the General Plan.

Recommended Conditions of Approval:

See recommended Conditions of Approval and Mitigation Measures attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None .

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 approval of Unclassified Conditional Use Permit No. 3650, subject to the recommended Conditions of Approval and Mitigation Measures.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Supplemental Mitigated Negative Declaration prepared for Initial Study Application No. 7635; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3650, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in 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. 3650; 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.

CMM:ksn

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**Mitigation Monitoring and Reporting Program
Supplemental Initial Study Application No. 7635
Conditional Use Permit No. 3650
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Air Quality	<p>The following dust control measures of SJVAPCD shall be implemented during construction and decommission to reduce construction PM₁₀ and PM_{2.5} to less than 15 tons per year:</p> <ul style="list-style-type: none"> • Effective dust suppression (e.g. watering) for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities. • Effective stabilization of all disturbed areas of a construction site, including storage piles, not used for seven or more days. • Control of fugitive dust from onsite unpaved roads and offsite unpaved access roads. • Removal of accumulations of mud or dirt at the end of the workday or once every 24 hours from public paved roads, shoulders, and access ways adjacent to the site. • Cease outdoor construction activities that disturb soils during periods with high winds. • Record keeping for each day dust control measures are implemented. • Limit traffic speeds on unpaved roads to 15 mph. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Landscape or replant vegetation in disturbed areas as quickly as possible. 	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)/San Joaquin Valley Air Pollution Control District (SJVAPCD)	During all ground-disturbing activities

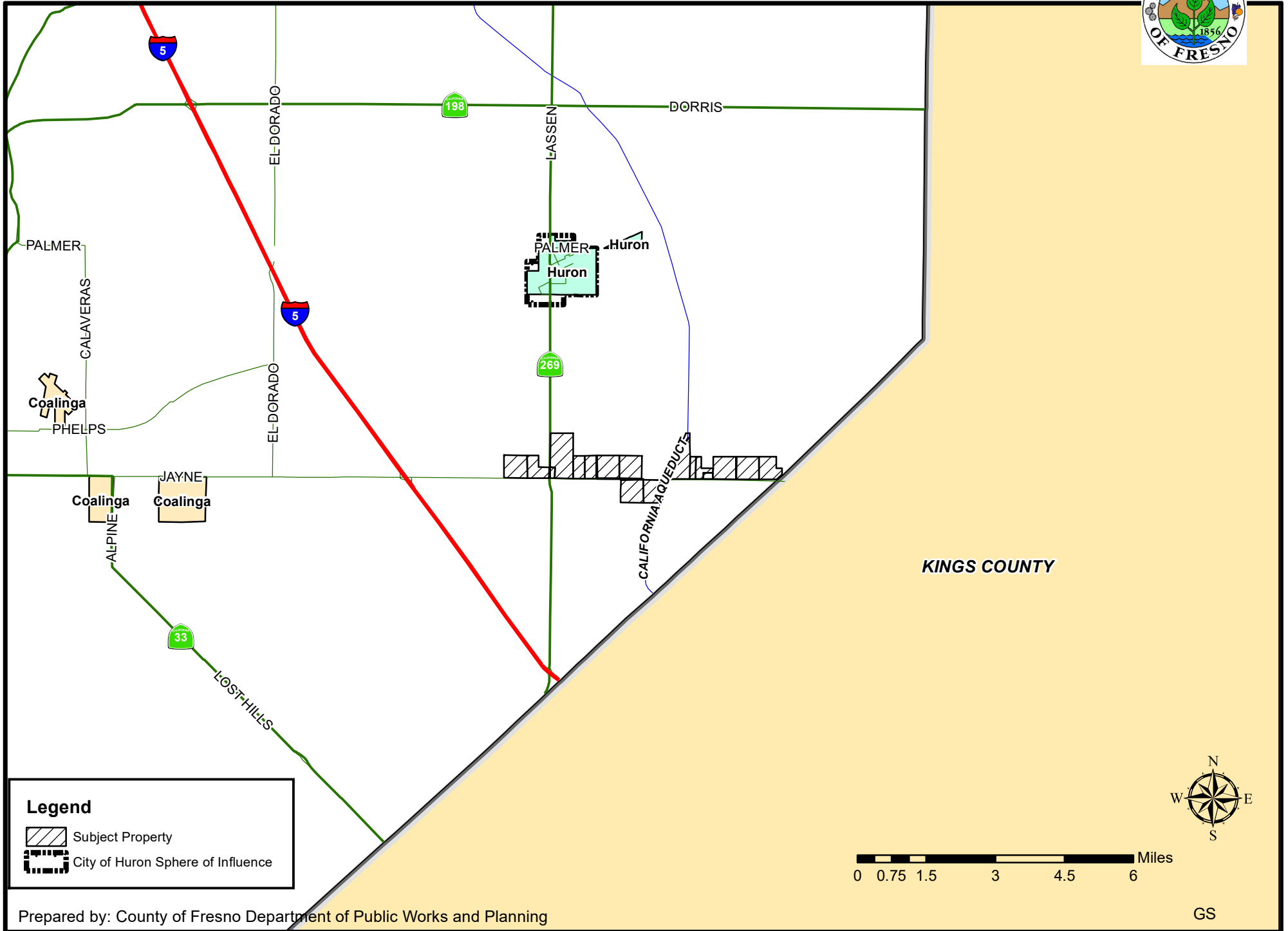
		<ul style="list-style-type: none"> • Prevent the tracking of mud or dirt on public roadways by limiting access to the construction sites. If necessary, use wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Suspend trading activity when winds (instantaneous gusts) exceed 25 mph or dust clouds cannot be prevented from extending beyond the site. 			
2.	Air Quality	<p>The following measures shall be implemented during construction to reduce construction emissions of nitrogen oxides to less than 10 tons per year:</p> <ul style="list-style-type: none"> • Develop a plan to use construction equipment with low nitrogen oxides emissions. This may include the use of equipment that meets US EPA Tier 3 standards (and equipment that meets Tier 4 standards, if available). • Set idling time limit of 5 minutes or less for construction equipment. • Evaluate the feasibility of a work shuttle or carpool program to reduce emissions from worker travel. • Evaluate the feasibility of methods to reduce truck travel for delivery of equipment by reducing the number of necessary truck trips. • For any solar project for which the project-specific air quality analysis shows that the above mitigations will not be sufficient to reduce a project's construction emissions of NO_x below 10 tons per year, the project Proponent shall execute a Voluntary Emissions Reduction Agreement (VERA) with SJVAPCD, which provides for further reduction of construction NO_x to reduce the project's NO_x emissions to less than 10 tons per year. 	Applicant	Applicant/PW&P/ SJVAPCD	During all ground-disturbing activities
3.	Transportation	<p>Prior to the issuance of building permits, the applicant shall implement its fair share of agree-upon roadway improvements or contribute its fair-share of funding to undertake such improvements. The cost of impacts for the gen-tie line is \$179,454.00. Of that amount, approximately 47% of the impacts occur during construction of the Fresno County side of the gen-tie and require payment of impact fees in the amount of \$81,099.00.</p>	Applicant	Applicant/PW&P	Prior to the issuance of building permits

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.	All Mitigation Measures identified as necessary by the Program EIR approved by Westlands Water District on January 18, 2018 (SCH #2013031043) to reduce impacts from the gen-tie portion of the project shall be implemented.
3.	The transmission towers shall be sited such that existing trees provide adequate screening. Narrow profile poles shall be used to further reduce visual impacts from the addition of new industrial features.
4.	All lighting, including temporary installations, shall be hooded and pointed away from adjacent properties and the road right-of-way.
5.	Prior to occupancy, the project proponent shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniences and discomfort associated with normal farm activities in the surrounding of the proposed development.



*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
Conditions of Approval reference recommended Conditions for the project.

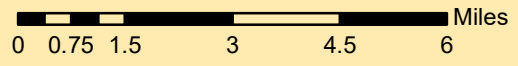
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Unclassified Conditional Use Permit (CUP) No. 3650 shall become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits, and inspections are required for the proposed improvements. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	All survey monumentation – property corners, section corners, County benchmarks, Federal benchmarks, and triangulation stations, etc. – within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.
4.	An encroachment easement from California Department of Transportation (Caltrans) will be required for the Gen-tie crossing at State Route 269.
5.	Encroachment permits from the Fresno County Department of Public Works and Planning Road Maintenance and Operations Division will be required where overhead facilities cross the County right-of-way.
6.	Setbacks and easements should consider the ultimate right-of-way along Jayne Avenue of 60 feet.

LOCATION MAP



Legend

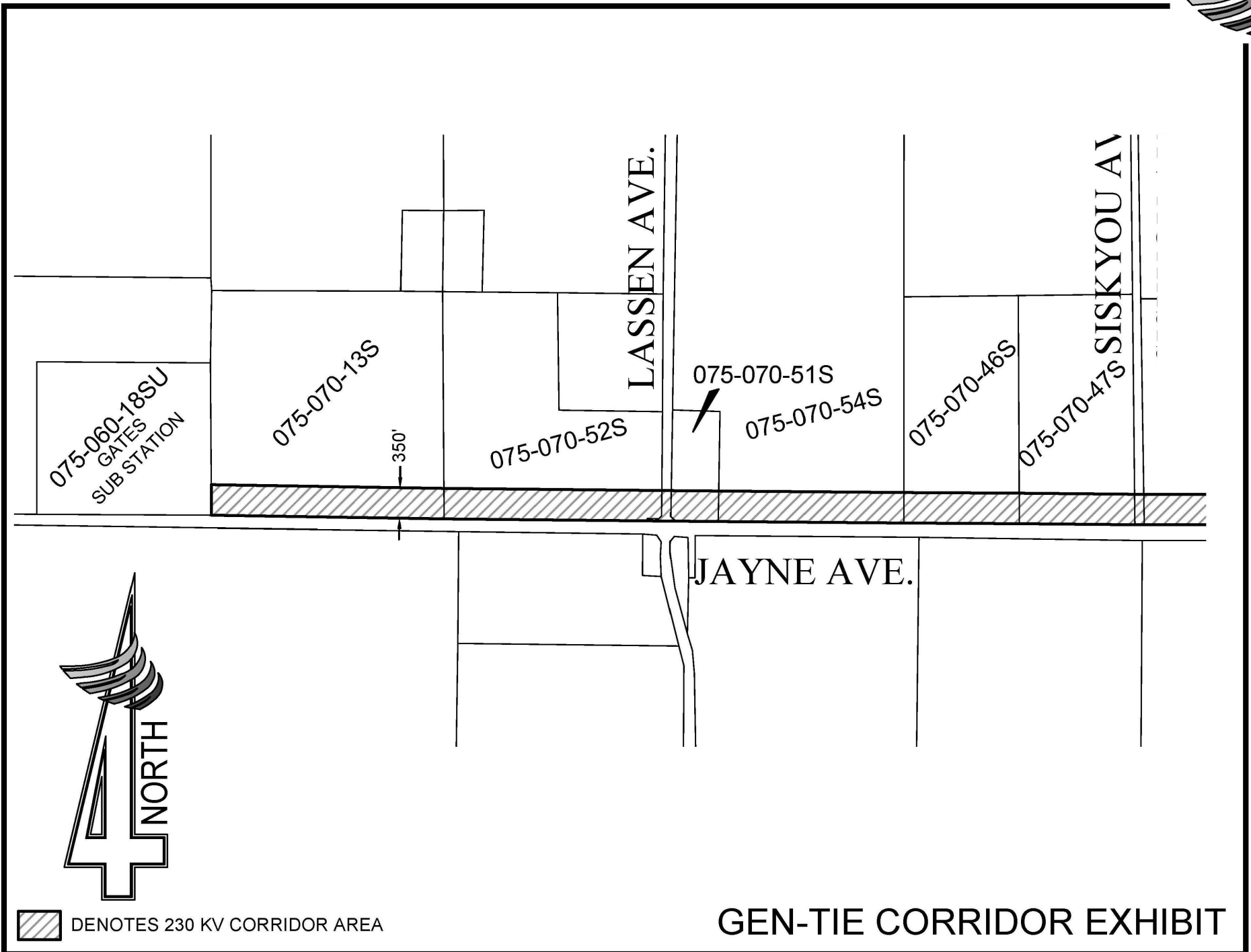
-  Subject Property
-  City of Huron Sphere of Influence



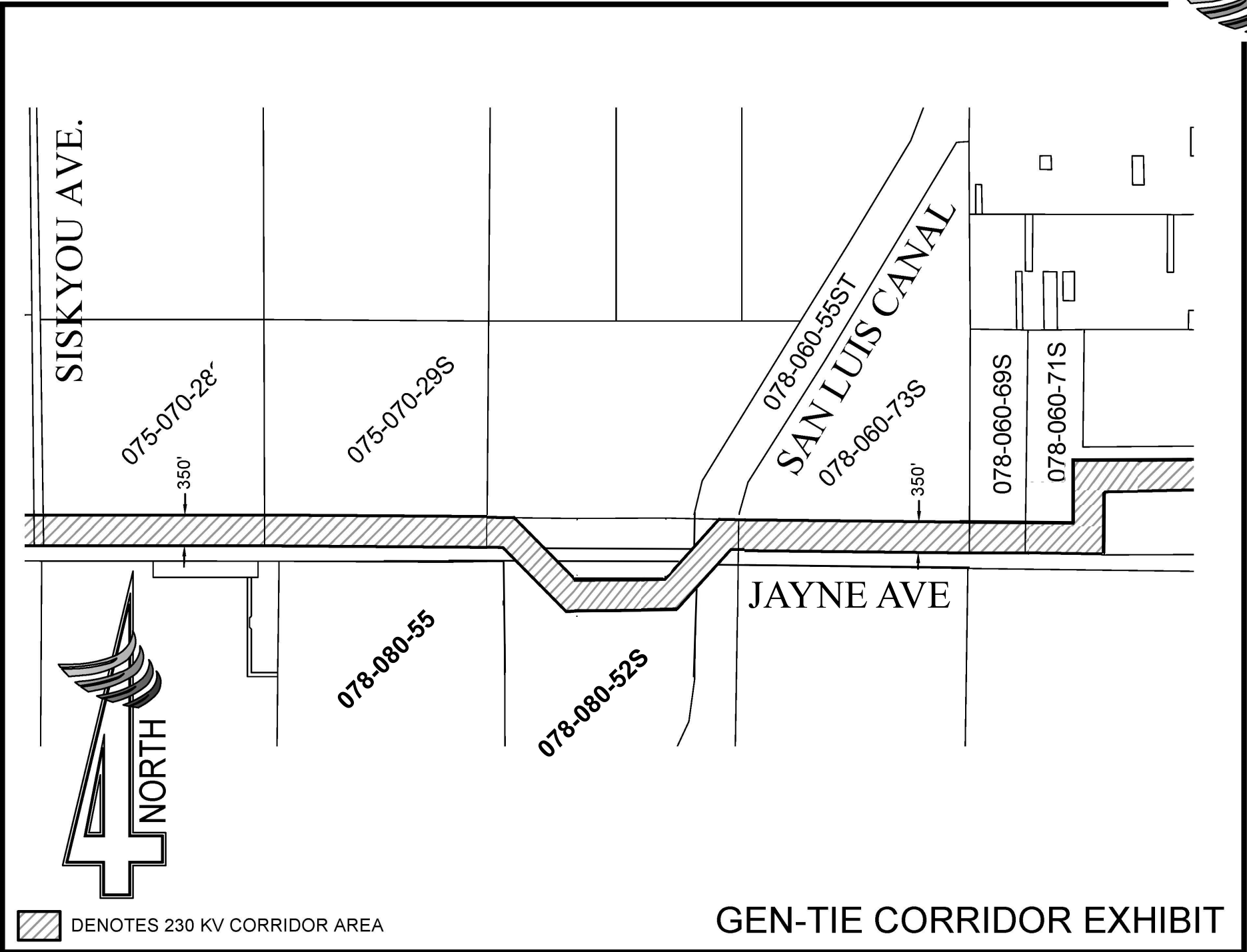
**Jayne Avenue Gen-Tie Easement – Property
Ownership**

Assessor's Parcel No. (from west to east, see maps on following pages)	Owner	Agricultural Preserve No.
075-070-13S	Saje Farming Co., LP	356
075-070-52S	Doris R. Andrews	2306
075-070-51S	Brandy and Travis Grigg	2267
075-070-54S	Christopher Woolf	2267
075-070-46S	Sageberry I, LLC	2267
075-070-47S	Sageberry I, LLC	2267
075-070-28	Sageberry I, LLC	668
075-070-29	Sageberry I, LLC	668
078-080-55	Sageberry V, LLC	7769
078-080-52S	Alex Kochergen Sr.	668
078-060-55ST	USA	NA
078-060-73S	F&F West	2264
078-060-69S	B.E. Giovannetti & Sons	3253
078-060-70S	B.E. Giovannetti & Sons	None
078-060-71S	B.E. Giovannetti & Sons	2704
078-060-68	Harold and Florence Wall	2703
078-060-77S	Melanie Aldridge Trust	2222
078-060-83S	Melanie Aldridge Trust	2222

EXHIBIT 3

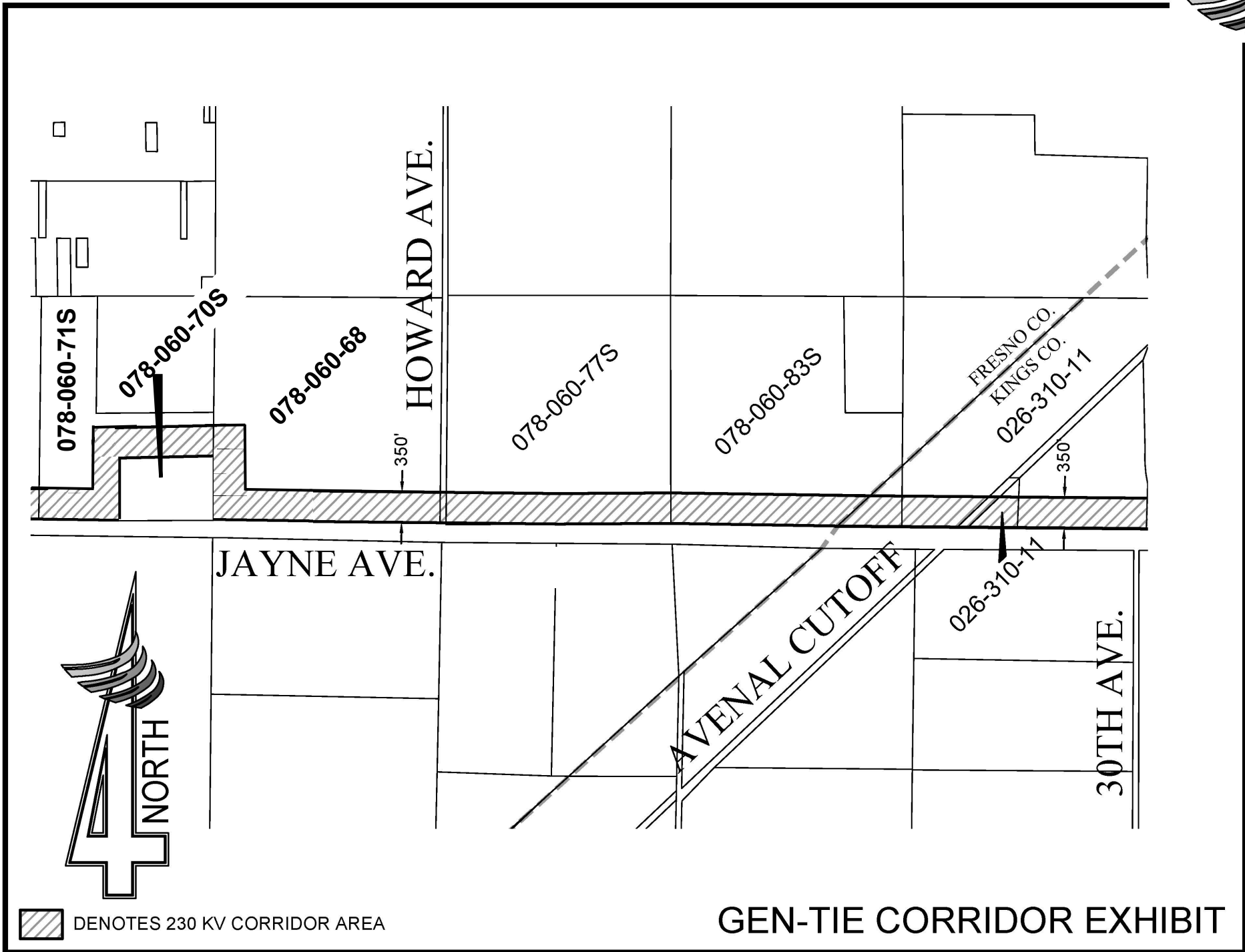


GEN-TIE CORRIDOR EXHIBIT



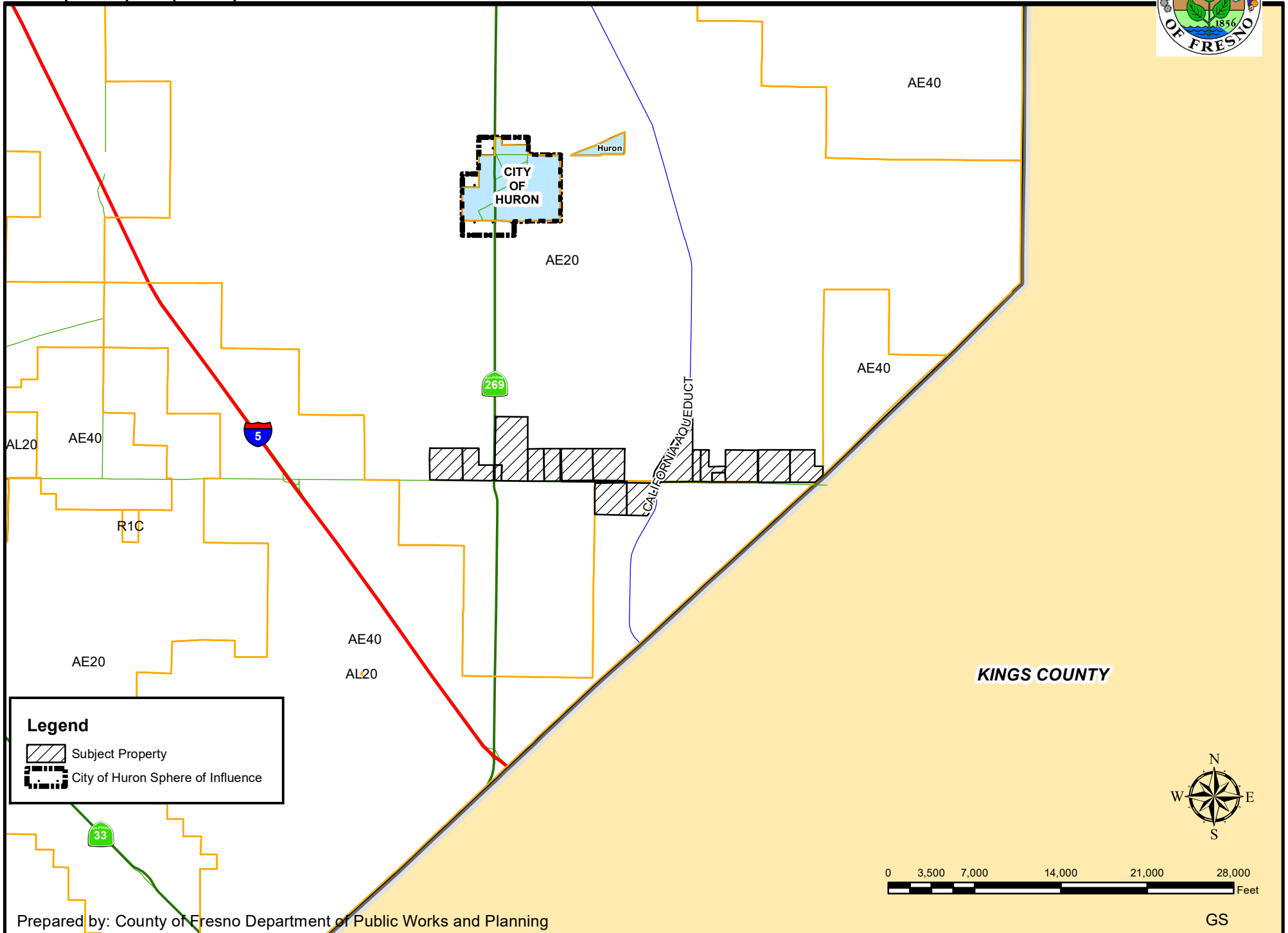
 DENOTES 230 KV CORRIDOR AREA

GEN-TIE CORRIDOR EXHIBIT



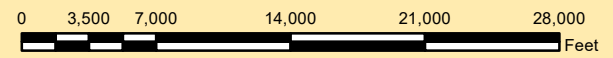
GEN-TIE CORRIDOR EXHIBIT

EXISTING ZONING MAP

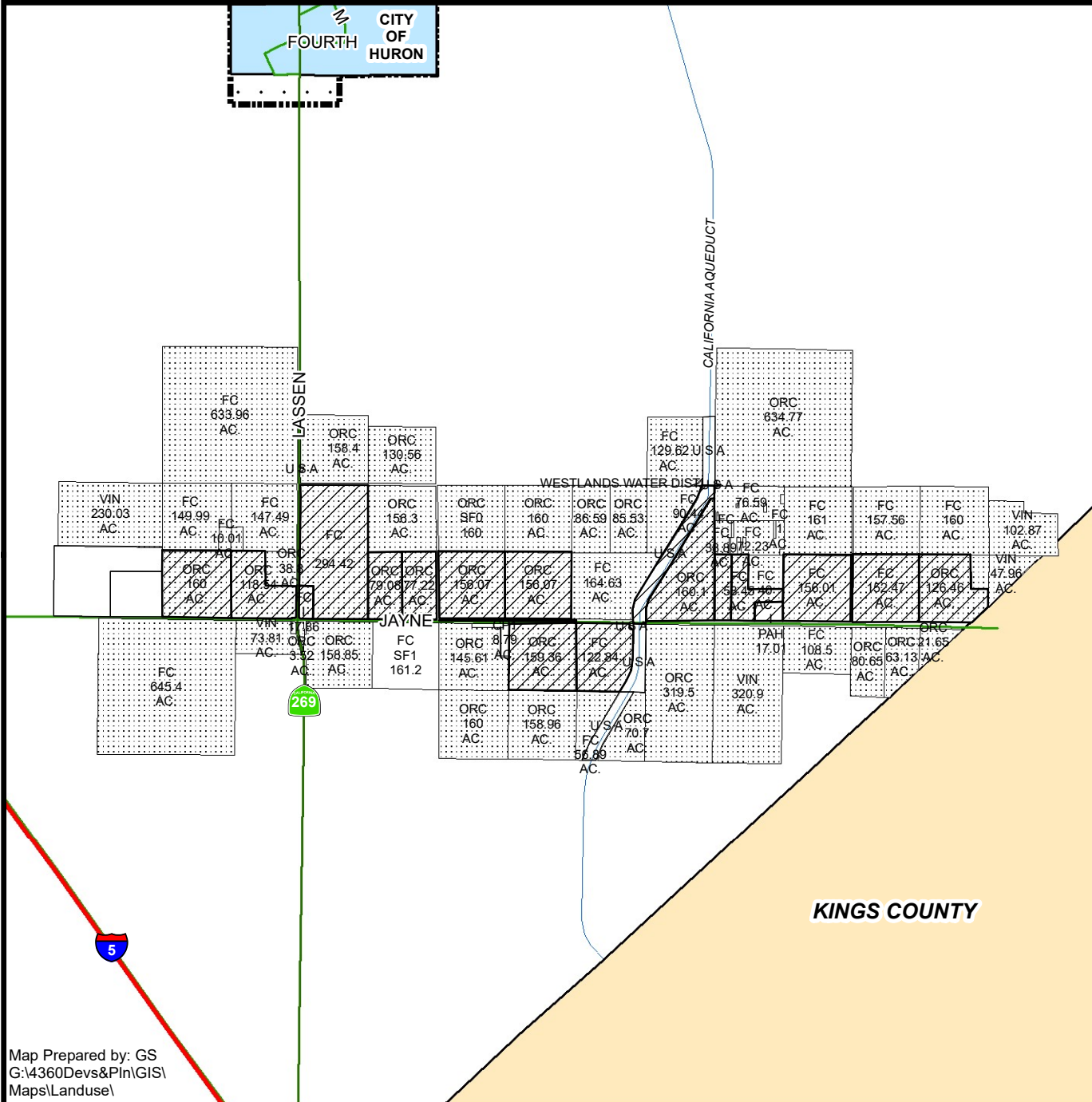


Legend

- Subject Property
- City of Huron Sphere of Influence



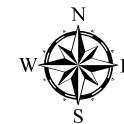
EXISTING LAND USE MAP



LEGEND	
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
PAH	- PACKING HOUSE
SF#	- SINGLE FAMILY RESIDENC
V	- VACANT
VIN	- VINEYARD

Legend

-  Subject Property
-  Ag Contract Land
-  City of Huron Sphere of Influence



0 1,500 3,000 6,000 9,000 12,000 Feet

Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
G:\4360Devs&PIn\GIS\
Maps\Landuse\

04/19/2019 08:51 AM C:\Users\jgarcia\OneDrive\Documents\Projects\2019\04\19\2019\08\51\AM\CUP\EXHIBIT 6.dwg
 04/19/2019 08:51 AM C:\Users\jgarcia\OneDrive\Documents\Projects\2019\04\19\2019\08\51\AM\CUP\EXHIBIT 6.dwg
 04/19/2019 08:51 AM C:\Users\jgarcia\OneDrive\Documents\Projects\2019\04\19\2019\08\51\AM\CUP\EXHIBIT 6.dwg

- LEGEND:**
- PROPOSED WSP 230KV GEN-TIE LINE CIRCUIT A
 - - - PROPOSED WSP 230KV GEN-TIE LINE CIRCUIT B
 - OPGW
 - - - ADSS
 - - - RIGHT OF WAY BOUNDARY
 - - - APPROXIMATE BOUNDARY LINE FOR EXISTING PARCELS
 - 12 - EXISTING 12KV OVERHEAD DISTRIBUTION
 - 70 - EXISTING 70KV OVERHEAD TRANSMISSION
 - 230KV OVERHEAD TRANSMISSION
 - 500KV OVERHEAD TRANSMISSION
 - W - EXISTING UNDERGROUND PIPE LINE

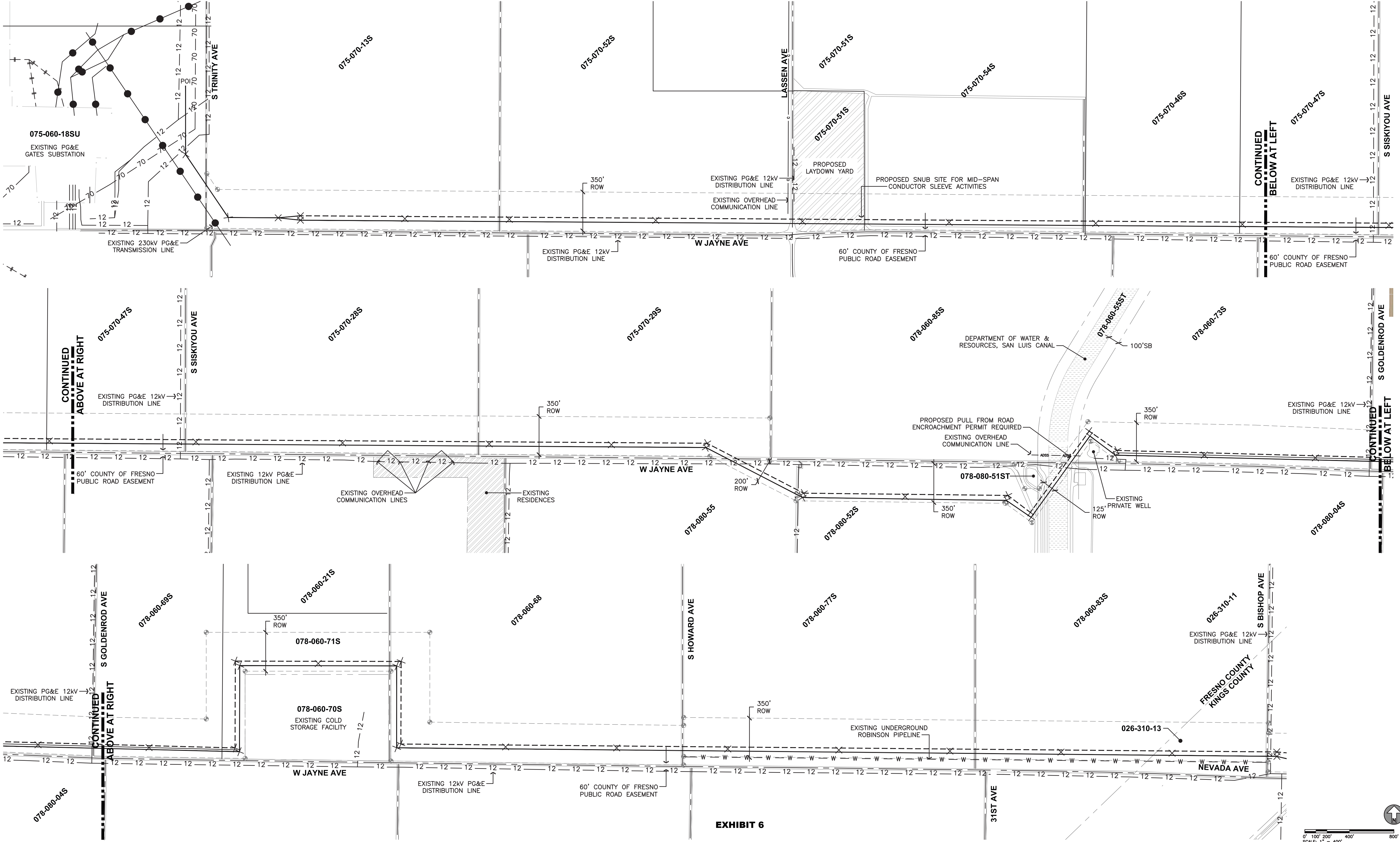
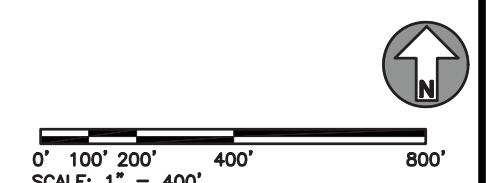
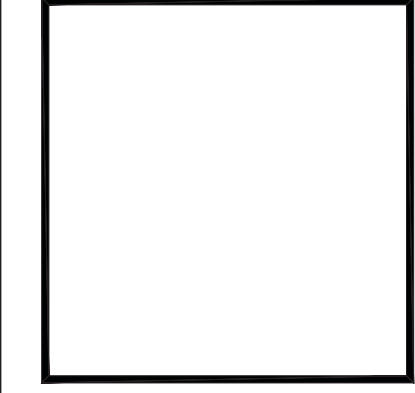
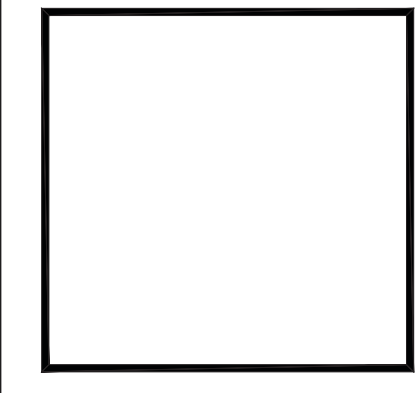


EXHIBIT 6



REVISIONS	DATE	BY	DESCRIPTION
	04.19.19		ISSUED FOR CUP-03
	03.12.19		ISSUED FOR CUP-02
	10.19.17		ISSUED FOR CUP-01



APPROVED BY: _____
 DATE: _____

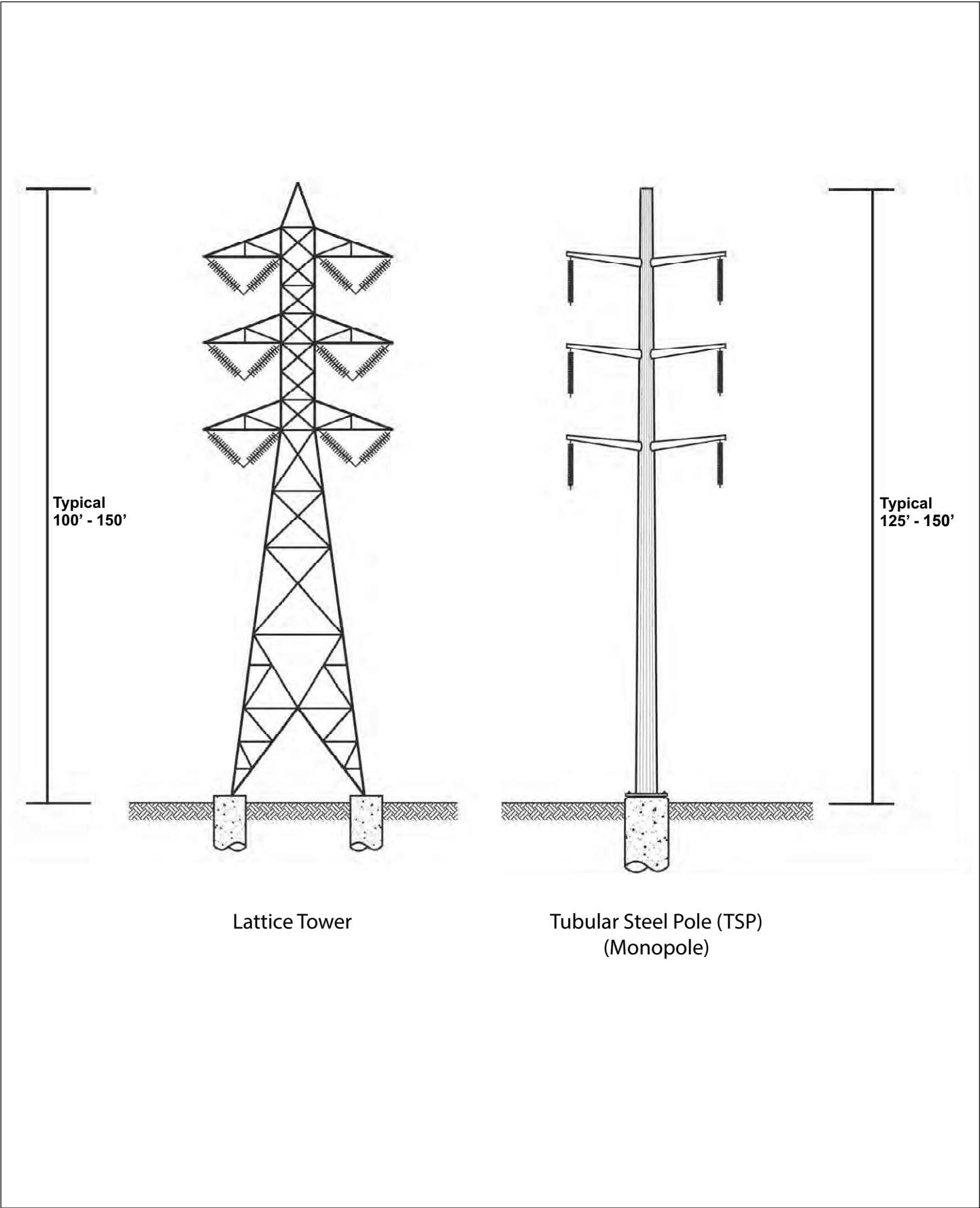
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY CUPERTINO ELECTRIC IN ACCORDANCE WITH THE ETHICS OF THE PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA.

CUPERTINO ELECTRIC
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 SAN JOSE, CA 95112
 (408)988-8000
 C-19 LIC.# 174637

PREPARED BY: _____
 DRW BY: NIKO BETTENCOURT | CHK BY: DAN BORESCH

IMPROVEMENT PLANS FOR:
WESTLANDS TRANSMISSION, LLC
 TRANSMISSION LINE NAME:
WESTLANDS-GATES
 230KV GEN-TIE LINE

PLOT DATE:	04.19.2019
JOB NO.:	17-5305
FILE NAME:	FRESNO COUNTY CUP EXHIBIT
SHEET NO.:	A



Typical 230-kV Transmission Towers

Figure PD-8

Operational Statement

Westlands Solar Park Gen-Tie Line – Fresno County Segment

December 17, 2018 (Revised April 24, 2019 and September 23, 2019)

1. **Nature of the operation:** The project is a 230-kV generation-transmission tie line (gen-tie line) that is planned to run within a 100- to 350-foot wide easement along the north side of Jayne Avenue between the Kings County line to the east and PG&E's Gates Substation (west of Trinity Avenue) to the west. The total length of the gen-tie line within Fresno County is 6.3 miles. The purpose of the gen-tie line is to transmit solar-generated electric power from several solar PV generating facilities planned within the Westlands Solar Park, which lies entirely within Kings County. The gen-tie right-of-way will consist of easements acquired from private landowners along the north and south sides of Jayne Avenue.

The gen-tie line will be entirely composed of electrical conductors strung over tubular steel monopoles. The monopoles will range in height from 110 to 175 feet, and the spans between monopoles will range from approximately 600 feet to 1,320 feet. The spacing of monopoles has been planned to avoid placement of poles within cultivated fields. Instead, the monopoles are planned to be located at section lines and half section lines marking the edges of cultivated fields, to the extent feasible. Within Fresno County, a total of 44 monopoles are planned between the Kings County line and the Gates Substation property line at Trinity Avenue. Within Gates Substation, a 230-kV service line for interconnection to the State grid will be installed by PG&E under the jurisdiction of the California Public Utilities Commission (CPUC). The service line will be approximately 1,400 feet long and will include up to 3 tubular steel monopoles or steel lattice towers up to 170 feet tall. Although Fresno County does not have permit jurisdiction over the PG&E service line, PG&E has requested that the environmental review for the gen-tie project include review of the service line extending into the PG&E Gates Substation property. In summary, the Fresno County portion of the Gen-Tie Line includes a total of 47 towers, including 3 towers for the PG&E Service Line connecting the Gen-Tie Line to the Gates Substation.

The gen-tie line is planned to extend east into Kings County, along the north and south sides of Nevada Avenue, for a distance of 6.2 miles to the Westlands Solar Park. The entire gen-tie line (both the Fresno County and Kings County segments) received programmatic CEQA review in the "Westlands Solar Park Master Plan and Gen-Tie Corridors Plan Program EIR" which was certified by the Westlands Water District Board of Directors on January 16, 2018. It is now timely for the planned Fresno County portion of the gen-tie line to receive project-level approval and CEQA clearance under a tiered review process, as provided under CEQA Guidelines Section 15152. Because the gen-tie line will be privately held and not under the ownership of a Publicly Owned Utility (e.g., PG&E), the CPUC does not have approval jurisdiction regarding the gen-tie project. Therefore, Fresno County is the approving agency for the gen-tie project.

2. **Operational time limits:** The gen-tie line will operated 24 hours per day, 365 days per year.
3. **Number of customers or visitors:** The electrical generation will be delivered to electricity customers on the State electrical grid. No customers or visitors will come to the gen-tie right-of-way.
4. **Number of employees:** The gen-tie line will have no permanent employees. Maintenance staff will periodically perform inspections of the gen-tie line and make repairs as needed.

EXHIBIT 8

5. **Service and delivery vehicles:** The gen-tie line will occasionally be visited by maintenance employees who will operate service vehicles. Over a span of many years, delivery trucks may occasionally come to the gen-tie right-of-way to deliver replacement parts.
6. **Access to the site:** Maintenance access to the gen-tie right-of-way will be readily available directly from Jayne Avenue which runs adjacent the gen-tie line.
7. **Number of parking spaces for employees, customers, and service/delivery vehicles:** The gen-tie line will include no parking spaces.
8. **Are any goods to be sold on-site?** No goods will be sold from the gen-tie right-of-way.
9. **What equipment is used?** The gen-tie line will consist of electrical conductors strung over tubular steel monopoles. No other equipment will be used.
10. **What supplies or materials are used and how are they stored?** The operation of the gen-tie line will not include storage of supplies or materials. On the rare occasions when equipment needs to be repaired or replaced, the required materials would be delivered from a central utility yard located elsewhere in the region.
11. **Does the use cause and unsightly appearance?** The gen-tie project has been planned and designed to minimize visual effects. This is accomplished by the use of narrow profile monopoles instead of lattice towers that are typical of the area. (However, within PG&E's service line that will extend into the PG&E Gates Substation property, the 3 planned towers may consist of steel lattice towers. Given the numerous existing steel lattice towers that are present on the Gates Substation property, the visual effect of the additional steel lattice towers would be negligible in this context.) Also, the wide spacing between monopoles reduces the overall number of monopoles installed.
12. **List any solid or liquid wastes to be produced:** No solid or liquid wastes will be produced by the operation of the gen-tie line.
13. **Estimated volume of water to be used (gallons per day):** No water will be utilized in the operation of the gen-tie line.
14. **Describe any proposed advertising including size, appearance, and placement:** The gen-tie line will include no advertising.
15. **Will existing buildings be used or will new buildings be constructed?** No new or existing buildings will be utilized in the operation of the gen-tie line.
16. **Explain which buildings or what portions of buildings will be used in the operation:** Not applicable.
17. **Will any outdoor lighting or an outdoor sound amplification system be used?** The operation of the gen-tie line will not include any outdoor lighting or sound amplification systems.
18. **Landscaping or fencing proposed?** The gen-tie line will not include any landscaping or fencing.
19. **Any other information that will provide a clear understanding of the project or operation:** The gen-tie corridor has been subject to biological and cultural resources ground surveys, with no impacts to sensitive resources identified.

20. Identify all Owners, Officers and/or Board Members for each application submitted:

Gen-tie owner – Westlands Transmission, LLC

Officers – Jennifer Gandin, Vice President of Westlands MM Investor, LLC, The Managing Member of Westlands Solar Park Holdings, LLC, the owner of Westlands Transmission, LLC



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Westlands Transmission, LLC
- APPLICATION NOS.:** Initial Study Application No. 7635 and Unclassified Conditional Use Permit Application No. 3650
- DESCRIPTION:** Allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This gen-tie line would allow various Solar Facilities located in the Westlands Solar Park Master Plan and subject to approval of discretionary use permits by Kings County, to connect to the Gates Substation in Fresno County. The portion of the project under review by Fresno County is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the AE (Exclusive Agricultural) Zone District. Three additional power poles may be installed within the Gates Substation. A separate application must be approved by Kings County for the portion of the Gen-tie which will connect to the Westland Solar Project.
- LOCATION:** The proposed gen-tie line will run generally parallel to and north of W. Jayne Avenue (which becomes Nevada Avenue at the Kings County line) on 18 parcels: APNs 075-070-13S, -52S, -51S, -54S, -46S, -47S, -28, -29, 075-080-55, -52S, 078-060-55ST, -69S, -73S, -70S, -71S, -68, -77S, and -83S from the boundary of Kings County to the Gates Substation, a distance of approximately 6.2 miles. (Sup. Dist. 4).

This project represents a small portion of the Westlands Solar Park (WSP) Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the WSP Master Plan on January 6, 2018. The PEIR considered the broad impacts of the entire Westlands Solar Park project and therefore, this Initial Study needs only to consider issues specific to this project. Pursuant to Section 15168(c), later activities must be examined in the light of the PEIR

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
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to determine whether an additional environmental document must be prepared. If a later activity would have effects not examined in the PEIR, a new Initial Study would need to be prepared. Section 15168(c)(1) indicates that a later activity should be subject to the thresholds identified in Section 15162 to determine if additional environmental review is necessary. If such review is necessary, then this Initial Study may tier from the PEIR as provided in Section 15152.

Section 15162 indicates that no additional environmental documents shall be prepared for a project unless it meets one of the following thresholds: substantial changes are proposed to the project which will result in new significant environmental effects; substantial changes occur with respect to the circumstances under which the project is taken which result in new significant impacts, or an increase in the severity of identified impacts; or new information of substantial importance, which was not known and could not have been known at the time the PEIR was certified show that the project will have new significant impacts, previously identified impacts will become more severe, mitigation or alternatives previously determined to be infeasible become feasible, or mitigation measures and alternatives which are considerably different than those analyzed in the PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the measure or alternative. In this case, the County of Fresno identified that the increase in the number of towers increased the contribution of the Gen-Tie construction to nitrogen oxide and particulate matter emissions, resulting in a potentially significant impact which required the adoption of mitigation measures (see Section III). In addition, new impacts related to compliance with plans and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities were identified and mitigation was required to reduce impacts to less than significant (see Section XVII).

Based on the scope of this application, the second gen-tie line considered by the PEIR (the "WSP-North to Gates Gen-tie") will not be constructed. Discussion in this Initial Study considers the impacts of the entire gen-tie line.

The Westlands Solar Park Master Plan EIR can be viewed at the Westlands Water District Main Office (3130 N. Fresno Street, Fresno, CA) or at the Field Office (23050 W. Mt. Whitney Avenue, Five Points, CA). A copy is also available at the County of Fresno, Department of Public Works and Planning (2220 Tulare Street, Suite A, Fresno, CA).

The following analysis reflects only those items where new impacts have been identified. For all other topics, this analysis defers to the analysis provided in the Program EIR (SCH No. 2013031043) for the Westlands Solar Park Master Plan Project.

I. AESTHETICS

No changes to the analysis presented in the PEIR.

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?

No changes to the analysis presented in the PEIR..

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The PEIR for the Westlands Solar Park Project did not discuss impacts from the parcel identified as APN 075-070-51S which was required to be removed from the Williamson Act Contract due to non-compliance with the requirements of the Contract (maintain 20 acres on Prime Farmland). A notice of non-renewal was filed on October 10, 2019. The filing of the non-renewal removes the conflict with the existing Williamson Act Contract.

This impact is considered to be less than significant, but is identified herein for informational purposes and to provide the most correct analysis of this threshold.

- 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?

No changes to the analysis presented in the PEIR.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The PEIR determined that impacts from the construction of the Gen-tie portion of the project (which considered the entire length of the transmission line, including the Kings County portion) would be less than significant because the project's emissions were calculated to be less than the thresholds of significance. The County considers impacts from the entire gen-tie line, pursuant to PRC Section 21159.26, which prohibits the division of a project into smaller portions in order to qualify for exemptions or meet other significance thresholds.

After approval of the PEIR, the number of proposed towers to be located in Fresno was increased from 40 to 44, then further increased at the request of PG&E to consider the installation of three towers onsite at Gates Substation as part of this review. Neither County has jurisdictional authority over these three towers; however, they are considered part of the complete 'project'. The revised Air Quality Analysis (Illingworth & Rodkin, Inc., revised September 23, 2019) considered the installation of all 47 towers in Fresno County and the 57 towers in Kings County.

Unmitigated impacts from the construction of the Gen-tie line exceed the threshold for emissions of Nitrogen Oxides (NO_x) and Particulate Matter sized 10 microns or less (PM₁₀) set by the San Joaquin Valley Air Pollution Control District and could contribute cumulatively to an exceedance of those thresholds when considered as part of the overall Westlands Solar Park Project and other nearby facilities.

With the adoption of the following mitigation measures, which were proposed for the Solar Facilities portion of the Westlands Solar Park PEIR as MM AQ-1 and AQ-2, impacts from this project will be reduced to less than significant and will not significantly contribute to a cumulative impact from other nearby projects.

* **Mitigation Measures**

1. *The following dust control measures of SJVAPCD shall be implemented during construction and decommission to reduce construction PM₁₀ and PM_{2.5} to less than 15 tons per year:*
 - *Effective dust suppression (e.g. watering) for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities.*
 - *Effective stabilization of all disturbed areas of a construction site, including storage piles, not used for seven or more days.*
 - *Control of fugitive dust from onsite unpaved roads and offsite unpaved access roads.*

- *Removal of accumulations of mud or dirt at the end of the workday or once every 24 hours from public paved roads, shoulders, and access ways adjacent to the site.*
 - *Cease outdoor construction activities that disturb soils during periods with high winds.*
 - *Record-keeping for each day dust control measures are implemented.*
 - *Limit traffic speeds on unpaved roads to 15 mph.*
 - *Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*
 - *Landscape or replant vegetation in disturbed areas as quickly as possible.*
 - *Prevent the tracking of mud or dirt on public roadways by limiting access to the construction sites. If necessary, use wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.*
 - *Suspend trading activity when winds (instantaneous gusts) exceed 25 mph or dust clouds cannot be prevented from extending beyond the site.*
2. *The following measures shall be implemented during construction to reduce construction emissions of nitrogen oxides to less than 10 tons per year:*
- *Develop a plan to use construction equipment with low nitrogen oxides emissions. This may include the use of equipment that meets US EPA Tier 3 standards (and equipment that meets Tier 4 standards, if available).*
 - *Set idling time limit of 5 minutes or less for construction equipment.*
 - *Evaluate the feasibility of a work shuttle or carpool program to reduce emissions from worker travel.*
 - *Evaluate the feasibility of methods to reduce truck travel for delivery of equipment by reducing the number of necessary truck trips.*
 - *Any solar project for which the project-specific air quality analysis shows that the above mitigations will not be sufficient to reduce a project's construction emissions of NO_x below 10 tons per year, the project Proponent shall execute a Voluntary Emissions Reduction Agreement (VERA) with SJVAPCD, which provides for further reduction of construction NO_x to reduce the project's NO_x emissions to less than 10 tons per year.*

- 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?

No changes to the analysis presented in the PEIR.

IV. BIOLOGICAL RESOURCES

No changes to the analysis presented in the PEIR.

V. CULTURAL RESOURCES

No changes to the analysis presented in the PEIR.

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

Energy Impacts were considered in the PEIR as part of Chapter 6 “Other CEQA Considerations.” No new impacts to energy were identified when compared to the thresholds identified above (CEQA Guidelines Appendix G); the project is determined to have a beneficial impact on energy usage by removing the need to transport coal and other carbon-based generation of electricity to favor solar generation in compliance with AB 32 – The California Global Warming Solutions Act.

VII. GEOLOGY AND SOILS

No changes to the analysis presented in the PEIR.

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 has the potential to generate Greenhouse Gas emissions in levels that would exceed the threshold set by the San Joaquin Valley Air Pollution Control District. Emissions are measured in Metric Tons of Equivalent Carbon Dioxide (MTCO_{2e}). Because the gen-tie will be used by multiple projects to connect to Gates Substation, decommissioning is not anticipated and operational impacts are expected to be negligible. The revised analysis determined that construction of the Gen-Tie would produce 2,250 MTCO_{2e}, which is less than the threshold of 7,000 MTCO_{2e}. There is no change in the impacts to this area; however, this information is being provided as clarification to the existing analysis.

IX. HAZARDS AND HAZARDOUS MATERIALS

No changes to the analysis presented in the PEIR.

X. HYDROLOGY AND WATER QUALITY

No changes to the analysis presented in the PEIR.

XI. LAND USE AND PLANNING

No changes to the analysis presented in the PEIR.

XII. MINERAL RESOURCES

No changes to the analysis presented in the PEIR.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The path of the Gen-tie has been revised since publication of the PEIR and the new position increases the anticipated maximum noise from 78 dBA to 81 dBA. This does not present a new violation of the Fresno County Noise Ordinance, as construction noise is exempt when it occurs after 6:00 A.M. and before 9:00 P.M. on weekdays, and after 7:00 A.M. and before 5:00 P.M. Saturday or Sunday. No new impacts were identified and this information is being provided as clarification to the existing analysis.

- 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; or

No changes to the analysis presented in the PEIR.

XIV. POPULATION AND HOUSING

No changes to the analysis presented in the PEIR.

XV. PUBLIC SERVICES

No changes to the analysis presented in the PEIR.

XVI. RECREATION

No changes to the analysis presented in the PEIR.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

In addition to the Fresno County General Plan Policy identified in the PEIR (TR-A.2), the following policies relate to the project:

TR-A.5: The County shall require dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development, and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees.

TR-A.7: The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.

TR-A.8: The County shall ensure that land development that affects roadway use or operation or requires roadway access to plan, dedicate, and construct required improvements consistent with the criteria in the Circulation Diagram and Standards section of [the Transportation and Circulation] element.

The Aquamarine Solar, Chestnut Solar, and Solar Blue projects, which are each a small portion of the overall Westlands Solar Park project (Kings County), each incorporated a

mitigation measure into their approval, addressing the impact of damage to County Roads. Construction of the gen-tie line will similarly have adverse impacts to the quality of Jayne Avenue, which must be addressed through repair and/or the funding of a fair share portion towards repairs and/or expansion as necessary. In this case, impacts were estimated as part of the review for the Aquamarine Solar, Chestnut Solar, and Solar Blue Projects and therefore, specific costs have been identified as mitigation for this project:

* **Mitigation Measure**

1. *Prior to the issuance of building permits, the applicant shall implement its fair share of agree-upon roadway improvements or contribute its fair-share of funding to undertake such improvements. The cost of impacts for the gen-tie line is \$179,454.00. Of that amount, approximately 47% of the impacts occur on the Fresno County side of the gen-tie and require payment of impact fees in the amount of \$81,099.00.*

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

No changes to the analysis presented in the PEIR.

XVIII. TRIBAL CULTURAL RESOURCES

No changes to the analysis presented in the PEIR.

XIX. UTILITIES AND SERVICE SYSTEMS

No changes to the analysis presented in the PEIR.

XX. WILDFIRE

No changes to the analysis presented in the PEIR.

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?

No changes to the analysis presented in the PEIR.

- 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 WITH MITIGATION INCORPORATED:

As discussed above, the construction of the gen-tie lines would exceed Air District significance thresholds without the adoption of mitigation. Adoption of the Mitigation Measures identified in Section III are required to reduce the project-specific and cumulative impacts to less than significant.

* **Mitigation Measure**

See Section III.

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

No changes to the analysis presented in the PEIR.

CONCLUSION/SUMMARY

Based upon the Program Environmental Impact Report prepared for the Westlands Solar Park Master Plan, staff has concluded that new impacts related to Agricultural and Forestry Resources, Air Quality, Transportation, and Cumulative Impacts would be significant without the adoption of additional mitigation measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and “M” Street, Fresno, California. A copy of the Program Environmental Impact Report may be requested at the same address, at the Westlands Water District Main Office (3130 N. Fresno Street, Fresno, CA) or at the Field Office (23050 W. Mt. Whitney Avenue, Five Points, CA).

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County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Supplemental Initial Study Application No. 7635 and Unclassified Conditional Use Permit No. 3650

2. Lead agency name and address:

Fresno County
2220 Tulare Street, 6th Floor
Fresno, CA 93721

3. Contact person and phone number:

Chrissy Monfette
(559) 600-4245

4. Project location:

The project is located along the north and south sides of Jayne Avenue, from the Gates Substation east for 6.2 miles into Kings County, where it will connect with projects approved as part of the Westlands Solar Park. APNs: 075-070-13S, 075-070-52S, 075-070-51S, 075-070-54S, 075-070-46S, 075-070-47S, 075-070-28, 075-070-29, 078-080-55, 078-080-52S, 075-060-55ST, 078-060-73S, 078-060-69S, 078-060-70S, 078-060-71S, 078-060-68, 078-060-77S, and 078-060-83S.

5. Project sponsor's name and address:

Westlands Transmission, LLC
4700 Wilshire Blvd
Los Angeles, CA 90010

6. General Plan designation:

All parcels are designated as Agriculture by the Coalinga Regional Plan.

7. Zoning:

Parcels are zoned for Exclusive Agricultural Uses with 20- or 40-acre minimum parcel size (AE-20 and AE-40)

8. Description of project:

This project represents a portion of the project described by the Westlands Solar Park Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the Westlands Solar Park Master Plan on January 6, 2018.

The WSP Master Plan is intended to serve as the planning framework for a series of utility-scale solar photovoltaic (PV) energy generating facilities on about 21,000 acres in west-central Kings County, generally located south of SR-198, west of SR-41 and the Kings River, and east of the Fresno County Line. The combined generating capacity of WSP solar projects is estimated to be 2,000 MW, although the final power output could increase with improved solar PV module efficiency over the course of the WSP buildout period. The solar PV projects developed within WSP would have varying generation capacities, with the power output from individual solar facilities ranging up to about 250 MW. The installation of solar generating facilities is planned to occur incrementally over an approximately 12-year buildout period extending to about 2030. For planning purposes, the Master Plan area is divided into 12 subareas (or solar generating facilities – SGFs), and includes several substations to step up the generated power to a transmission voltage of 230-kV gen-tie (this application).

The scope of this application is limited to construction of the Fresno County portion of the southern gen-tie: allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. The portion of the project under review by Fresno County is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the AE (Exclusive Agricultural) Zone District. Three additional power poles may be installed within the Gates Substation. A separate application must be approved by Kings County for the portion of the Gen-tie which will connect to the Westland Solar Project.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

Parcels in the area of this project are generally dedicated to agricultural purposes with the majority of parcels restricted by a Williamson Act Contract with established orchards and field crops. The Gates substation is operational at the western edge of the project site and a few solar facilities have been developed in the general area.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Kings County, San Joaquin Valley Air Pollution Control District (SJVAPCD), Regional Water Quality Control Board – Central Valley Region (CVRWQCB), California Department of Transportation (Caltrans), California Department of Fish and Wildlife (CDFW), California Department of Water Resources (DWR), US Army Corps of Engineers (USACE), and US Fish and Wildlife Service (USFWS),

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Westlands Water District (WWD) received two formal requests from tribal governments to be notified of any projects to be undertaken by WWD that involve CEQA documentation, as provided in Public Resources Code Section 21080.3.1. The two tribes requesting notification include the Santa Rosa Rancheria Tachi Yokut Tribe and the Dumna Wo Wah Tribal Government. On September 8, 2017, WWD provided formal written notification of the subject WSP Master Plan and Gen-Tie Corridors Plan EIR to both tribes. Both tribal governments subsequently submitted formal requests for consultation regarding possible adverse effects of the subject plans on tribal cultural resources. Consultations with both tribal governments have been initiated by WWD in accordance with Public Resources Code Section 21080.3.1.

Mitigation Measures were adopted as part of the Program EIR which require site-specific surveys for cultural resources and allow Native American Governments the opportunity to be on site during ground disturbance. Additionally, the Mitigation Measures require pre-construction training and establish procedures to handle inadvertent discoveries.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

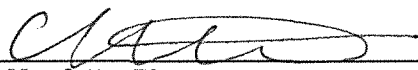
DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:



Chrissy Monfette, Planner



Marianne Mollring, Senior Planner

Date: October 10, 2019

Date: 10-10-19

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7635 and
Classified Conditional Use Permit
Application No. 3650)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

N/A = Not discussed in this Initial Study

I. AESTHETICS

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

- N/A a) Have a substantial adverse effect on a scenic vista?
- N/A b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- N/A 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 a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- N/A d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

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 Dept. 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:

- N/A 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?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- N/A c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- N/A d) Result in the loss of forest land or conversion of forest land to non-forest use?
- N/A e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

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:

- 3 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 3 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?
- N/A c) Expose sensitive receptors to substantial pollutant concentrations?
- N/A d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- N/A 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?
- N/A 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?
- N/A 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?
- N/A 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?
- N/A e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- N/A f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- N/A a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- N/A b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- N/A c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- N/A a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- N/A b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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:
 - N/A i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - N/A ii) Strong seismic ground shaking?
 - N/A iii) Seismic-related ground failure, including liquefaction?
 - N/A iv) Landslides?
- N/A b) Result in substantial soil erosion or loss of topsoil?
- N/A 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?
- N/A 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?
- N/A e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- N/A f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- N/A a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- N/A 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?
- N/A c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- N/A 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, create a significant hazard to the public or the environment?
- N/A 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?
- N/A f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- N/A g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- N/A a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- N/A b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- N/A 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 result in substantial erosion or siltation on or off site?
 - N/A i) Result in substantial erosion or siltation on or off site;
 - N/A ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - N/A iii) 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
 - N/A iv) Impede or redirect flood flows?
- N/A d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- N/A e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- N/A a) Physically divide an established community?
- N/A 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?

XII. MINERAL RESOURCES

Would the project:

- N/A 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?
- N/A 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?

XIII. NOISE

Would the project result in:

- 2 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?
- N/A b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- N/A 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, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- N/A 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)?

- N/A b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- N/A 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 public services:
- N/A i) Fire protection?
- N/A ii) Police protection?
- N/A iii) Schools?
- N/A iv) Parks?
- N/A v) Other public facilities?

XVI. RECREATION

Would the project:

- N/A 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?
- N/A b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- N/A b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- N/A c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- N/A d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- N/A a) Would the project 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:
- N/A i) 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
- N/A ii) 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.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- N/A 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?
- N/A b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- N/A 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?
- N/A 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?
- N/A e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

- N/A a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- N/A 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?
- N/A 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?
- N/A 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?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- N/A 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?
- 3 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.)
- N/A c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

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

- Fresno County General Plan, Policy Document, Background Report, and Final EIR
- Fresno County Zoning Ordinance
- Westlands Solar Park Master Plan and Gen-Tie Corridors Plan (SCH No. 2013031043)
- Jayne Avenue Pavement Evaluation Report (Kimley and Horn, October 3, 2019)
- Jayne Avenue Pavement Study – Fair Share Roadways Improvements Attributable to the Construction of the Fresno County Segments of the Jayne Avenue Gen-Tie Line (Memo from Tim Miller, P.E., October 3, 2019)
- Aquamarine Solar Project and Gen-Tie Line Air Quality Assessment (December 17, 2018, revised October 4, 2019, Illingworth & Rodkin, Inc.)
- Jayne Avenue Gen-Tie Line – Fresno County File UCUP 3650 Supplemental Project Information (PN 1388-08), (September 23, 2019, Live Oak Associates)
- Jayne Avenue Gen-Tie Line – Supplemental Cultural Resources Review Vicinity of S. Trinity Avenue and Jayne Avenue, Fresno County, California (Basin Research Associates, September 23, 2019)
- Initial Study/Mitigated Negative Declaration Aquamarine Solar Project and Gen-Tie Line CUP 17-04 (May 2019, Kings County Community Development Agency)

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County of Fresno

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

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Contact: Chrissy Monfette, (559) 600-4245

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Supplemental Initial Study Application No. 7635, Unclassified Conditional Use Permit Application No. 3650

Location: The subject parcel is located along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. (Sup. Dist. 4), County of Fresno.

Sponsor: WESTLANDS TRANSMISSION, LLC

Description: Allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This project is part of the Westlands Solar Park Master Plan. This portion is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Three additional towers may be constructed within the Gates Substation. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the Exclusive Agricultural Zone Districts (20- and 40-acre minimum parcel size)

This is to advise that the County of Fresno (Lead Agency Responsible Agency) has approved the above described project on November 14, 2019, and has made the following determination:

1. The project [will will not] have a significant effect on the environment.

2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] were not made pursuant to the provisions of CEQA.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Chrissy Monfette, Planner
(559) 600-4245 /EMAIL cmonfette@fresnocountyca.gov

Date

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 7635	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Chrissy Monfette, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): WESTLANDS TRANSMISSION, LLC	Project Title: Initial Study Application No. 7635 and Unclassified Conditional Use Permit Application No. 3650		
Project Description: Allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This gen-tie line would allow various Solar Facilities located in the Westlands Solar Park Master Plan and subject to approval of discretionary use permits by Kings County, to connect to the Gates Substation in Fresno County. The portion of the project under review by Fresno County is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the AE (Exclusive Agricultural) Zone District. Three additional power poles may be installed within the Gates Substation. A separate application must be approved by Kings County for the portion of the Gen-tie which will connect to the Westland Solar Project.			
Justification for Negative Declaration: This project represents a small portion of the Westlands Solar Park (WSP) Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the WSP Master Plan on January 6, 2018. Pursuant to Section 15168, the County of Fresno identified that the increase in the proposed number of towers caused the contribution from the Gen-Tie construction to nitrogen oxide and particulate matter emissions to create a potentially significant impact which required the adoption of mitigation measures. In addition, new impacts related to compliance with plans and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities were identified and mitigation was required to reduce impacts to less than significant.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – October 14, 2019		Review Date Deadline: Planning Commission – November 14, 2019	
Date:	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Chrissy Monfette, Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**