



# County of Fresno

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

May 6, 2019

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

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Negative Declaration for Initial Study  
Application No. 7584 (CalCom Energy on behalf of Pappas Ranch LLC,  
Friendship LLC, and California Trade LLC)

Enclosed Please find the following documents:

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

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

Sincerely,

Ejaz Ahmad, Planner  
Development Services and Capital Projects Division

EA:  
G:\4360Devs&P\In\PROJSEC\PROJDOCS\CUP\3600-3699\3638\CUP3638 SCH Letter

Enclosures

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Initial Study No. 7584 (CalCom Energy on behalf of Pappas Ranch LLC, Friendship LLC, California Trade LLC)Lead Agency: County of FresnoContact Person: Ejaz AhmadMailing Address: 2220 Tulare Street, Sixth FloorPhone: (559) 600-4204City: FresnoZip: 93721County: Fresno**Project Location:** County: Fresno City/Nearest Community: HelmCross Streets: South side of Fresno-Coalinga Road (SR 145) bet. S. Sonoma and S. Napa Avenues Zip Code: \_\_\_\_\_Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: FiveAssessor's Parcel No.: 060-140-60S; 065-020-37SSection: 4 & 33Twp.: 19S&18SRange: 16EBase: Mt. Diablo

Within 2 Miles: State Hwy #: \_\_\_\_\_

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: \_\_\_\_\_

**Document Type:**CEQA: ☐ NOP  
☐ Early Cons  
☒ Neg Dec  
☐ Mit Neg Dec☐ Draft EIR  
☐ Supplement/Subsequent EIR  
(Prior SCH No.) \_\_\_\_\_  
Other: \_\_\_\_\_NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSIOther: ☐ Joint Document  
☐ Final Document  
☐ Other: \_\_\_\_\_**Local Action Type:**☐ General Plan Update  
☐ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan☐ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☐ Site Plan☐ Rezone  
☐ Prezone  
☒ Use Permit  
☐ Land Division (Subdivision, etc.)☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☐ Other: \_\_\_\_\_**Development Type:**☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☒ Power: Type Solar MW 2,218 kW☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☒ Aesthetic/Visual  
☒ Agricultural Land  
☒ Air Quality  
☒ Archeological/Historical  
☒ Biological Resources  
☐ Coastal Zone  
☒ Drainage/Absorption  
☐ Economic/Jobs☐ Fiscal  
☒ Flood Plain/Flooding  
☒ Forest Land/Fire Hazard  
☒ Geologic/Seismic  
☒ Minerals  
☒ Noise  
☒ Population/Housing Balance  
☒ Public Services/Facilities☒ Recreation/Parks  
☒ Schools/Universities  
☐ Septic Systems  
☒ Sewer Capacity  
☒ Soil Erosion/Compaction/Grading  
☒ Solid Waste  
☒ Toxic/Hazardous  
☒ Traffic/Circulation☒ Vegetation  
☒ Water Quality  
☒ Water Supply/Groundwater  
☒ Wetland/Riparian  
☒ Growth Inducement  
☒ Land Use  
☒ Cumulative Effects  
☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Orchard /AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District/Agriculture**Project Description:** (please use a separate page if necessary)

Allow a 2,218 kW ground mount solar system to be developed in two phases on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron. (SUP. DIST. 4) (APNs 060-140-60S, 065-020-37S).

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 6	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: US Fish & Wildlife
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: San Joaquin Valley Air Pollution Control District
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 6, 2019

Ending Date June 4, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: County of Fresno

Address: 2220 Tulare Street, 6th Floor

City/State/Zip: Fresno, CA 93721

Contact: Ejaz Ahmad, Project Planner

Phone: (550)600-4204

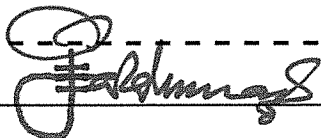
Applicant: CalCom Energy

Address: 635 A. Atwood Avenue

City/State/Zip: Visalia, CA 93277

Phone: (559) 667-9200

Signature of Lead Agency Representative: \_\_\_\_\_



Date: 05-06-2019

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

## REVIEWING AGENCIES CHECKLIST

### KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

### Resources Agency

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

### Business, Transportation & Housing

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

### Health & Welfare

☒ Health Services, Fresno County

### State & Consumer Services

☐ General Services  
☐ OLA (Schools)

### Environmental Protection Agency

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

### Youth & Adult Corrections

☐ Corrections

### Independent Commissions & Offices

☒ Energy Commission  
☐ Native American Heritage Commission  
☒ Public Utilities Commission  
☐ Santa Monica Mountains Conservancy  
☐ California Highway Patrol  
☒ U.S. Fish & Wildlife Service  
☒ S. J. Valley Air Pollution Control District  
☒ Pesticide Regulation, Dept. of

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

Starting Date: May 6, 2019

Ending Date: June 4, 2019

Signature \_\_\_\_\_

Date \_\_\_\_\_

05-06-2019

### Lead Agency: Fresno County

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

### Applicant: CalCom Energy

Address: 635 A. Atwood Avenue  
City/State/Zip: Visalia, CA 93277  
Phone: (559) 667-9200

### For SCH Use Only:

Date Received at SCH: \_\_\_\_\_

Date Review Starts: \_\_\_\_\_

Date to Agencies: \_\_\_\_\_

Date to SCH: \_\_\_\_\_

Clearance Date: \_\_\_\_\_

Notes:



E201910000161

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**FILED**

MAY 06 2019

TIME  
10:30 amBy [Signature] FRESNO COUNTY CLERK  
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7584 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7584 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3638 filed by CALCOM ENERGY ON BEHALF OF PAPPAS RANCH LLC, FRIENDSHIP LLC, AND CALIFORNIA TRADE LLC**

proposing to allow a 2,016 kW ground-mount solar system to be developed in two phases, on a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron. (SUP. DIST. 4) (APNs 060-140-60S, 065-020-37S). Adopt the Negative Declaration prepared for Initial Study Application No. 7584, and take action on Unclassified Conditional Use Permit Application No. 3638 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7584 and the draft Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Negative Declaration from May 6, 2019 through June 4, 2019.

Email written comments to [eahmad@co.fresno.ca.us](mailto:eahmad@co.fresno.ca.us), or mail comments to:

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

E201910000161

IS Application No. 7584 and the draft Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

**Public Hearing**

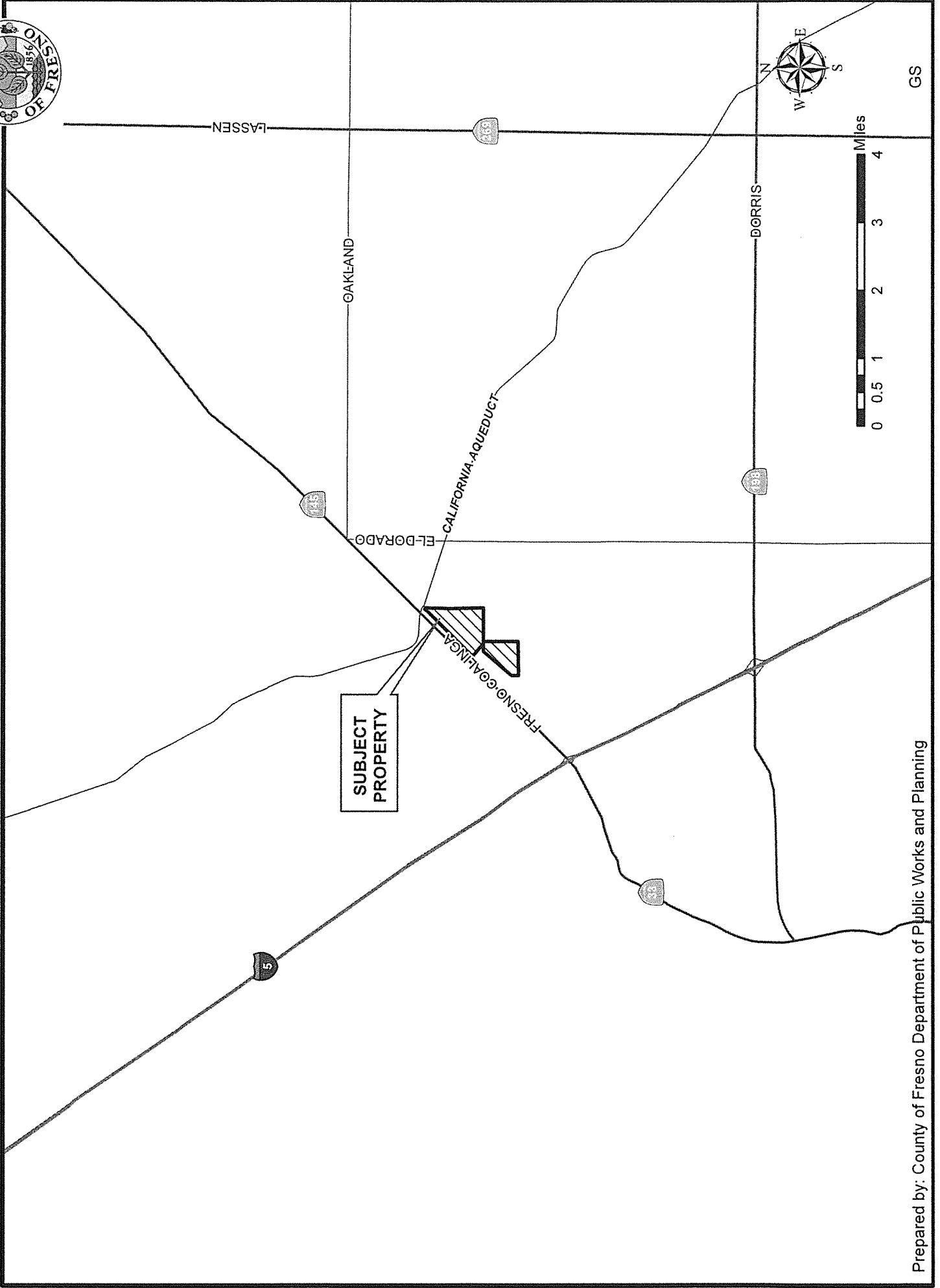
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on June 6, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

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

Published: May 6, 2019

# LOCATION MAP

CUP 3638





# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**  
Initial Study Application No. 7584, Unclassified Conditional Use Permit Application No. 3638
2. **Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
3. **Contact person and phone number:**  
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**  
The project site is located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron (SUP. DIST. 4) (APNs 060-140-60S, 065-020-37S).
5. **Project sponsor's name and address:**  
CalCom on behalf of Pappas Ranch LLC, Friendship LLC, and California Trade LLC  
8246 S. Crawford Avenue  
Reedley, CA 94140
6. **General Plan designation:**  
Agriculture
7. **Zoning:**  
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Allow a 2,218 kW ground mount solar system to be developed in two phases, on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The project site (comprised of two contiguous parcels) is currently planted in orchard. The surrounding agricultural fields are also planted in orchard and related crops. The site is located approximately 10 miles northwest of the unincorporated community of Huron.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**  
None

**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.?**

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The project site is located in an area designated to be highly sensitive for archeological resources. Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, and Picayune Rancheria of Chukchansi Indians reviewed the proposal and expressed no concerns with the project. The project will have no impact on Tribal Cultural Resources (TCRs) as defined in Public Resources Code Section 21074.

## 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:

Ejaz Ahmad, Planner

Marianne Mollring, Senior Planner

Date:

05-06-19

Date:

5-6-19

EA:ksn

G:\4360Devs&P\In\PROJSEC\PROJDOCS\CUP\3600-3699\3638\IS-CEQA\CUP 3638 IS Checklist.docx

# **INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM** (Initial Study Application No. 7584 and Unclassified Conditional Use Permit Application No. 3638)

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

## **I. AESTHETICS**

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

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) 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?
- 2 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:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 2 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 2 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 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:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 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?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

## **IV. BIOLOGICAL RESOURCES**

Would the project:

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

## **V. CULTURAL RESOURCES**

Would the project:

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

## **VI. ENERGY**

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 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:
  - 1 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?
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 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:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 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?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 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:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  - 2 i) Result in substantial erosion or siltation on or off site;
  - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - 2 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
  - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 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:

- 1 a) Physically divide an established community?
- 2 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:

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

## 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?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 2 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:

- 1 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)?

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

#### XV. PUBLIC SERVICES

Would the project:

- 2 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:
- 2 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

#### XVI. RECREATION

Would the project:

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

#### XVII. TRANSPORTATION

Would the project:

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

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 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:
- 1 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
- 1 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:

- 1 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?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 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?
- 1 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?
- 1 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:

- 2 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 2 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?
- 2 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?
- 2 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:

- 1 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?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Documents Referenced:**

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

Fresno County General Plan, Policy Document and Final EIR  
Fresno County Zoning Ordinance  
Important Farmland 2010 Map, State Department of Conservation

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

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

### I. AESTHETICS

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

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

**FINDING: NO IMPACT:**

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

An approximately 11.8-acre portion of the project site (northerly 55-acre parcel) will be cleared from orchard to accommodate a 1,210 kW (Phase 1) and a 1,008 kW (Phase II) of ground-mount solar system. The project is composed of 2,880 modules (Phase I) and 3,456 modules (Phase II) totaling 6336 modules on a single-axis tracking structure. The power generated by the facility will energize existing electrical facilities on the adjacent 116.6-acre parcel (APN 065-020-37S) via 1.5 miles of overhead electrical lines starting from the 55-acre parcel and ending on the 116.6-acre parcel.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

## II. AGRICULTURAL AND FORESTRY RESOURCES

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

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

### III. AIR QUALITY

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

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

FINDING: NO IMPACT:

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

#### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

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

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

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

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

FINDING: NO IMPACT:

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

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

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

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

## VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

VII. GEOLOGY AND SOILS

Would the project:

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

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

See discussion above in Section V. CULTURAL RESOURCES.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

#### IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and requires that facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Additionally, any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. Further, all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. These requirements will be included as Project Notes.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

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

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

## XI. LAND USE AND PLANNING

Would the project:

### A. Physically divide an established community?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

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

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

## XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

## XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and did not identify any impact related to noise. However, the project will be subject to conformance with the Fresno County Noise Ordinance related to limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday. This requirement will be included as a Project Note.

#### XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

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

#### XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- 2. Police protection; or

- 3. Schools; or

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

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

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

No such impacts were identified as part of the analysis.

XVII. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

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

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

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

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

## XX. WILDFIRE

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

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

- B. Have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3638, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, and Tribal Cultural Resources.

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

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

EA:ksn  
G:\4360Devs&Pin\PROJSEC\PROJDOCS\CUP\3600-3699\3638\IS-CEQA\CUP 3638 IS wu.docx

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7584	<b>LOCAL AGENCY PROPOSED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): CalCom Energy on behalf of Pappas Ranch LLC, Friendship LLC, and California Trade LLC	Project Title: Unclassified Conditional Use Permit Application No. 3638		
<b>Project Description:</b> Allow a 2,218 kW groundmount solar system to be developed in two phases, on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron. (SUP. DIST. 4) (APNs 060-140-60S, 065-020-37S).			
<b>Justification for Mitigated Negative Declaration:</b> Based upon the Initial Study (IS 7584) prepared for Unclassified Conditional Use Permit Application No. 3638, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, and Tribal Cultural Resources.  Potential impacts related to Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Public Services, Noise, Utilities and Service Systems, and Wildfire have been determined to be less than significant.  The Initial Study and Negative Declaration (ND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
<b>FINDING:</b> The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – May 6, 2019		Review Date Deadline: Planning Commission – June 6, 2019	
Date: May 6, 2019	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**



# County of Fresno

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

DATE: January 31, 2019

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Frank Daniele/Wendy Nakagawa/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Les Wright  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Sarah D. Yates  
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist  
California Department of Transportation, District 6, Attn: David Padilla  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman  
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department  
Santa Rosa Rancheria Tachi-Yokut Tribe, Attn: Hector Franco, Director/Shana Powers, Cultural Specialist  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Westlands Water District, Attn: Russ Freeman; Jose Gutierrez  
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief

FROM: Ejaz Ahmad, Planner   
Development Services and Capital Projects Division

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

APPLICANT: CalCom Energy

DUE DATE: February 14, 2019

1210 KW & 1008 KW

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow a ~~4,100 kW~~ ground mount solar system on a 55-acre parcel (APN: 060-140-~~51~~S) to support agricultural operations by energizing the existing electrical facilities on an adjacent 116.6-acre parcel (APN: 065-020-37S). The project will install an approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) Millerton Road, between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

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

We must have your comments by **February 14, 2019**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

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

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*Activity Code (Internal Review):2384*

Enclosures



# Fresno County Department of Public Works and Planning

Date Received: 01-28-2019

CUP 3638

(Application No.)

## MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

## LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497  
Toll Free: 1-800-742-1011 Ext. 04497

## APPLICATION FOR:

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

## DESCRIPTION OF PROPOSED USE OR REQUEST:

Ground mount solar interconnecting on an adjacent parcel. Solar will be used to offset agricultural operations on site.

CEQA DOCUMENTATION: ☒ Initial Study ☐ PER ☐ N/A

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

LOCATION OF PROPERTY: East side of HWY 145

between Sonoma Ave and Napa Ave

Street address: \_\_\_\_\_

APN: 060-140-60S Parcel size: 222 Acres Section(s)-Twp/Rg: S 33 - T 18 S/R 16 E

ADDITIONAL APN(s): 065-020-37S

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

Ariel Namvar - Nut Farmers LLC	12121 Wilshire Blvd	Los Angeles	CA	310-873-9561
Owner (Print or Type)	Address	City	Zip	Phone
CalCom Energy	635 S. Atwood St.	Visalia	CA	559-667-9200
Applicant (Print or Type)	Address	City	Zip	Phone
Jason Core	635 S. Atwood St.	Visalia	CA	559-618-9321
Representative (Print or Type)	Address	City	Zip	Phone

## CONTACT EMAIL:

## OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP(U) NO. 3638 → Fee: \$ 9,123.<sup>00</sup>

Application Type / No.: Pre-2pp Credit Fee: \$ - 247.<sup>00</sup>

Application Type / No.: Fee: \$

Application Type / No.: Fee: \$

PER/Initial Study No.: IS 7584 → Fee: \$ 5,151.<sup>00</sup>

Ag Department Review: Fee: \$ 93.<sup>00</sup>

Health Department Review: Fee: \$ 992.<sup>00</sup>

Received By: EJAZ Invoice No.: TOTAL: \$ 15,112.<sup>00</sup>

## UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒

Agency: \_\_\_\_\_

SEWER: Yes ☐ / No ☒

Agency: \_\_\_\_\_

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): - N/A -

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zone District: AE-20

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Parcel Size: 222 ACRES & 116.57 ACRES

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_



Development Services  
and  
Capital Projects  
Division

Mail To:  
Dao Vang  
635 S. Atwood St.  
Visalia, CA 93277

Email:  
dvang@calcomenergy  
.com

## Pre-Application Review

Department of Public Works and Planning

NUMBER: 39613  
APPLICANT: Dao Vang  
PHONE: (559) 331-0408

PROPERTY LOCATION: Parcel ID 060-140-60S & Parcel ID 065-020-37S  
APN: 060 & 065 - 140 & 020 - 60S & 37S ALCC: No Yes # 2200 & 4272 VIOLATION NO. N/A  
CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No ☒ Yes  
ZONE DISTRICT: AE-20 ; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes  
LOT STATUS:

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

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

Map Act: ( ) Lot of Rec. Map; (X) On '72 rolls; ( ) Other ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No ☒ Yes DISTRICT: PERMIT JACKET: No ☒ Yes

FMFCD FEE AREA: (X) Outside ( ) District No.: FLOOD PRONE: No 37S - X AREA Yes 60S - A

PROPOSAL UNCLASSIFIED CONDITIONAL USE PERMIT TO ALLOW A GROUND MOUNT SOLAR ARRAY MOUNTED ON APN 060-140-60S TO SERVE A SEPARATE PARCEL FROM THE POINT OF CONNECTION/USE THE SOLAR ARRAY WILL BE SERVICING AN EXISTING WELL FOR AGRICULTURAL PURPOSES ON APN 065-020-37S.

COMMENTS:

ORD. SECTION(S): 853-B.14 BY: O. RAMIREZ DATE: 12/21/18

### GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE ( ) GPA: ( ) MINOR VA:  
COMMUNITY PLAN: ( ) AA: ( ) HD: \$999.00  
REGIONAL PLAN: ( ) CUP(1) \$9,123.00 ( ) AG COMM: \$93.00  
SPECIFIC PLAN: ( ) JRA: ( ) ALCC:  
SPECIAL POLICIES: ( ) JVA: ( ) IS/PER\*: \$5,151.00  
SPHERE OF INFLUENCE: ( ) JAT: ( ) Viol. (35%):  
ANNEX REFERRAL (LU-G17/MOU): ( ) JTT: ( ) Other:

COMMENTS:

Filing Fee: \$15,351.00

Pre-Application Fee: \$247.00

Total County Filing Fee: \$15,112.00

### FILING REQUIREMENTS:

- (☒) Land Use Applications and Fees
- (☒) This Pre-Application Review form
- (☒) Copy of Deed / Legal Description
- (☒) Photographs
- (☒) Letter Verifying Deed Review
- (☒) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- (☒) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (☒) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (☒) Project Description / Operational Statement (Typed)
- ( ) Statement of Variance Findings
- ( ) Statement of Intended Use (ALCC)
- ( ) Dependency Relationship Statement
- ( ) Resolution/Letter of Release from City of

Referral Letter #

BY: [Signature] EIAZ  
PHONE NUMBER: (559) 600-4204 DATE: DEC 28, 2018

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

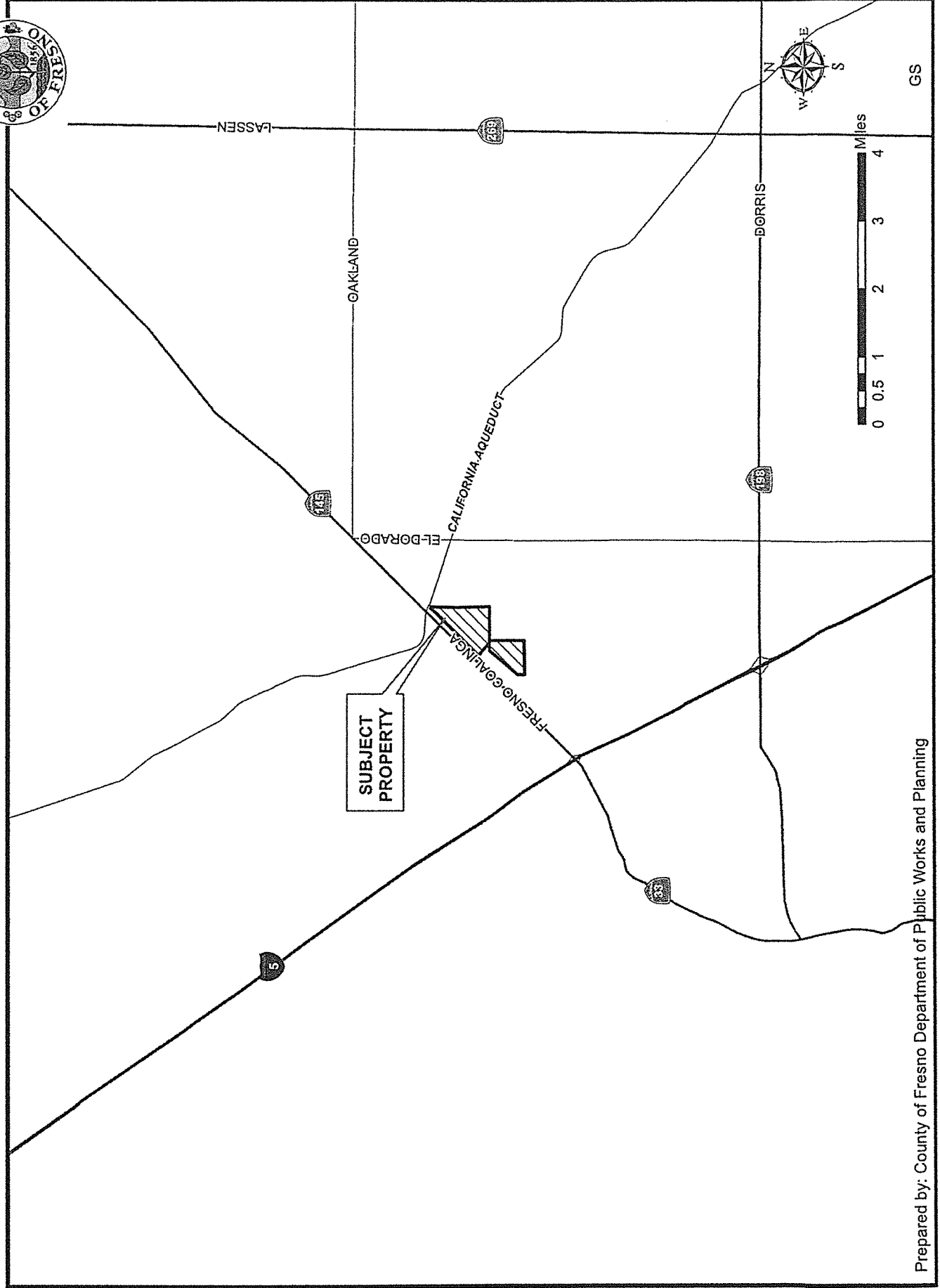
- ( ) COVENANT
- ( ) MAP CERTIFICATE
- ( ) PARCEL MAP
- ( ) FINAL MAP
- ( ) FMFCD FEES
- ( ) ALUC or ALCC
- ( ) SITE PLAN REVIEW
- (☒) BUILDING PLANS
- (☒) BUILDING PERMITS
- ( ) WASTE FACILITIES PERMIT
- (☒) SCHOOL FEES
- ( ) OTHER (see reverse side)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

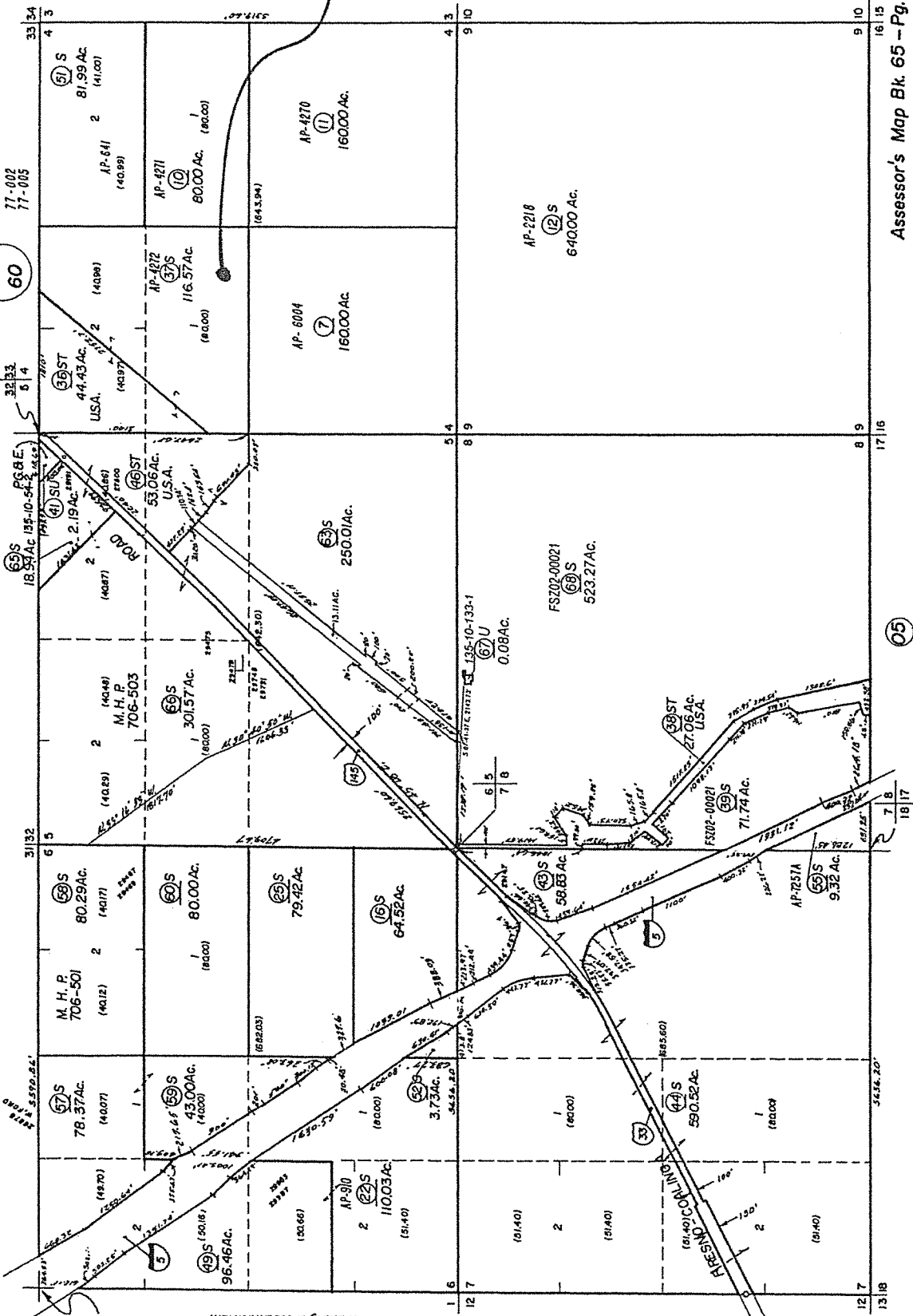
# LOCATION MAP

CUP 3638



Bk. 60  
Tax Area  
77-002  
77-005

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



Bk. 58

Agricultural Preserve

H 06-23-2015 DK 15R

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

Assessor's Map Bk. 65 - Pg. 02  
County of Fresno, Calif.

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

—NOTE—

58

36	31	2.15 F.	2.16 F.
	16		

Agricultural Preserve

**Agricultural Preserve  
Certificate of Parcel Map Waiver No.**

Certificate of Parcel Map Waiver No.  
18-08, Doc 18-0089386, 7/26/18

Bk. 065

Assessor's Map Bk. 60 - Pg. 14

County of Fresno, Calif.

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

Subject-Parcel.  
Also known as 605

CUP Pre App: 39613

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

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

CUP3638

RECEIVED  
COUNTY OF FRESNO

MAY 02 2019

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

(REVISED)

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

Proposed project: A 1210kW\_DC (Phase I) and a 1008 kW\_DC (Phase II) project totaling 2,218 kW\_DC of ground mount solar systems to be used for agricultural operations support. Project composed of 2880 modules (Phase I) and 3456 modules (Phase II) totaling 6,336 modules on a single axis tracking structure. Those 6,336 modules will comprise of the main structure which will be constructed on APN 060-140-60S.

Phase I of the project will be entirely contained on APN 060-140-60S. For phase II, approximately 1.5 miles of overhead electric lines will be installed to connect the system to a nearby existing facility on APN 065-020-37S. The overhead electric lines will start on APN 060-140-60S and end on APN 065-020-37S. The overhead electric lines will run southward on the East side of APN 065-020-37S and then westward on the South side of APN 065-020-37S.

2. Operational time limits:

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

3. Number of customers or visitors:

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

4. Number of employees:

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

5. Service and delivery vehicles:

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

6. Access to the site:

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

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

There will be no dedicated parking spaces.

8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?

No goods will be sold on this site. The system will generate power via solar modules.

9. What equipment is used?

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

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

There will be no supplies or materials stored on site.

11. Does the use cause an unsightly appearance?

The system will not cause any unsightly appearance or noise.

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

The system will not produce any solid or liquid wastes

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

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

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

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

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

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

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

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

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

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

18. Landscaping or fencing proposed?

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

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

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

See page 1.



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

#### OFFICE USE ONLY

IS No. 7584

Project No(s). CLP 3638

Application Rec'd.: 01-28-2019

### GENERAL INFORMATION

- Property Owner :** Ariel Namvar - Nut Farmers LLC **Phone/Fax** 310-873-9561

**Mailing Address:** 12121 Wilshire Blvd Los Angeles CA 90025

**Street City State/Zip**
- Applicant :** CalCom Energy **Phone/Fax:** 559-667-9200

**Mailing Address:** 635 S. Atwood St. Visalia CA 93277

**Street City State/Zip**
- Representative:** Brad Styer **Phone/Fax:** 559-667-9200

**Mailing Address:** 635 S. Atwood St. Visalia CA 93277

**Street City State/Zip**
- Proposed Project:** 1210KW-DC & 1008KW-DC  
1100KW-DC ground mount solar system used for agricultural operations support.

Project composed of 3,150 modules on a single axis tracking structure. Approximately 1.5 miles of overhead electric lines will also be installed to connect the system to a nearby existing facility.
- Project Location:** Array will be built on APN 060-140-60S, with the overhead lines running to 065-020-37S.  
Project located approximately 2 miles northeast of the HWY145/I5 intersection.
- Project Address:** APN 060-140-60s. No address for the site.
- Section/Township/Range:** 33 / 18 / 16 **Parcel Size:** \_\_\_\_\_
- Assessor's Parcel No.** 060-140-60s

10. Land Conservation Contract No. (If applicable): AP2200

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

<u>      </u> LAFCo (annexation or extension of services)	<u>  X  </u>	<u>      </u> SJVUAPCD (Air Pollution Control District)
<u>      </u> CALTRANS	<u>      </u>	<u>      </u> Reclamation Board
<u>      </u> Division of Aeronautics	<u>      </u>	<u>      </u> Department of Energy
<u>      </u> Water Quality Control Board	<u>      </u>	<u>      </u> Airport Land Use Commission
<u>      </u> Other <u>                                </u>		

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

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

13. Existing Zone District<sup>1</sup>: A1

14. Existing General Plan Land Use Designation<sup>1</sup>: Agriculture

### ENVIRONMENTAL INFORMATION

15. Present land use: currently used as orchard and ground crop farming

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

Existing well and water system on array parcel and secondary parcel. A basin is also located on the secondary parcel.

*Describe the major vegetative cover:* orchard and ground crops

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

*Is property in a flood-prone area? Describe:*

no.

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

*North:* Agriculture

*South:* Agriculture

*East:* Agriculture

*West:* Agriculture

17. What land use(s) in the area may be impacted by your Project?: none

18. What land use(s) in the area may impact your project?: none

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units	<u>0</u>
Lot Size	<u>0</u>
Single Family	<u>0</u>
Apartments	<u>0</u>

II. Commercial - Number of Employees	<u>0</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>0</u>
Total Square Footage of Building	<u>6 acres</u>

III. Describe and quantify other traffic generation activities: During construction, deliveries and  
employee traffic, however once operational, no regular traffic will be created. Occasional maintenance will  
occur, however that it typically twice per year.

20. Describe any source(s) of noise from your project that may affect the surrounding area: None. Regular  
construction noise during the 8-week construction period; none once operational.

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

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


23. Proposed source of water:

( ☒ ) private well

( ☐ ) community system<sup>3</sup>—name: \_\_\_\_\_

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 4,000 during construction, 0 once complete.
25. Proposed method of liquid waste disposal:  
( ) septic system/individual  
( ) community system<sup>3</sup>-name N/A
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 0
27. Anticipated type(s) of liquid waste: None
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: None
29. Anticipated volume of hazardous wastes<sup>2</sup>: None
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: None
32. Anticipated amount of solid waste (tons or cubic yards per day): 0
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: No.
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No X
38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

  
SIGNATURE

11/2/18  
DATE

<sup>1</sup>Refer to Development Services Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

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

## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

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

### STATE FISH AND WILDLIFE FEE


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

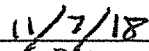
*The following projects are exempt from the fees:*

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

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

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

  
\_\_\_\_\_  
Applicant's Signature

  
\_\_\_\_\_  
Date







892 kW-AC STC RATED SOLAR ELECTRIC SYSTEM

GENERAL NOTES (FRESNO COUNTY)		SHEET INDEX TABLE	
		SHEET NUMBER	SHEET TITLE
1. THIS SYSTEM WILL OFFSET ENERGY USED AT THE SITE FOR AGRICULTURAL FACILITIES. NO ADDITIONAL PLANS WILL BE COORDINATED.		IMPROVEMENTAL	
2. A CHEMICAL TRAILER IS REQUIRED ON-SITE DURING ALL STAGES OF CONSTRUCTION.		G-1.0	CAULON ENERGY TITLE SHEET
3. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SCHEDULED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL (CDC 107).		G-1.1	CAULON ENERGY PV SITE PLAN
4. CLEARING FOR AGRICULTURAL PRACTICES IS NOT CONSIDERED AN INDUSTRIAL ACTIVITY UNDER THE STORM WATER REGULATIONS. SECTION 402.01(1) OF THE 1987 WATER CODE ACT EXEMPTS		E-1.0	CAULON ENERGY ELECTRICAL SITE PLAN - AC
		E-1.1	CAULON ENERGY ELECTRICAL SITE PLAN - DC / DAS

5. A 6" TALL CHAIN LINK FENCE WITH 3" RSTAND BARBED WIRE TO BE CONSTRUCTED AROUND THE PERIMETER OF THE SITE. A FENCE CLIP MAY BE SUBMITTED UPON REQUEST.
6. NO GRADING OR MATERIAL MOVEMENT IN PROCESS OF SO, OBCS WAGS WILL BE REQUIRED TO CONSTRUCT THE BARRIERS. THERE WILL BE NO EXPOSED FILL NOR WILL THE EXISTING STORM DRAINAGE SYSTEM WATER DISCHARGES FROM WEDS REMAINING REQUIREMENTS INCLUDING STORM WATERS FLOWING.
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7.	PRIOR TO THE START OF ANY EXCAVATION, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY UTA MORRIS/DMC ALERT, AND BE PROVIDED WITH A TICKET NUMBER INDICATING ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED. 800-227-1600.	<table border="1"> <tr> <td>E-4.0</td> <td>CALCUM ENERGY</td> <td>DATA SPECIFICATIONS</td> </tr> <tr> <td>E-5.0</td> <td>CALCUM ENERGY</td> <td>PLACARDS AND LEGALS</td> </tr> <tr> <td>E-5.1</td> <td>CALCUM ENERGY</td> <td>PLACARDS AND LEGALS</td> </tr> <tr> <td>E-5.1</td> <td>CALCUM ENERGY</td> <td>PLACARDS AND LEGALS</td> </tr> </table>	E-4.0	CALCUM ENERGY	DATA SPECIFICATIONS	E-5.0	CALCUM ENERGY	PLACARDS AND LEGALS	E-5.1	CALCUM ENERGY	PLACARDS AND LEGALS	E-5.1	CALCUM ENERGY	PLACARDS AND LEGALS
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E-5.1	CALCUM ENERGY	PLACARDS AND LEGALS												

8.	ALL VEHICLES AND EQUIPMENT SHALL BE IN PROPER WORKING ORDER AND FREE OF LEAKS. NO VEHICLE OR EQUIPMENT MAINTENANCE SHALL BE PERFORMED ON SITE.	<table border="1"> <tr> <td>E-4.0</td> <td>WALOW ENERGY</td> <td>ELECTRICAL SPECIFICATIONS</td> </tr> <tr> <td colspan="3">MECHANICAL</td> </tr> </table>	E-4.0	WALOW ENERGY	ELECTRICAL SPECIFICATIONS	MECHANICAL		
E-4.0	WALOW ENERGY	ELECTRICAL SPECIFICATIONS						
MECHANICAL								

9.	TITLE SHEET	S-001	NEXTPAGER	S-101	GENERAL STRUCTURAL NOTES	S-102	NEXTPAGER
10.	THERE WILL BE NO MATERIAL STORAGE NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.						

[illegible]

13.	SHOULD A CONSTRUCTION WASTE MANAGEMENT PLAN BE REQUIRED, IT WILL BE FINALIZED PRIOR TO OBTAINING THE PERMIT TO CONSTRUCT FROM THE COUNTY OF FRESNO BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.	NETRACKER	5-302	TYPICAL 90 MODULE TRACKER - EDGE
		NETRACKER	5-303	TYPICAL 90 MODULE TRACKER - EXT
		NETRACKER	5-401	PREF. TOLERANCES

14.	SUPPLY LINE SIDE VOLTAGE UTILITY TAP INTERCONNECTION MUST BE COMPLETED, INSPECTED AND APPROVED ON OR BEFORE FINAL INSPECTION. CONTRACTOR MUST COORDINATE UTILITY DISCONNECT / RECONNECT WITH COUNTY OF FRESNO INSPECTION SCHEDULE.	S-501	NEUTRALIZER	BPA AND DAMPED DETAILS
		S-401	NEUTRALIZER	WEATHER STATION DETAILS

[illegible]

ITEM NO.	DESCRIPTION	QUANTITY		UNIT	PRICE	TOTAL	REMARKS
		QTY	UNIT				
16.	GROUND PILE PROTECTION MUST BE PROVIDED WHEN SERVICE DISCONNECT IS RATED 1000 AMP OR MORE. PERFORMANCE TESTING RESULTS BY AN APPROVED TESTING AGENCY MUST BE SUBMITTED TO THE EQUIPMENT BEING ENERGIZED.						

17. SUBMIT A CERTIFICATION REPORT FOR THE LINE SIDE TAP CONNECTION IN EXISTING LISTED MAIN TO THE COUNTY OF FRESNO OFFICE PRIOR TO THE SERVICE BEING ENERGIZED BY THE SERVING UTILITY.

**THIRD PARTY SPECIAL INSPECTION REPORTS MUST BE SUBMITTED TO THE COUNTY OF FRESNO FOR REVIEW AND ACCEPTANCE, PRIOR TO ENERGIZATION OF EQUIPMENT AND / OR PROJECT FINAL**

**ELECTRICAL ENGINEER**  
DANIEL T. MCWITTE, PE  
CALIFORNIA COMMERCIAL ENERGY  
C/O JEFF PIERCE  
509-618-1021

**PROJECT MANAGER**  
JASON CORE

19. INSURANCE RELEASE: TO FINAL INSPECTION APPROVALS WILL REQUIRE THE OWNER OR PERMITTEE TO POST A BOND AND SIGN AN AGREEMENT IN ACCORDANCE WITH SECTION 15.04.060 C.F.C. OF PRENSO TITLE 15, PERMITS AND CODES.

**FRESNO COUNTY FIRE - PV NOTES**

1. ACCESS ROADS SHALL NOT BE LESS THAN 20 FEET IN WIDTH, DESIGNED AND MARKED TO

DANIEL ARREOLA  
APREL NAWAR  
CALIFORNIA COMMERCIAL SOLAR  
661-659-3216  
17121 WILSHIRE BLVD.  
LOS ANGELES CA 90025

2. WHERE GATES ARE PROVIDED, A MEANS OF FIRE DEPARTMENT ENTRY SHALL BE PROVIDED. MANUAL SUPPORT FOR THE ACCESS LOOPS OF A FIRE APPARATUS VEHICLE AND TO PROVIDE AN "ALL-WEATHER" SURFACE. A 20 FOOT ACCESS WILL BE PROVIDED DOWN THE CENTER OF THE ARWAY.

4179 N. JACQUELINE AVE.  
FRESNO CA, 93722  
559-271-9700  
CA ICF 54005

4. THERE WILL BE A MINIMUM RATED 2400BC FIRE EXTINGUISHER LOCATED AT 100' INTERVALS DOWN THE CENTER ROADWAY WHERE THE STRING MASTERS ARE LOCATED. FIRE EXTINGUISHERS WILL BE MOUNTED UNDER PANELS FOR SHADING AND PROTECTION FROM WEATHER.

5. A JUNKY PAD LOCK WILL BE PLACED ON CHANGED GATES OF A JUNKY BOX WITH GATE ACCESS KEYS  
WILL BE MOUNTED AT THE MAIN ENTRANCE FOR THE DOMINANT ACCESS.


CALIFORNIA COMMERCIAL SQUAD  
371-506-8142

2205 COV LN.  
BARKERFIELD CA 93307  
661-837-9200

DO NOT HARBOR OR CONCEAL  
A JUNKY ADDRESS NUMBERS IF YOUR STREET SEE EMBROIDER

7. WEEDS, GRASS, TREES, OR OTHER GROWTH THAT IS CAPABLE OF BEING DITCHED AND ENGINEERING PROPERTY SHALL BE CUT DOWN, MAINTAINED OR REMOVED BY THE OWNER OR OCCUPANT OF PREMISES

6. THE FIRE ACCESS ROUTING SHALL BE ALL-WEATHER AND CAPABLE OF SUPPORTING THE LOADS IMPOSED BY FIRE APPARATUS

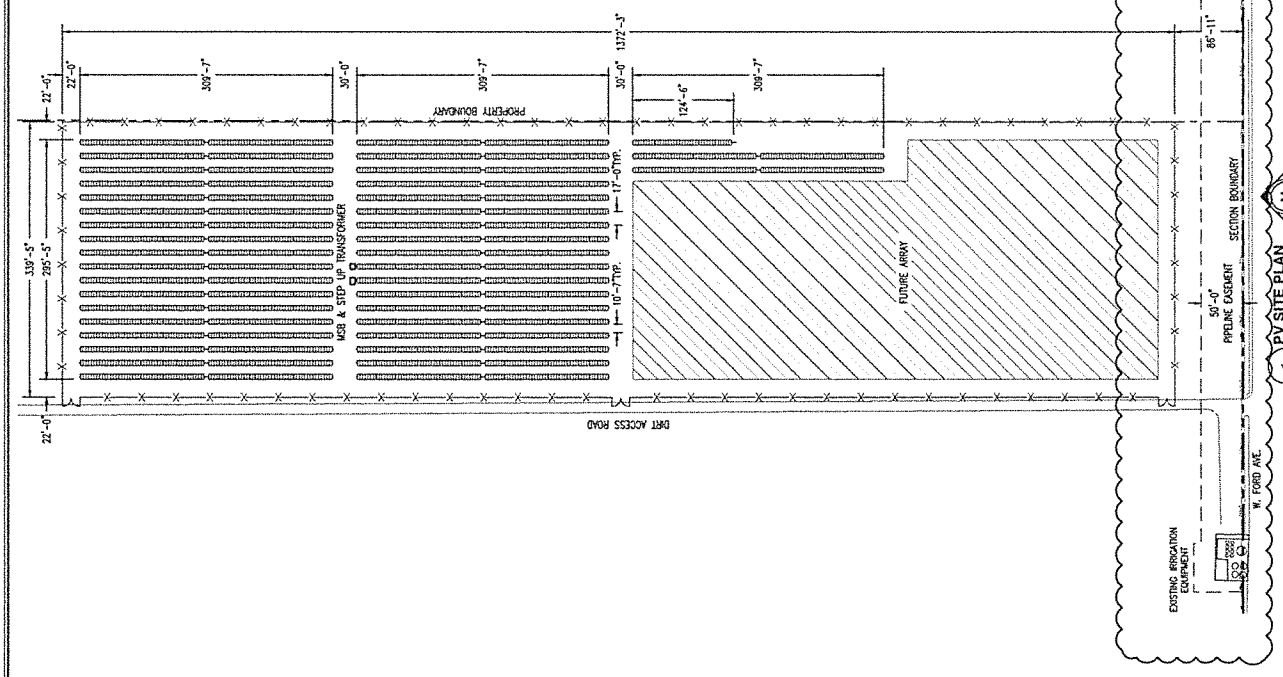
6 9025 VD.		CalCom Energy
PHONE: 659.667-0200	CSLB #066500	PH: 559-667-0200 635 S. ATWOOD ST. VISALIA, CA. 93277

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# LINE TYPE LEGEND

- SECTION BOUNDARY
- PROPERTY BOUNDARY
- EASEMENT
- EXISTING OVER HEAD WIRE
- EXISTING FENCE
- EXISTING EQUIPMENT
- NEW EQUIPMENT
- NEW FENCE TO BE INSTALLED
- 22 SWINGING ACCESS GATES
- EXISTING POWER POLE



1 PV SITE PLAN  
SCALE: 1"=70'-0"

G-1.1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/11/17
2	REVISED	01/11/17
3	REVISED	01/11/17
4	REVISED	01/11/17
5	REVISED	01/11/17
6	REVISED	01/11/17
7	REVISED	01/11/17
8	REVISED	01/11/17
9	REVISED	01/11/17
10	REVISED	01/11/17

DATE: 01/11/17  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
ELECTRONIC FILING ONLY

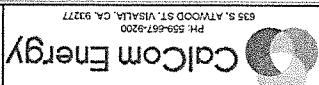
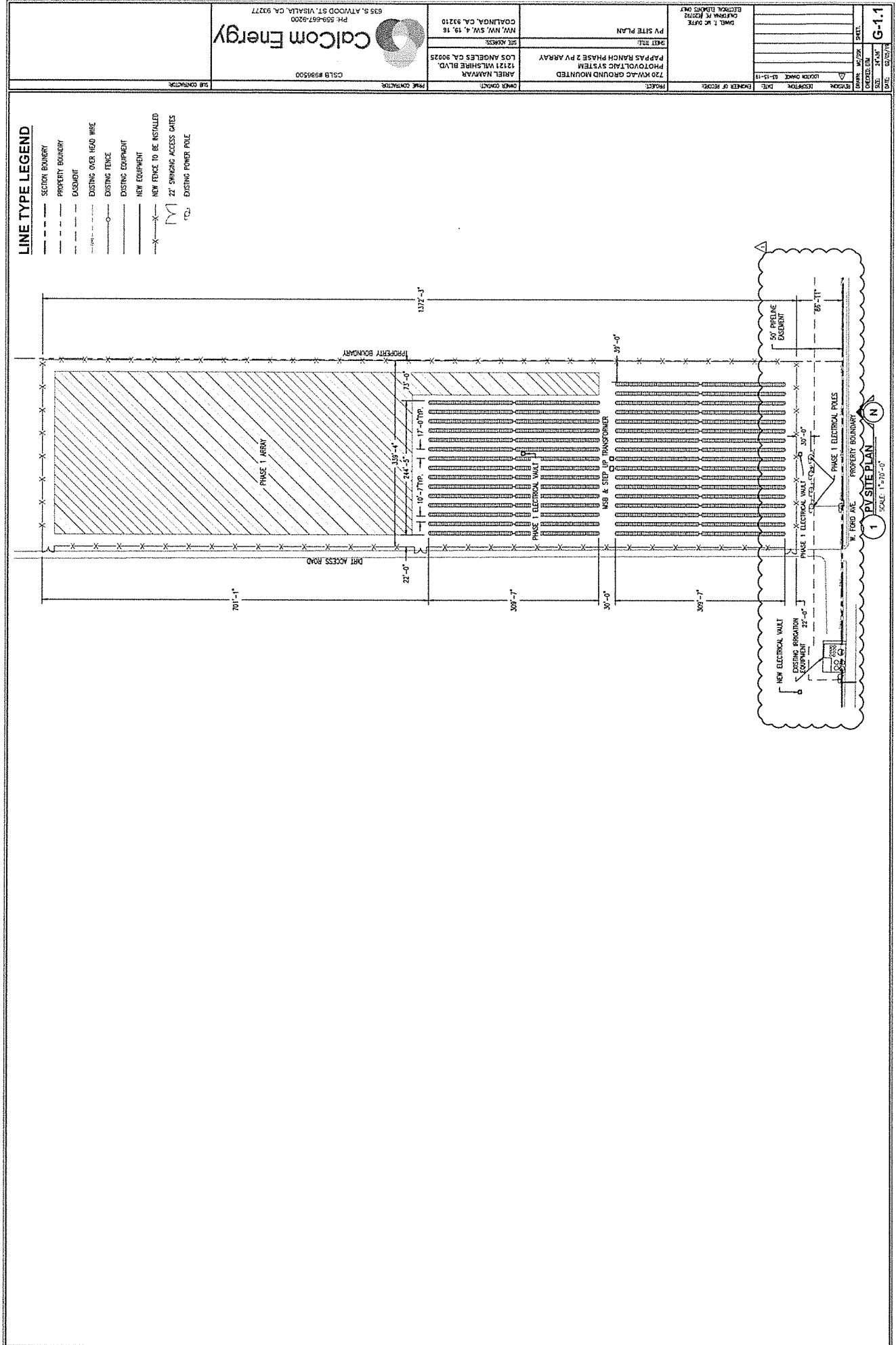
PROJECT: 882 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM  
12121 WILSHIRE BLVD.  
LOS ANGELES, CA 90025  
OWNER: ARIEL HANNAH  
DESIGNER: SW, SE, 03.19.16

PERMITS: 559-667-0200  
PH: 559-667-0200  
CALCOM Energy

PROJECT: 882 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM  
12121 WILSHIRE BLVD.  
LOS ANGELES, CA 90025  
OWNER: ARIEL HANNAH  
DESIGNER: SW, SE, 03.19.16

PROJECT: 882 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM  
12121 WILSHIRE BLVD.  
LOS ANGELES, CA 90025  
OWNER: ARIEL HANNAH  
DESIGNER: SW, SE, 03.19.16





Calcom Energy  
635 S. ATWOOD ST. VISALIA, CA. 93277  
PH: 559-667-9200  
CSLB #995500

OWNER CONTACT  
ARIEL NAAYAR  
12121 WILSHIRE BLVD.  
LOS ANGELES CA. 90025  
SIT ADDRESS  
NW, HWY. 5W. 4. 19. 18  
COALINGA, CA. 93210





PROJECT  
720 KW/AC GROUND MOUNTED  
PHOTOVOLTAIC SYSTEM  
PAPAS RANCH PHASE 2 PV ARRAY  
SHEET TITLE  
PV SITE PLAN





REVISIONS  
DATE  
DESCRIPTION  
DRAWN BY  
CHECKED BY  
DATE  
PROJECT

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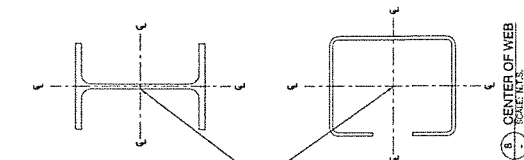
PIER LEGEND	
SYMBOL	PIER TYPE
	HEAVY ARRAY PIER
	STANDARD ARRAY PIER
	HEAVY MOTOR PIER
	STANDARD MOTOR PIER

TORQUE TUBE LEGEND			
HATCH	PART #	COLOR	TORQUE TUBE TYPE
	42654	RED	EDGE 8.73m 3mm 50kcl
	42652	RED	EDGE 7.73m 3mm 50kcl
	42493	GREEN	EXTERIOR 8.73m 4mm 60kcl
	42051	GREEN	EXTERIOR 7.73m 4mm 60kcl

DAMPER LEGEND		
SYMBOL	DAMPER TYPE	SEE SHEET S-501
X	DOUBLE DAMPER	DETAIL 6

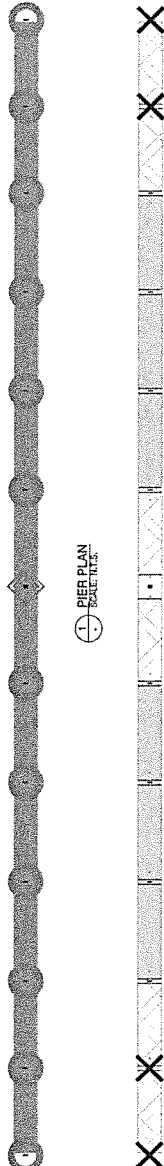
**NOTES:**

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

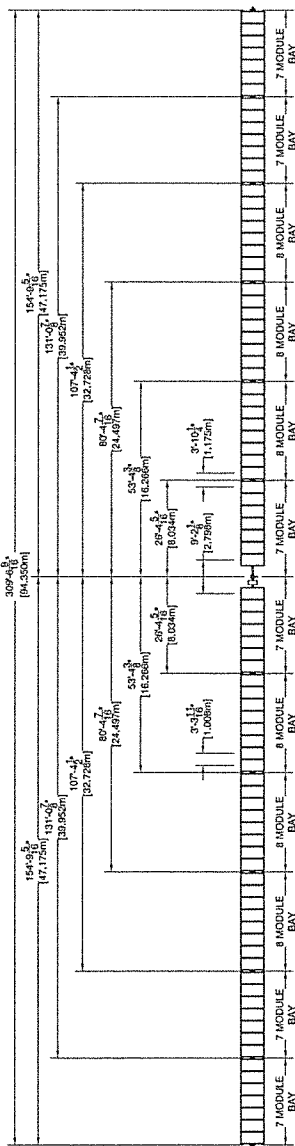


S-30X, DETAIL 3 DIMENSIONS FOR  
BAY AND TRACKER LENGTHS ARE  
TAKEN FROM CENTER OF BEAMS.  
SEE FOUNDATION DRAWING FOR  
IDENTIFICATION OF PIER TYPES.

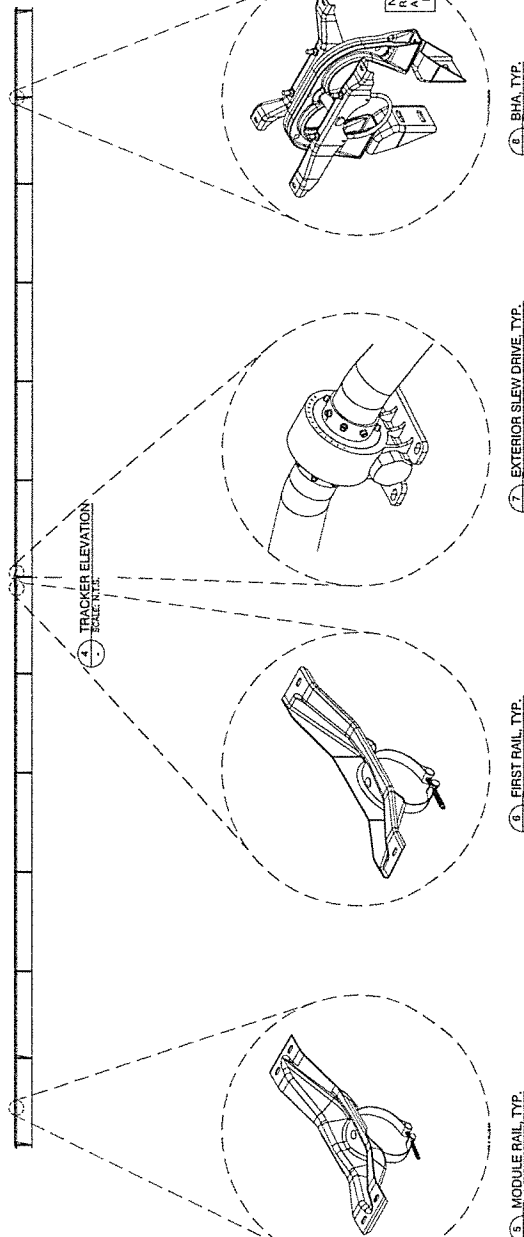
**NOTE : FOR ALL EXTERIOR ROWS, WASHERS MUST BE ADDED BETWEEN HEAD OF M12 PIN AND BHA HOOP.**



1 PIER PLAN  
SCALE: N.T.S.



3 PIER SPACING  
SCALE IN FT.



CRACKER ELEVATION

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

6 FIRST RAIL, TYP.  
- SOLE, N.Y.S.

7 EXTERIOR SLEW DRIVE, TYP.

8 BHA, TYP.  
SCALE: 11/5.

U.S. GOVERNMENT PRINTING OFFICE: 1967