



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED11-082 (DRC2011-00040) DATE: September 20, 2012

PROJECT/ENTITLEMENT: Jardine Minor Use Permit

APPLICANT NAME: Mary Jardine/Pristine Sun, LLC.

ADDRESS: 910 Nacimiento Lake Dr., Paso Robles, CA 93446

CONTACT PERSON: Peter Coughlin, Pristine Sun

Telephone: 415-848-8148

PROPOSED USES/INTENT: Request by Mary Jardine for a Minor Use Permit for a 1.0-mega watt solar generation facility on a 10-acre portion of a 64.36-acre site.

LOCATION: The project is located at 910 Nacimiento Lake Drive in Paso Robles in the Adelaida planning area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

OTHER POTENTIAL PERMITTING AGENCIES: None

STATE CLEARINGHOUSE REVIEW: YES NO

ADDITIONAL INFORMATION: Additional information pertaining to this environmental Determination may be obtained by contacting the above Lead Agency address of (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. October 4, 2012

20 Day PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. N/A

This is to advise that the San Luis Obispo County _____ as Lead Agency Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Ryan Hostetter

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Mary Jardine for a Minor Use Permit for a 1.0-megawatt (MW) solar generation facility including: 112 photovoltaic (PV) trackers; two central pad-mounted inverters (PowerStation); pad-mounted step-up transformer; 2,000-gallon water-storage cistern; motion-activated security lighting system (timed limit); approximately 1,200 feet of underground, six-inch diameter conduit; power pole; 100 feet of above-ground power line; and, connection to an existing Pacific Gas and Electric (PG&E) distribution pole (point of interconnection). The project also includes construction of a six-foot tall perimeter fence and three gates, upgrades to an existing agricultural road (12-foot wide gravel driveway with turn-outs meeting CalFire requirements), and construction of a 20-foot wide access road and improvements to the existing entrance on Nacimiento Lake Drive. During operation of the facility, periodic maintenance will include remote monitoring via Supervisory Control and Data Acquisition (SCADA), data collection, regular maintenance and repairs, and panel washing (approximately 2,800 gallons of water twice a year). The applicant proposes to implement an integrated pest management plan, which may include the following weed control (i.e. use of native ground cover, livestock grazing to control grasses, manual harvest, and use of herbicides if necessary); vegetative management for fuel load reduction; and, insect, pest, and disease management (i.e., manual trapping of vertebrate pests, eradication, use of EPA-approved rodenticides).

The project includes de-commissioning the facility and reclamation of the site. This approximately 35-day process will include removal of all facility elements, including but not limited to: solar modules, trackers, racking, posts, PowerStation electrical equipment, underground conduits and cables, concrete pads, fences, security lighting, and access road gravels. No grading is proposed. Reclamation (35 to 65-day duration) will include evaluation of adjacent grasses and vegetation, soil preparation, temporary irrigation, seed/crop planting, and watering and fertilization (if necessary).

The project will occur over approximately 20 acres, and will result in the disturbance (soil movement) of approximately one acre within two parcels approximately 64 acres each (totaling approximately 128 acres) located at 910 Nacimiento Lake Drive, immediately north of the intersection of Nacimiento Lake Drive and Adelaida Road, approximately one mile northwest of the city of Paso Robles. The project is located in the Adelaida, Rural planning area.

ASSESSOR PARCEL NUMBER(S): 026-271-002

Latitude: 35 degrees 39' 5" N Longitude: 120 degrees 42 ' 59" W SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Adelaida, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Agricultural uses

TOPOGRAPHY: Gently rolling to moderately sloping

VEGETATION: Grasses , scattered oaks , chaparral, ornamental landscaping

PARCEL SIZE: 64 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; vacant, scattered single-family residences	<i>East:</i> Residential Rural; single-family residence(s)
<i>South:</i> Residential Rural; single-family residence(s)	<i>West:</i> Agriculture, Residential Rural; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1. AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project is located approximately one mile northwest of the city of Paso Robles, on the northern side of Nacimiento Lake Drive, immediately north of the intersection of Nacimiento Lake Drive and Adelaida Road. The area is characterized by large-lot residential development, agriculture (i.e., livestock grazing, older orchards, vineyards), and accessory uses. The topography ranges from moderately to steeply sloping. Vegetation in areas that are not used for crop production includes grassland and oak woodland.

Existing development adjacent to the project site includes a single-family residence and the Jardine Ranch Country Nut House. These structures are located immediately north of Nacimiento Lake Drive. The remainder of the parcel is vacant; unpaved agricultural roads traverse the property. Due to the natural topography, only the property frontage is generally visible from Nacimiento Lake Drive.

The project site is not located in a designated Scenic Corridor; however, the County Conservation and Open Space Element identifies Nacimiento Lake Drive/Interlake Road (from Paso Robles to Monterey County line) as a "Suggested Scenic Corridor". This indicates that the areas surrounding the roadway are considered highly scenic.

Impact. Based on the high scenic quality of the area, and the project's proximity to Nacimiento Lake Drive (a suggested scenic corridor), degradation of scenic resources would result in a potentially significant impact.

The originally submitted project would have located the solar panels adjacent to Nacimiento Lake Drive. The applicant revised the project by re-locating the proposed panels a minimum of approximately 440 feet northeast of Nacimiento Lake Drive. The topography slopes up from the roadway, and creates a ridgeline between the area proposed for development and the road. This

existing topography would block most public views of the proposed development. Based on photo-simulations provided by the applicant, the upper half of one row of solar panels (located along the western edge of the facility) would be visible and silhouette above the ridgeline, as seen from Nacimiento Lake Drive, approximately 0.15 mile north of Adelaida Road. The duration of visibility will be approximately 0.05 mile (3 seconds), as seen from both the eastbound and westbound travel lanes, approximately 0.15 mile north of Adelaida Road. Modern solar panels are constructed of dark, light-absorbing materials and covered with an anti-reflective coating, which minimizes the potential for glare. Other visible elements would include improvements to the existing access entrance and access road on and parallel to Nacimiento Lake Drive, and a new powerline across Nacimiento Lake Drive, west of Adelaida Road. As required by Public Works (2012), all new utilities are required to be underground within the County road right-of-way.

Regarding the access improvements, no grading, cut, or fill is proposed. The use of gravels consistent with existing rural access roads in the immediate area would encourage visual compatibility. Based on the presence of existing powerlines and poles adjacent to and across the roadway, the new powerline would not be noticeable component or degrade the visual quality of the area, and as required by Public Works, the portion within the County right-of-way will be underground. Although a small portion of the solar facility would be visible from the roadway, this impact can be mitigated by vegetative screening consistent with existing native oak trees along the ridgeline. Regarding timed security lighting, standard county regulations require shielding of exterior lighting to minimize glare. As required by the CZLUO, the project will be conditioned for an exterior lighting plan prior to issuance of construction permits to ensure that the project will not create off-site glare.

Although photovoltaic facilities are not a common occurrence in the area, the project has been located and designed to substantially reduce visibility of project elements (as seen from public roads), and is therefore compatible with the surrounding area. Decommissioning of the facility will include removal of all equipment, and vegetative restoration of the project site.

Mitigation/Conclusion. The applicant has agreed to incorporate native vegetation plantings along the western perimeter of the photovoltaic facility, which would provide additional screening of solar panels, as seen from Nacimiento Lake Drive. The applicant and county will confirm that the solar panels have an anti-reflective coating, and that utilities are underground within the County right-of-way. Based on incorporation of mitigation measures identified in Exhibit B, potentially significant impacts to aesthetic resources can be mitigated to less than significant.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, Farmland of Statewide Importance

In Agricultural Preserve? Paso AG Preserve Area

Under Williamson Act contract? No

Cieneba-Vista coarse sandy loams, (30 - 50 % slope) .

Cieneba. This steeply sloping, shallow coarse loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Vista. This steeply sloping, shallow coarse loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Linne-Calodo complex (9 - 30 % slope).

Linne. This moderately sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Calodo. This moderately sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Lockwood shaly loam (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Impact. The project site is located in a predominantly agricultural area with low magnitude agricultural activities occurring on the property or immediate vicinity. The project site including the adjacent property with the Jardine Nut House supports approximately 100 acres of dry-farmed almond orchards and wine grape vineyards. Access to the site will require improvements to an existing road, which extends from Nacimiento Lake Drive at the entrance to Jardine Ranch north to the project site. The Jardine Ranch County Nut House, which sells agricultural products, is located on the southern parcel. Agricultural uses in the area include dry-farmed crops, wine grape vineyards, almond and walnut orchards, and livestock grazing. The project site and the surrounding parcels are not under Williamson Act contracts.

As noted above (Section 1 Aesthetics), the originally proposed location of the project was adjacent to Nacimiento Lake Drive. The applicant re-designed the project to avoid the most productive agricultural land. Based on review by the County Agriculture Department, the project would not result in significant adverse impacts to on-site or adjacent agricultural resources or operations.

The proposed project would primarily be located on the Linne Calodo complex (9-30 percent slopes) soil type. Approximately 19 acres will be converted to non-agricultural use. While this soil type is classified as an Important Soil, the specific development area is considered less productive agricultural land than the other portions of the site because of the combination of steep slopes, southern slope aspect, and limited water available for irrigation. Therefore, this conversion is considered less than significant (County Agriculture Department, 2012).

The project was also reviewed for consistency with Agriculture Element Policies (AGP). The project is

consistent with AGP-17 (Agricultural Buffers) because adequate distance is provided between the development and agricultural production areas. The project is consistent with AGP-18 (Location of Improvements) because the area to be developed has limited production potential and the project would not result in on or off-site land use incompatibilities.

Mitigation/Conclusion. No significant impacts to agricultural resources are identified, and no mitigation measures are necessary.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The project proposes to disturb soils that have been given a wind erodibility rating of 3, which is considered "moderate."

Impact. As proposed, the project will occur over approximately 20 acres, including development of the project and access. Actual soil movement will be approximately one acre, including access improvements, underground infrastructure/utilities, and facility equipment (approximately 450-square foot footprint). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The originally proposed project was reviewed by the APCD, and the noted comments are incorporated into the discussion below (APCD, 2011).

As identified by the APCD, air quality impacts during construction include: the creation of fugitive dust (PM₁₀), the potential release of asbestos during demolition and removal of pipelines, the potential release of naturally occurring asbestos during grading, and unpermitted developmental burning. No operational impacts were identified.

Fugitive Dust (PM₁₀). Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and agricultural operations in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Material-Containing Asbestos. Asbestos-containing materials could be encountered during the demolition, relocation, or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines. If asbestos is present in onsite structures, proposed demolition activities would result in a release of asbestos, and a potentially significant air quality impact.

Naturally-Occurring Asbestos. According to the APCD, the project site is located in an area containing potentially naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

Developmental Burning. On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning under restrictions may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Clean Air Plan Consistency. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan, because operational trips will be minimal. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. To mitigate for potential air quality impacts, the applicant has agreed to implement the following measures.

Fugitive Dust (PM₁₀). To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Material-Containing Asbestos. Prior to demolition of onsite structures or underground pipes, the applicant has agreed to comply with the requirements listed in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to: 1) APCD notification; 2) completed asbestos survey conducted by a Certified Asbestos Inspector, and; 3) applicable removal and disposal requirements of identified asbestos-containing materials.

Naturally-Occurring Asbestos. Prior to grading or site disturbance, the applicant has agreed to retain a qualified individual to conduct a geologic investigation for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program.

Developmental Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The applicant submitted a *Biological Constraints Analysis* (AECOM, 2012) for the proposed project. The results of the analysis are incorporated into the discussion below. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: dry-farm agriculture and non-native plant species

Name and distance from blue line creek(s): An ephemeral, blue-line drainage is located on the northern parcel, approximately 100 feet down-slope from the area proposed for the solar panels. The Salinas River is approximately 1.86 miles to the west.

Habitat(s): grassland

Site's tree canopy coverage: Approximately 6 percent.

The Natural Diversity Database (or other biological references) identified 13 special-status plant species and 11 special-status animal species within approximately five miles of the proposed project.

Special-status plant species within five miles of the project site include: dwarf calycadenia, Santa Cruz Mountains pussypaws, woodland woolythreads, umbrella larkspur, Cook's triteleia, Lemmon's jewel-flower, San Luis Obispo owl's clover, Santa Lucia dwarf rush, shining navarretia, pale-yellow layia, straight-awned spineflower, Santa Lucia purple amole, and prostate vernal pool navarretia. Native vegetation in the area includes Valley Oak Woodland habitat. No special-status plant species were observed during the field survey. While the survey was conducted in August 2012, outside the blooming period for some plants, the project area is not expected to support special-status plant species due to the lack of suitable habitat and the high level of disturbance due to agricultural activities, including plowing.

Special-status animal species within five miles of the project site include: Monterey dusky-footed woodrat, San Joaquin kit fox, American badger, vernal pool fairy shrimp, western spadefoot toad, burrowing owl, bald eagle, hoary bat, western pond turtle, San Joaquin whipsnake, and Salinas pocket mouse. The project area contains marginal habitat for the ground nesting burrowing owl (*Athene cunicularia*), though no burrowing owls were observed during the site survey. Burrowing owls are considered a species of special concern in California and are protected by the Migratory Bird Treaty Act (MBTA). The project area is not expected to support the remainder of the special-status species reported to the CNDDDB for this area due to lack of suitable habitat and the high level of disturbance. The site does not occur within the San Luis Obispo County Kit Fox Mitigation Ratio Area.

Impact. Implementation of the project will occur over approximately 20 acres, including installation of equipment and onsite access improvements. Actual ground disturbance will total approximately one acre. The footprint of the solar facility and associated equipment is approximately 450 square feet.

Affected vegetation includes grasses and non-native plants. The site does not support wetland or riparian vegetation. The on-site, blue-line stream appears to only carry water during storm events, and would not be directly affected by proposed development. Potential impacts related to erosion and water quality are discussed in more detail in Sections 6 (Biological Resources) and 14 (Water).

No special-status plant species were documented, or are likely to occur onsite; therefore no impacts to special-status plant species are anticipated. No native vegetation or oak trees would be removed or impacted by project activities. Ground nesting birds, including burrowing owls, could potentially be disturbed during construction and placement of solar arrays if construction occurred during the nesting season (approximately February through August). Disturbance of a nest would result in a potentially significant impact. The footprint of the project is 450 square feet, which would not result in a significant, long-term loss of habitat for burrowing owl. Undisturbed land underneath the solar panels may provide habitat for this species, and other ground-nesting birds.

Mitigation/Conclusion. The applicant has agreed to retain a qualified biologist to conduct pre-construction and pre-decommissioning surveys for burrowing owls. Mitigation recommends limiting grading and construction to the non-nesting season, and includes protection and avoidance of any active nests (refer to Exhibit B). Based on implementation of recommended mitigation measures, potential impacts to biological resources would be less than significant.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Salinan and Obispeno Chumash. No historic structures are present. No significant paleontological resources are known to exist in the immediate area.

Impact. A Phase I (surface) survey and records search was conducted (AECOM, 2012). The records search did not identify any cultural resources on-site or within a 0.25-mile radius. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Moderately sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 0.47 miles to the southwest

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? An unnamed tributary (ephemeral drainage) of the Salinas River Distance?
On project site

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance Section 22.52.110 includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. The project site is not located within a GSA, and does not include the development of habitable structures. Construction would comply with the California Building Code; therefore, no significant geologic impacts would occur.

As proposed, the project will result in the disturbance of approximately 20 acres. Although the potential for soil erodibility is low, the topography is moderately to steeply sloping. Improvements of access roads, including grading activities, may result in erosion and down-gradient sedimentation. The installation of 112 PV trackers would increase the amount of impervious surfaces onsite. These impacts would be adequately addressed by existing regulations identified in the LUO. In addition, the applicant is required to prepare a SWPPP. A preliminary SWPPP was prepared for the original project (Pristine Sun, 2012); this will be updated for the proposed project and reviewed by the County and RWQCB. Therefore, potential impacts would be mitigated to less than significant.

The project site is not located within a flood zone or extractive zone, and no mineral resources are known to be present within the project site.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed. Potential impacts would be less than significant, and no additional mitigation measures are recommended.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. With regards to potential fire hazards, the subject project is within the high Fire Hazard Severity Zone(s). Based on the County’s fire response time map, it will take approximately 15-20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. During construction, equipment will require the use of oils and fuels. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. Implementation of a SWPPP and standard best management practices would address this impact (refer to Section 13 Water). Based on information provided by the applicant (Pristine Sun, 2012), no hazardous materials are proposed. Operation and maintenance of the facility will include the use of biodegradable cleansing agents for panel washing and food-grade vegetable oil. Decommissioning of the facility will include either recycling of the panels and equipment, or disposal at an approved solid waste facility, depending on available technology at the time of decommissioning.

The originally proposed project was reviewed by CalFire (2011). The project is required to comply with the California Building Code, Public Resources Code, and applicable fire laws. Such requirements include an on-site fire extinguisher, gate design requirements (including KNOX box), proper addressing, and the creation of defensible space (100-foot clearance around structures). The project includes a 20-foot commercial access road and 12-foot driveway with turn-outs, as required by CalFire. In addition, a Wildland Fire/Vegetative Management Plan and written Emergency Plan shall be approved by CalFire.

Mitigation/Conclusion. Based on compliance with existing regulations and identified mitigation measures (refer to Exhibit B), potential hazards and hazardous materials impacts would be less than significant.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. A portion of the project is within close proximity to a transportation noise source (Nacimiento Lake Drive) and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 198 feet from road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range - 298 feet from road centerline, and closer;
- ✓ areas above the 70 dB level - 415 feet from road centerline, and closer.

Impact. During the construction and decommissioning phases of the project, the use of equipment would generate noise potentially affecting nearby sensitive receptors, including residences approximately 400 feet to the west and 500 feet to the east. These noise impacts would be temporary, and construction would be limited to day-time hours (7:00 a.m. to 9:00 p.m. weekdays / 8:00 a.m. to 5:00 p.m. Saturday and Sunday), as required by LUO Section 22.10.120. In the long-term, the project would not generate significant levels of noise, and would not substantially increase the ambient noise level in the area.

The project does not include any noise sensitive uses, and would not be affected by transportation-related noise.

Therefore, potential noise impacts would be less than significant.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: City of Paso Robles (Approximately 4.3 miles to the southeast)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 15-20 minutes

Location: Approximately 9.34 miles to the south

School District: Paso Robles Joint Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. As discussed in Section 7 (Hazards and Hazardous Materials), the project would incorporate required fire safety measures, in compliance with existing regulations. This would reduce the potential for a fire, and necessary response from fire personnel. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on the County Trails Map, the project is within reasonably close proximity to the proposed de Anza Trail corridor, which follows Nacimiento Lake Drive in the immediate vicinity of the project site.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. The development of the facility would not result in a significant impact to existing recreational resources, and the property for which this project is proposed is not adjacent to Nacimiento Lake Drive and will not impact future development of the de Anza trail. Therefore, potential impacts are less than significant.

Mitigation/Conclusion. No significant recreation impacts are anticipated. No additional mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this [urban area as "D" or better] [rural area as "C" or better]. The existing road network in the area including the project's access street Nacimiento Lake is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Referrals were sent to Public Works and Caltrans. Caltrans did not submit a response.

Impact. Construction is expected to occur over an approximately six to eight-week period. Construction vehicles would access the site via an existing driveway. During operation, the project will generate approximately two trips per year (maintenance vehicle), and four to eight trips per year (water truck for panel washing). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

Based on review by County Public Works (2012), standard access and internal roadway standards are required to ensure safe traffic conditions. These requirements have been included a mitigation measures to verify compliance.

Mitigation/Conclusion. The applicant has agreed to comply with standards identified by Public Works (refer to Exhibit B) to ensure safe access to the project site. Therefore, potential impacts will be less than significant.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

Impacts/Mitigation. The project is an unmanned solar facility, and does not include a permanent wastewater disposal system. A portable toilet will be onsite during construction. Therefore, no impacts will occur, and no mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use a water truck as its water source for dust control and operational panel washing.

The topography of the project is moderately sloping to steeply sloping. An unnamed tributary (ephemeral drainage) of the Salinas River is located on the project site, approximately 100 feet north

of the area proposed for development. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility; however, the topography is steep. The subject property is within the Salinas Valley groundwater basin.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. Based on the project description, the project will require approximately 2,800 gallons of water, twice a year, for panel washing and maintenance. The water will be brought to the site by water trucks and is not anticipated to affect groundwater and/or community water supply.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 20 acres. The actual ground disturbance will total approximately one acre. The applicant prepared a preliminary SWPPP including best management practices (Pristine Sun, 2012), which will be finalized prior to construction. In addition, the applicant is required to comply with the LUO, including regulations specific to erosion, sedimentation, and drainage. Based on review by Public Works, the applicant is also required to comply with the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Prevention Control and Discharge Ordinance (Title 8, Section 8.68 et al.). Based on compliance with existing regulations, potential impacts to water quality would be less than significant.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - <i>Will the project:</i>	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance (LUO), etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, County Agriculture Department, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is located an adequate distance from sensitive receptors (400-500 feet from residences) and would not generate noise, light, or glare during operation. Standard air quality measures are identified to reduce the potential for fugitive dust.

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>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)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	None
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>City of Paso Robles</u>	None
<input checked="" type="checkbox"/>	Other <u>San Miguel Advisory Council</u>	None

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Adelaida Area Plan and Update EIR
<u>County documents</u>	<u>Other documents</u>
<input type="checkbox"/> Airport Land Use Plans	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Solid Waste Management Plan	
<input type="checkbox"/> Circulation Study	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

AECOM. 2012. *Biological and Cultural Resources Constraints Analysis, Pristine Sun Solar Energy Project*. August 2012.

Federal Aviation Administration (FAA). 2010. *Technical Guidance for Evaluating Selected Solar Technologies on Airports*. November 2010.

Pristine Sun. 2012. *Pristine Sun PV Generator Facility Management and Reclamation Plan, 2056 Jardine 1 MW*

Pristine Sun. 2012. *Preliminary Stormwater Pollution Prevention Plan for Pristine Sun LLC (2056 Jardine Project)*. June 20, 2012.

Exhibit B - Mitigation Summary Table

Aesthetics

- V-1 At the time of application for construction permit, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Chapter 22.16 of the San Luis Obispo County Land Use Ordinance, and shall provide vegetation along the western property boundary that will adequately screen the new development when viewed from Nacimiento Lake Drive. The landscape plan shall utilize only native, drought-tolerant plant material. Prior to final inspection, the applicant shall provide verification to the satisfaction of the county that these measures have been met.
- V-2 Prior to final inspection, the applicant shall ensure that all solar panels were prepared with anti-reflective coating.
- V-3 At the time of application for construction permits, the applicant shall submit utility plans prepared by a civil engineer to the Public Works Department to secure an Encroachment Permit to install wire tie-in facilities within the public right-of-way. All new utility services shall be installed underground within the right-of-way. No trenching of Nacimiento Lake Drive shall be allowed, only directional boring.

Air Quality

- AQ-1 Prior to issuance of grading and construction permits, all required fugitive dust (PM₁₀) measures shall be shown on applicable grading or construction plans. In addition, the contractor or developer shall designate personnel to monitor the fugitive dust emission and enhance the implementation of the measures a necessary to minimize dust complaints, reduce visible emissions blow 20 percent opacity, and to prevent transport of dust offsite. Monitor duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such person(s) shall be provided to the APCD Compliance Division prior to issuance of grading and construction permits.
- a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stock-pile areas should be sprayed daily as needed.
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

- AQ-2 “Naturally-occurring asbestos” has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an “Asbestos Dust Mitigation Plan”, which must be approved by APCD before grading begins; 2) an “Asbestos Health and Safety Program”, as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.php>). **Prior to final inspection or occupancy**, whichever occurs first, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.
- AQ-3 Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to issuance of any construction permit** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.
- AQ-4 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, contact the APDD at (805) 781-5912.

Biological Resources

- BR-1 The following measure shall be shown on applicable grading and construction plans to ensure avoidance of burrowing owl.
- a. The burrowing owl nesting season is typically February 1 through August 31. Grading and construction shall be avoided during this time period to the maximum extent feasible.
 - b. If construction is anticipated to occur between February and August, a pre-construction burrowing owl survey shall be conducted by a qualified biologist to determine the presence or absence of nesting birds on the project site.
 - c. Prior to initiation of grading, the qualified biologist shall conduct a worker awareness training program to increase the on-site workers' recognition of and commitment to burrowing owl protection.
 - c. If nesting birds are present, the qualified biologist shall place visible markers near burrows, and no grading or construction activity shall occur within 200 meters (minimum), or as recommended by the qualified biologist. The qualified biologist shall monitor compliance with this measure until the birds have permanently left the burrow. Monitoring reports shall be submitted to the County Environmental Coordinator and California Department of Fish and Game.

Transportation and Traffic

- TR-1 At the time of application for construction permits, the applicant shall show that the existing project site driveway will be shared to access the proposed project. No new project access driveways shall be allowed from Nacimiento Lake Drive.
- TR-2 At the time of application for construction permits, the applicant shall provide evidence to the Planning and Building Department that onsite circulation and pavement structural sections have been designed and will be constructed in conformance with CalFire standards and specifications back to the nearest public maintained roadway.
- TR-3 For the life of the project, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way prior to obtaining a valid Encroachment Permit from the Public Works Department, including, but not limited to: project signage, tree planting, and fences.

Water

- W-1 For the life of the project, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.



Air Pollution Control District
San Luis Obispo County

November 21, 2011

Ryan Hostetter
San Luis Obispo County Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

SUBJECT: APCD comments regarding the Jardine 1.0MW solar generating project referral (DRC2011-00040)

Dear Ms. Hostetter,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 910 Nacimiento Lake Drive in Paso Robles. The proposed project would install a 1.0MW solar generating facility on approximately 10 acres of the 64.36 acres acre property. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

The APCD supports renewable energy projects throughout the County because they will help the state meet the greenhouse gases reduction goals of Assembly Bill 32, the California Global Warming Solution Act of 2006. As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE MITIGATION

Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA**

is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Demolition of Asbestos Containing Materials

The project referral did not indicate whether there are existing structures on the proposed site that would be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402):**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock pile areas should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;

- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- l. All PM₁₀ mitigation measures required should be shown on grading and building plans; and,
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Andy Mutziger
Air Quality Specialist

AJM/sll

cc: Pristine Sun, LLC
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD

SMAC: Jardine MUP - DRC2011-00040

Michael Conger to: Ryan Hostetter

09/12/2012 09:39 AM

From: Michael Conger/Planning/COSLO

To: Ryan Hostetter/Planning/COSLO@Wings

Hi, Ryan...

Just letting you know that SMAC recommended approval of the Jardine MUP on August 22. This was for a solar facility on Naci Lake Drive. SMAC had previously recommended denial due to visual concerns. They found the revised layout to be much more appropriate. They did, however, request that public hearing noticing be extended to property owners within 1,000 feet instead of the typical 300.

Thanks,

Michael T. Conger
Long Range Planning Division
County of San Luis Obispo Dept. of Planning and Building
Phone: (805) 781-5136
Fax: (805) 781-5624
Email: mconger@co.slo.ca.us



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: August 9, 2012

TO: Ryan Hostetter, Project Manager

FROM : Lynda L. Auchinachie, Agriculture Department

SUBJECT: Jardine Minor Use Permit, DRC2011-00040 (1614)

Summary of Findings

The Agriculture Department's review finds that the redesigned development proposal for a 1.0 MW AC solar generating facility locates the facility so that the most productive agricultural land will be kept available for agricultural production and the project would not result in significant adverse impacts to on-site or adjacent agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, the Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

Project Description and Agricultural Setting

The approximately 133 acre project site is located at 910 Nacimiento Lake Drive, west of Paso Robles. The project site consists of a series of moderately to steeply sloping hills and is developed with a residence and accessory structures. The site supports approximately 100 acres of dry farmed almond orchards and wine grape vineyards that are planted on moderate slopes. The site and surrounding area has a history of dry farm crop production because of the limited availability of water resources.

The proposed project would result in the installation of 4032 solar modules that would generate 1.0 MW AC. The original project proposed locating the solar facility on approximately ten acres of productive agricultural land. The applicant changed the proposal by relocating the solar facility to an area of the project site that has steep slopes with a southern aspect. This

portion of the project site has limited agricultural production potential because of the combination of steep slopes, southern slope aspect, and limited water availability for irrigation. Neighboring properties are designated Agriculture and generally support dry farmed almond orchards and wine grape vineyards. The property immediately to the west of the proposed development area has limited agriculture production potential due to parcel size, topography, and existing residential development. The project site is not under a Williamson Act contract.

Impacts to Agricultural Resources and Agriculture Element Policy Consistency

The project site is within the Agriculture land use category and consists primarily of the Important Agricultural Soil Linne-Calodo complex (9-30 percent slopes). The area in which the solar modules will be located has steep slopes averaging above 27 percent. While this Linne-Calodo complex is classified as an Important Agricultural Soil, the specific area in which development is proposed is considered less productive agricultural land than the other portions of the site because of the combination of steep slopes, southern slope aspect, and limited water availability for irrigation. Approximately 19 acres will be converted for the proposed project. The conversion of these agricultural resources is not considered a significant adverse impact because this area of Linne-Calodo complex has limited agricultural potential due to the combination of steep slopes, southern slope aspect, and limited water availability for irrigation.

Potential impacts to existing or potential agricultural resources consistent with the following Agriculture Element policies were also reviewed:

AGP17- Agricultural Buffers aims to reduce incompatibilities between non-agricultural and agricultural uses by creating a separation between such uses to ensure the long-term viability of agricultural resources and operations. Part of the land use review process is to identify potential land use conflicts between proposed development and existing or future production agriculture consistent with AGP17 – Agricultural Buffers. Agricultural buffers are the most effective method of addressing conflicts between the non-agriculturally related developments and adjacent agricultural activities. Land use conflicts between agricultural operations and solar facilities are typically related to dust generated by an agricultural operation that may settle on solar panels reducing efficiency and increasing maintenance and water usage. Based on concerns raised by the Agriculture Department, the applicant relocated solar modules to reduce potential incompatibilities and no further buffering is recommended.

AGP18 – Location of Improvements identifies that development should be located so as to protect agricultural land. The policy is intended to ensure that new facilities will be sited so that the most productive agricultural land will be kept available for agricultural production. The revised project is consistent with this policy because the development has been relocated to a portion of the site that has limited production potential and does not result in on or off site incompatibilities.

The Agriculture Department continues to be concerned about the increase of non-agriculturally related uses, such as the proposed project, on agricultural lands. As identified in AGP18 –

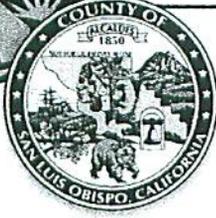
Location of Improvement, such development results in the conversion of agricultural resources and introduce land uses that may conflict with surrounding agricultural activities. The Agriculture Department recognizes that solar generating projects are supported by policies in the Conservation and Open Space Element and appreciates the applicant's effort to redesign the project to minimize impacts to agricultural resources.

If you have questions, please call 781-5914.



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

COMMERCIAL FIRE PLAN REVIEW

November 23, 2011

Subject: DRC2011-00040 Jardine

Dear Ryan Hostetter, Development Review

I have reviewed the conditional use permit for a 1.0-mega watt solar generation facility on a 10-acre portion of a 64.36-acre site located at 910 Nacimiento Lake Drive in Paso Robles, California. The project is in State Responsibility Area within a high fire severity zone with a 15- minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Portable Fire Extinguishers:

A minimum of a 40 BC fire extinguisher shall be mounted inside the "power station." All exterior fire extinguishers shall be protected from weather conditions. Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and the California Code of Regulations, Title 19. The State Fire Marshal shall license the contractor.

Commercial Access Road:

- A commercial access road must be 20 feet wide.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a fire engine weighing 40,000 pounds.
- Vertical clearance of 13'6" is required.
- A 20-foot wide access road must be provided in the array down the middle to a turnaround and another 16-foot driveway that bisects the access road in the middle of the array.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 593-3429.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 10 inches high with a 1/2" stroke.

Defensible Space and Construction Type:

Each building site will be built with a "Defensible Space." Public Resource Code 4291 requires all structures to provide a 100-foot clearance free of flammable vegetation around all structures. This project must comply with the 2010 California Building Code Chapter 7A "Materials and Construction methods for exterior wildfire exposure." Building sites should be located so that the structure is not directly above or below a topographic "chimney." All landscaping should be of fire resistive plants, preferably natives.

A Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 503.1 & 508. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant and can be found at the following website:

http://cdfdata.fire.ca.gov/fire_er/fpp_engineering_view?guide_id=12

Emergency Plans:

A written emergency plan will be developed and written for medical aids, structure fires, wildland fires and other types of emergencies. This plan should include an inventory of equipment and its location, trained personnel and their responsibilities, evacuation procedures of buildings, trails and other facilities, identification of safe refuge areas, facility evacuation and any other pertinent information. The plan should include a site map. NFPA 299 Chapter 10, NFPA 1620

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 593-3429.

Respectfully,



Tina Rose
Fire Inspector

C: Mary Jardine
Pristine Sun, LLC
Kara Haugen, Burnham Energy



ask
but don't
light

workers may use trail
How many

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/8/2011

TO: Parks

FROM: Ryan Hostetter, Development Review

PROJECT DESCRIPTION: DRC2011-00040 JARDINE- Conditional use permit for a 1.0 MW solar generating facility using approximately 10 acre portion of 64.36 acre site located off Nacimiento lake Drive in Paso Robles. APN: 026-271-028.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Prior to building permit The applicant shall prepare and record a 25-foot trail easement adjacent to Nacimiento lake Drive for the De Anza Trail. This document shall be acceptable to County Counsel. The easement alignment shall be acceptable to county Parks.

Date	Name	Phone
6/20/12	E. Kavanaugh	781-4089



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: July 24, 2012
To: Ryan Hostetter, Project Planner
From: Glenn Marshall, Development Services Engineer
Subject: **Public Works Comments DRC2011-00040, CUP for 1.0 MW Solar Generating Facility, Nacimiento Lake Dr, APN 026-271-028**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. We have reviewed the second plan submittal dated 7/23/12 by Pristine Sun, LLC. The following recommendations are based on that submittal.
- B. It is recommended that the proposed project be designed to promote groundwater recharge (22.52.140) by application of LID design. Techniques to mitigate the proposed impervious solar panels should be implemented.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall show that the existing project site driveway will be shared to access the proposed project. No new project access driveways shall be allowed from Nacimiento Lake Drive.
2. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/8/2011

FR ID: PW

TO FROM: Ryan Hostetter, Development Review

PROJECT DESCRIPTION: DRC2011-00040 JARDINE- Conditional use permit for a 1.0 MW solar generating facility using approximately 10 acre portion of 64.36 acre site located off Nacimiento lake Drive in Paso Robles. APN: 026-271-028.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO NEW DRIVEWAYS TO NACIMIENTO LAKE DRIVE, USE EXISTING SITE ACCESS DRIVEWAY. CHECK FOR SCENIC ROAD CORRIDOR, DRAINAGE REVIEWED W/ FUTURE PERMITS, TURNAROUND DOES NOT APPEAR TO MEET CAL FIRE REQ.

11 Nov 2011
Date

Glen Marshall
Name

781-1596
Phone

DATE: September 12, 2012

**DEVELOPER'S STATEMENT FOR JARDINE MINOR USE PERMIT DRC2011-00040
ED11-082**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

<p>Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.</p>
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Project Description: Request by Mary Jardine for a Minor Use Permit for a 1.0-megawatt (MW) solar generation facility including: 112 photovoltaic (PV) trackers; two central pad-mounted inverters (PowerStation); pad-mounted step-up transformer; 2,000-gallon water-storage cistern; motion-activated security lighting system (timed limit); approximately 1,200 feet of underground, six-inch diameter conduit; power pole; 100 feet of above-ground power line; and, connection to an existing Pacific Gas and Electric (PG&E) distribution pole (point of interconnection). The project also includes construction of a six-foot tall perimeter fence and three gates, upgrades to an existing agricultural road (12-foot wide gravel driveway with turn-outs meeting CalFire requirements), and construction of a 20-foot wide access road and improvements to the existing entrance on Nacimiento Lake Drive. During operation of the facility, periodic maintenance will include remote monitoring via Supervisory Control and Data Acquisition (SCADA), data collection, regular maintenance and repairs, and panel washing (approximately 2,800 gallons of water twice a year). The applicant proposes to implement an integrated pest management plan, which may include the following weed control (i.e. use of native ground cover, livestock grazing to control grasses, manual harvest, and use of herbicides if necessary); vegetative management for fuel load reduction; and, insect, pest, and disease management (i.e., manual trapping of vertebrate pests, eradication, use of EPA-approved rodenticides).

The project includes de-commissioning the facility and reclamation of the site. This approximately 35-day process will include removal of all facility elements, including but not limited to: solar modules, trackers, racking, posts, PowerStation electrical equipment, underground conduits and cables, concrete pads, fences, security lighting, and access road gravels. No grading is proposed. Reclamation (35 to 65-day duration) will include evaluation of adjacent grasses and vegetation, soil preparation, temporary irrigation, seed/crop planting, and watering and fertilization (if necessary).

The project will occur over approximately 20 acres, and will result in the disturbance (soil movement) of approximately one acre within two parcels approximately 64 acres each (totaling approximately 128 acres) located at 910 Nacimiento Lake Drive, immediately north of the intersection of Nacimiento Lake Drive and Adelaida Road, approximately one mile northwest of the city of Paso Robles. The project is located in the Adelaida, Rural planning area.

Aesthetics

V-1 At the time of application for construction permit, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Chapter 22.16 of the San Luis Obispo County Land Use Ordinance, and shall provide vegetation along the western property boundary that will

adequately screen the new development when viewed from Nacimiento Lake Drive. The landscape plan shall utilize only native, drought-tolerant plant material. Prior to final inspection, the applicant shall provide verification to the satisfaction of the county that these measures have been met.

V-2 Prior to final inspection, the applicant shall ensure that all solar panels were prepared with anti-reflective coating.

V-3 At the time of application for construction permits, the applicant shall submit utility plans prepared by a civil engineer to the Public Works Department to secure an Encroachment Permit to install wire tie-in facilities within the public right-of-way. All new utility services shall be installed underground within the right-of-way. No trenching of Nacimiento Lake Drive shall be allowed, only directional boring.

Monitoring: Requirements shall be verified by the Department of Planning and Building prior to issuance of a construction permit, and inspected after installation prior to finalization of the building permits.

Air Quality (These requirements shall be shown on all construction documents prior to issuance of construction permits.)

AQ-1 Prior to issuance of grading and construction permits, all required fugitive dust (PM₁₀) measures shall be shown on applicable grading or construction plans. In addition, the contractor or developer shall designate personnel to monitor the fugitive dust emission and enhance the implementation of the measures a necessary to minimize dust complaints, reduce visible emissions blow 20 percent opacity, and to prevent transport of dust offsite. Monitor duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such person(s) shall be provided to the APCD Compliance Division prior to issuance of grading and construction permits.

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or

should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

AQ-2 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.php>). **Prior to final inspection or occupancy**, whichever occurs first, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

AQ-3 Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to issuance of any construction permit** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.

AQ-4 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, contact the APDD at (805) 781-5912.

Monitoring: Compliance will be verified by the Department of Planning and Building prior to issuance of construction permits as all requirements shall be on the construction documents. The NOA exemption form shall also be submitted to the Air District and a copy for the construction permit file.

Biological Resources

BR-1 The following measure shall be shown on applicable grading and construction plans to ensure avoidance of burrowing owl.

- a. The burrowing owl nesting season is typically February 1 through August 31. Grading and construction shall be avoided during this time period to the maximum extent feasible.
- b. If construction is anticipated to occur between February and August, a pre-construction burrowing owl survey shall be conducted by a qualified biologist to determine the presence or absence of nesting birds on the project site.
- c. Prior to initiation of grading, the qualified biologist shall conduct a worker awareness training program to increase the on-site workers' recognition of and commitment to burrowing owl protection.
- c. If nesting birds are present, the qualified biologist shall place visible markers near burrows, and no grading or construction activity shall occur within 200 meters (minimum), or as recommended by the qualified biologist. The qualified biologist shall monitor compliance with this measure until the birds have permanently left the burrow. Monitoring reports shall be submitted to the County Environmental Coordinator and California Department of Fish and Game.

Monitoring: Compliance will be verified by the Department of Planning and Building prior to issuance of construction permits as all requirements shall be on the construction documents. Prior to issuance of construction permits a qualified biologist (to be approved by the County) shall conduct a pre-construction survey.

Transportation and Traffic

TR-1 At the time of application for construction permits, the applicant shall show that the existing project site driveway will be shared to access the proposed project. No new project access driveways shall be allowed from Nacimiento Lake Drive.

TR-2 At the time of application for construction permits, the applicant shall provide evidence to the Planning and Building Department that onsite circulation and pavement structural sections have been designed and will be constructed in conformance with CalFire standards and specifications back to the nearest public maintained roadway.

TR-3 For the life of the project, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way prior to obtaining a valid Encroachment Permit from the Public Works Department, including, but not limited to: project signage, tree planting, and fences.

Monitoring: Requirements shall be shown on all construction documents for review and approval by the Department of Planning and Building prior to issuance of permits.

Water

W-1 For the life of the project, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

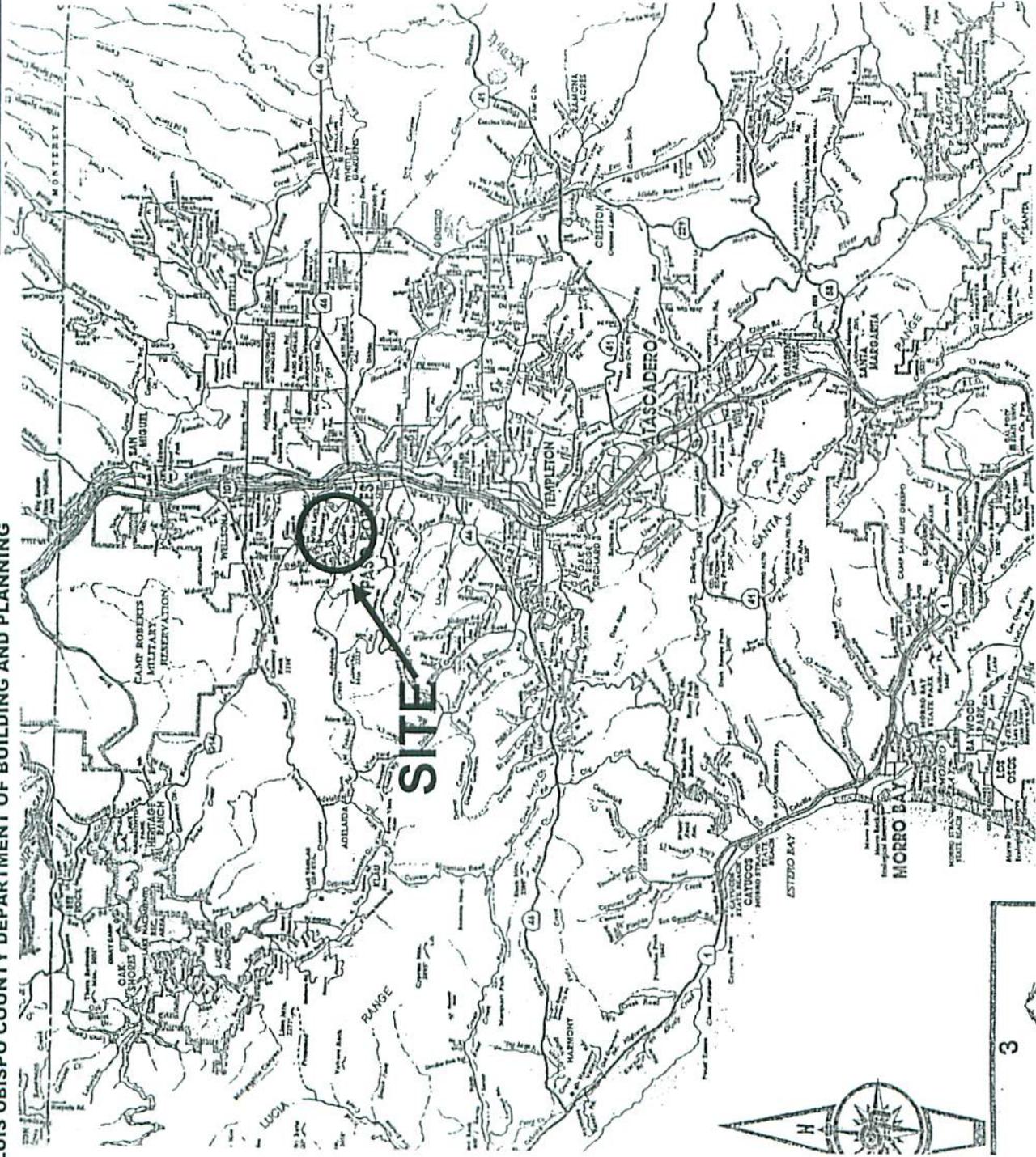
Monitoring requirements shall be shown on all construction documents for review and approval by the Department of Planning and Building prior to issuance of permits.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

<i>Mary N Jardine</i>	MARY N JARDINE	9-13-12
Signature of Owner(s)	Name (Print)	Date

Peter Coughlin Sr.

Digitally signed by Peter Coughlin Sr.
DN: cn=Peter Coughlin Sr., o=Pristine Sun LLC,
ou, email=peter.coughlinsr@prlstinesun.com,
c=US
Date: 2012.09.13 14:21:08 -07'00'



PROJECT
DRC2011-00040, Jardine
MINOR USE PERMIT



EXHIBIT
VICINITY MAP

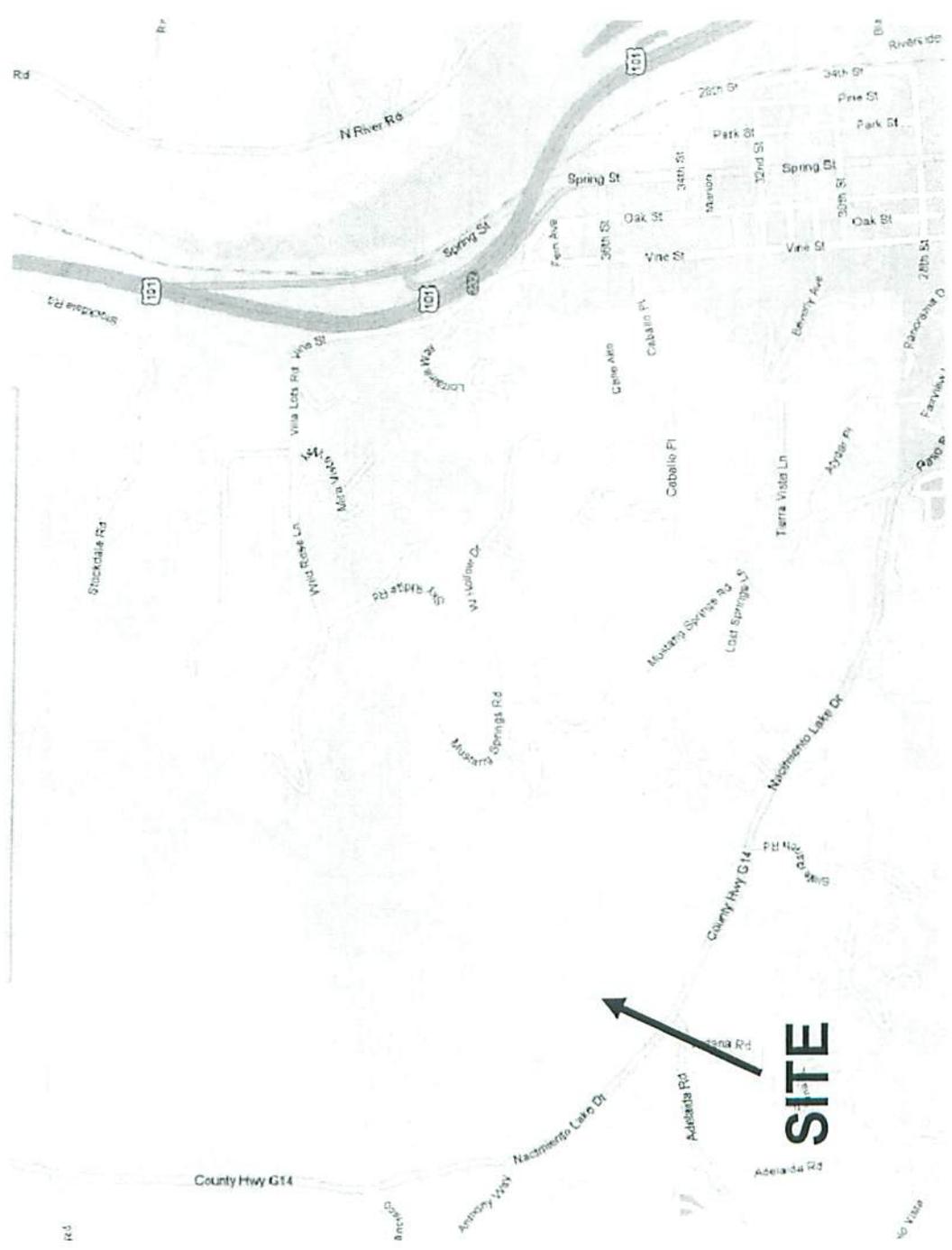
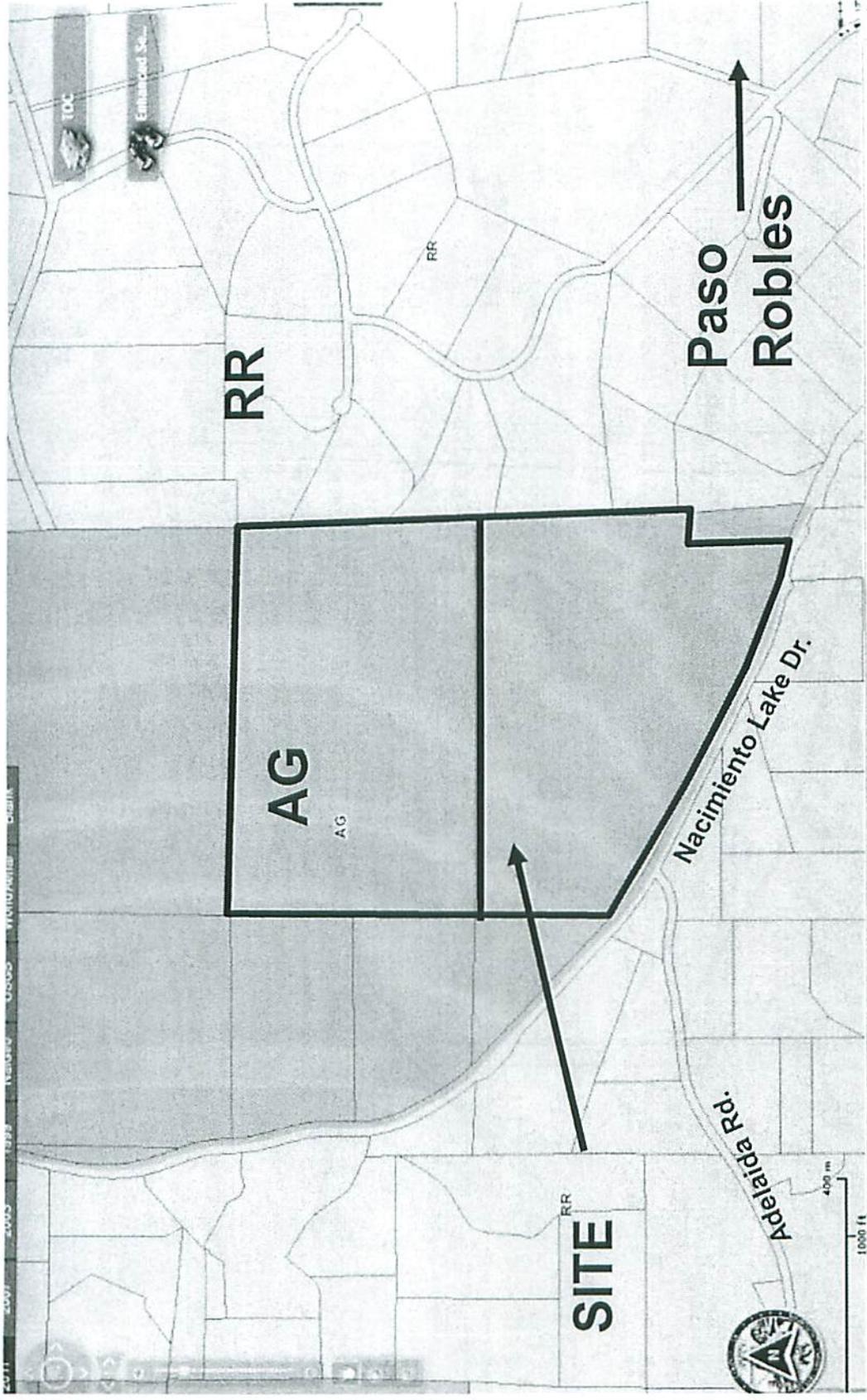


EXHIBIT VICINITY MAP



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PROJECT DRC2011-00040, Jardine
MINOR USE PERMIT



EXHIBIT LAND USE MAP

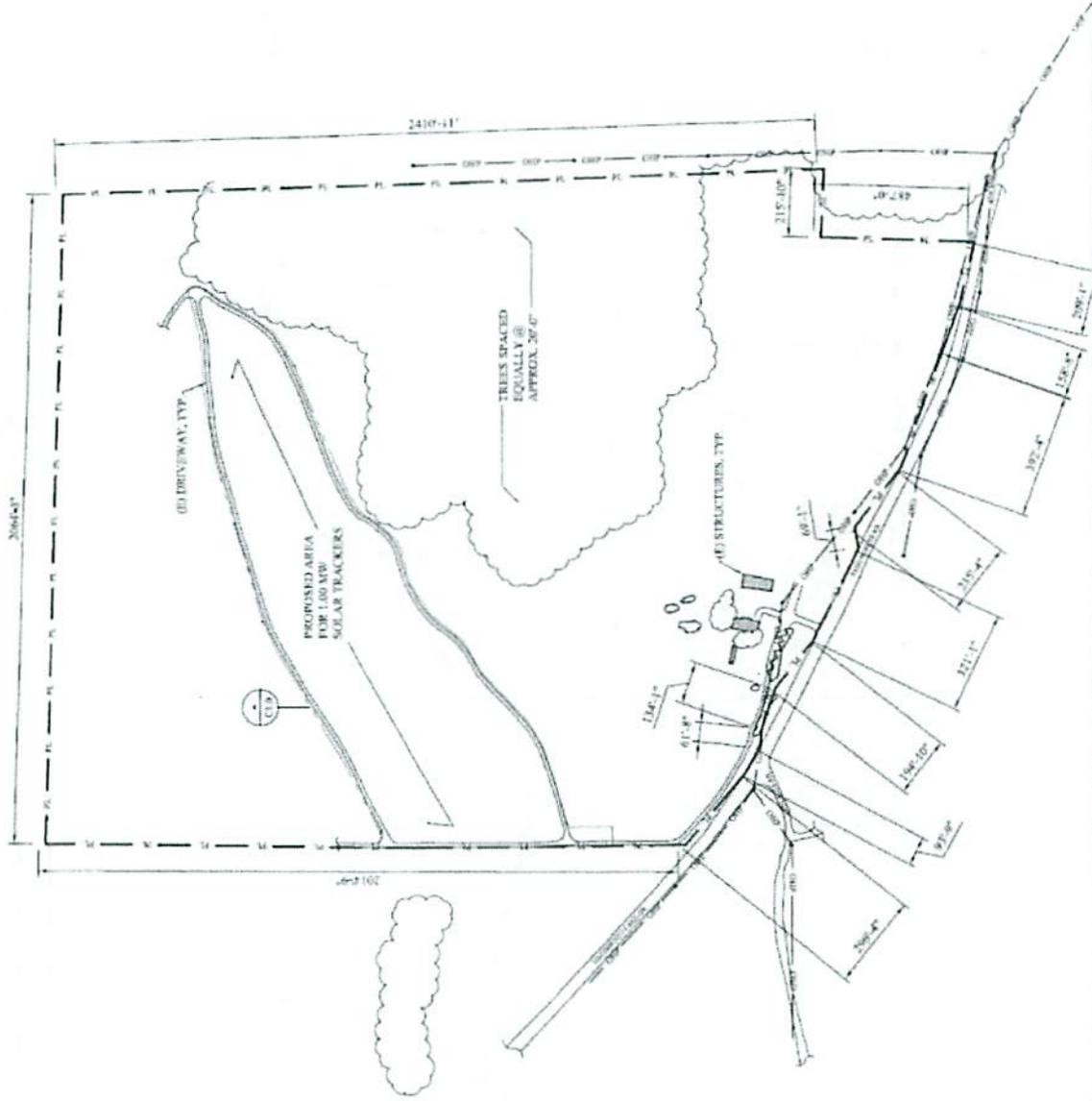
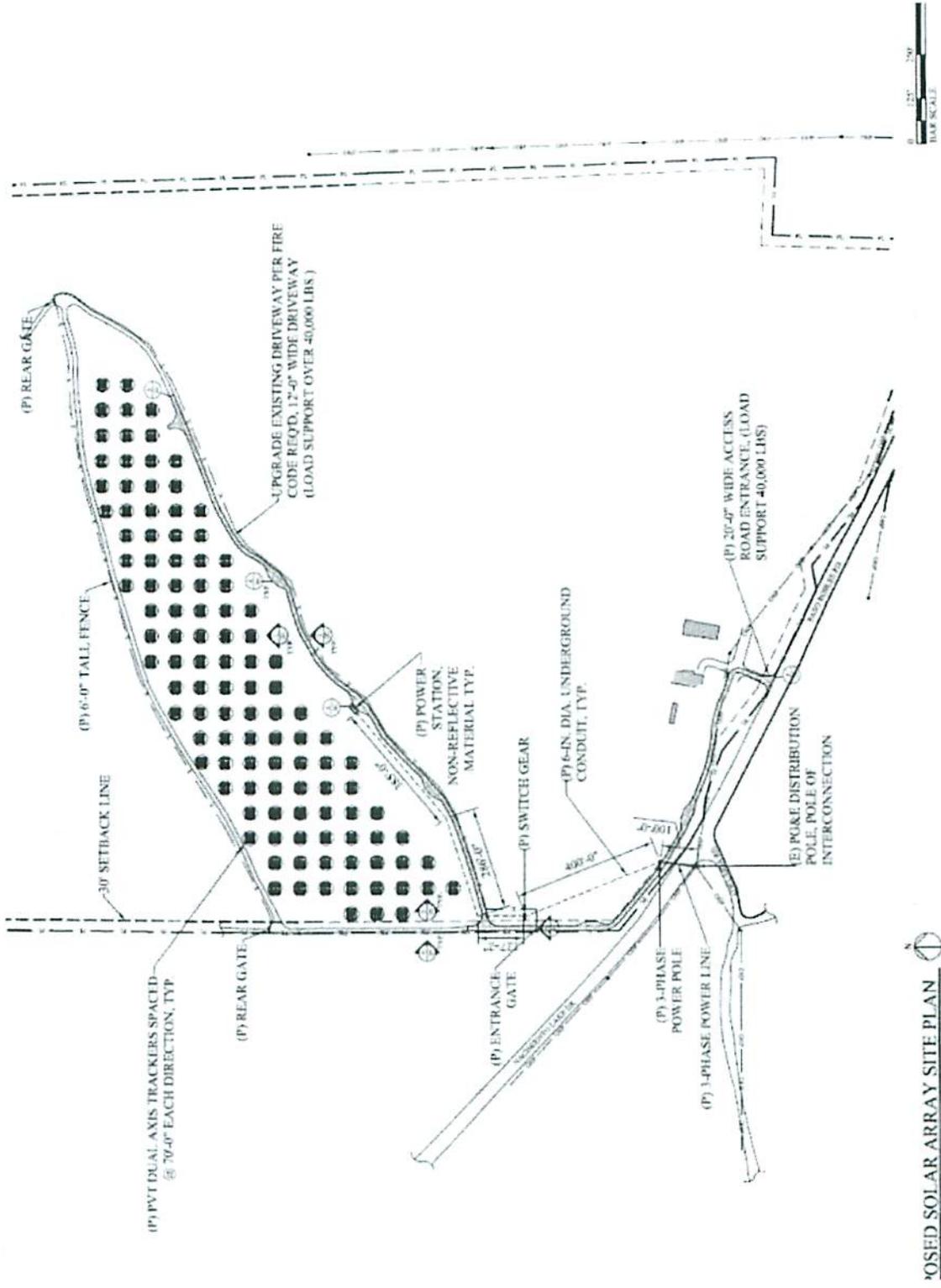


EXHIBIT
SITE PLAN



PROJECT
DRC2011-00040, Jardine
MINOR USE PERMIT

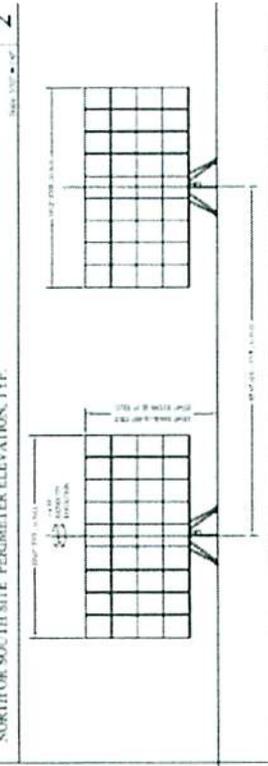
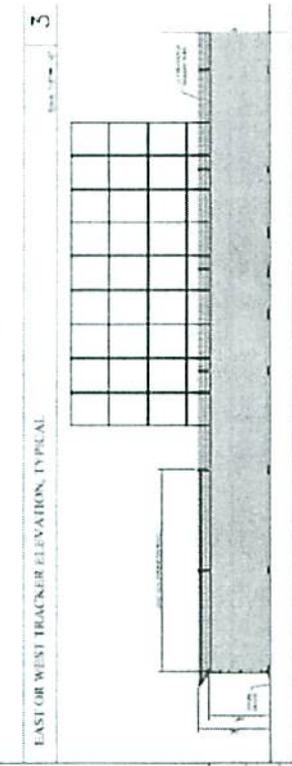
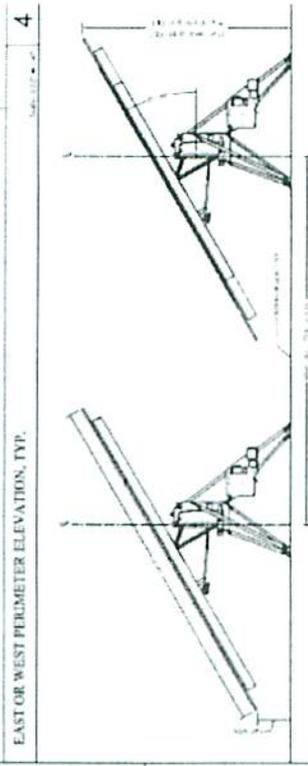
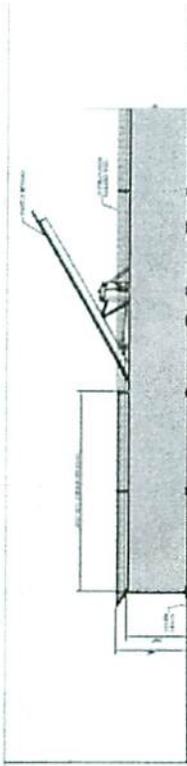
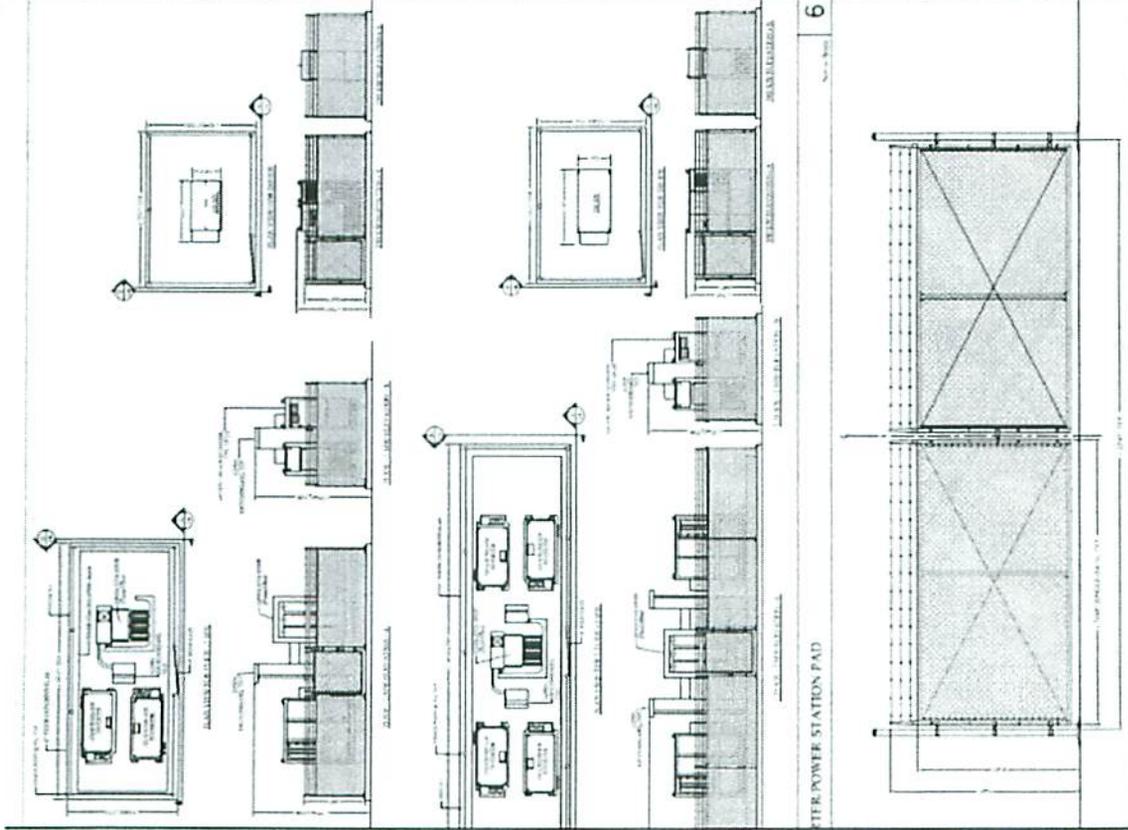


PROPOSED SOLAR ARRAY SITE PLAN

PROJECT DRC2011-00040, Jardine MINOR USE PERMIT



EXHIBIT SITE PLAN



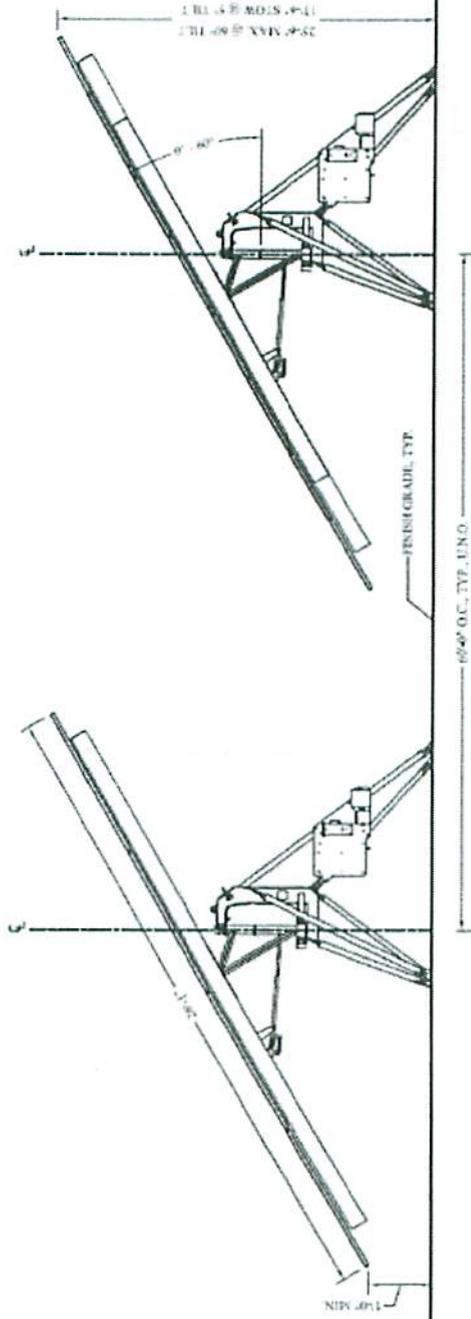
PROJECT
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EXHIBIT
Elevations and Fence

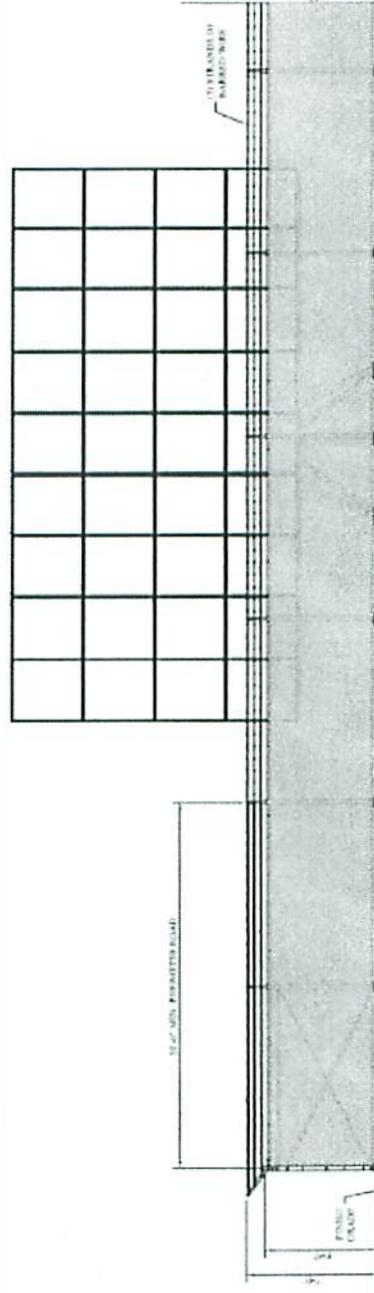
EAST OR WEST PERIMETER ELEVATION, TYP.

4
Scale: 3/32" = 1'-0"



EAST OR WEST TRACKER ELEVATION, TYPICAL

3
Scale: 1/8" = 1'-0"



NORTH OR SOUTH SITE PERIMETER ELEVATION, TYP.

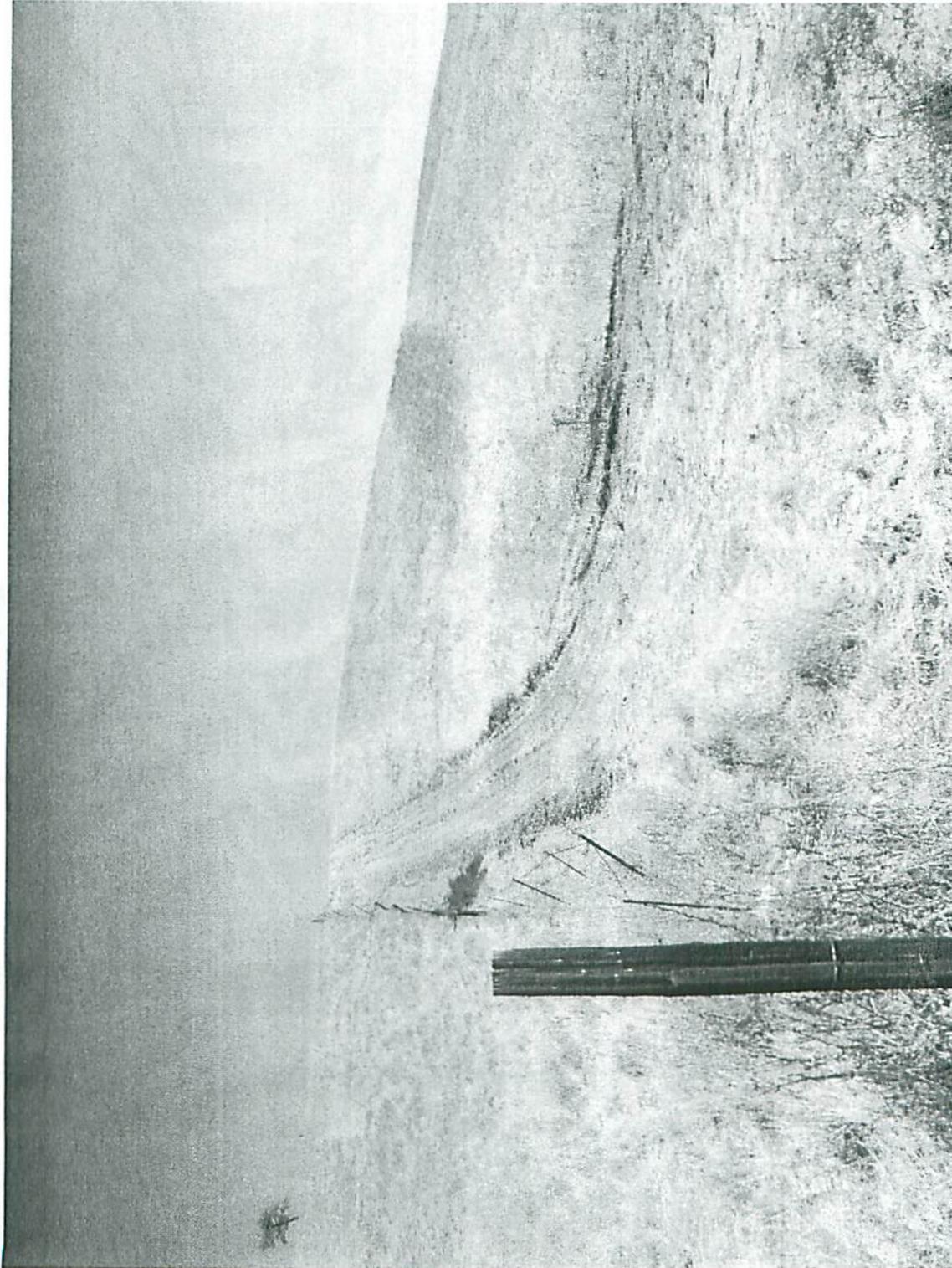
2
Scale: 3/32" = 1'-0"

PROJECT
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EXHIBIT

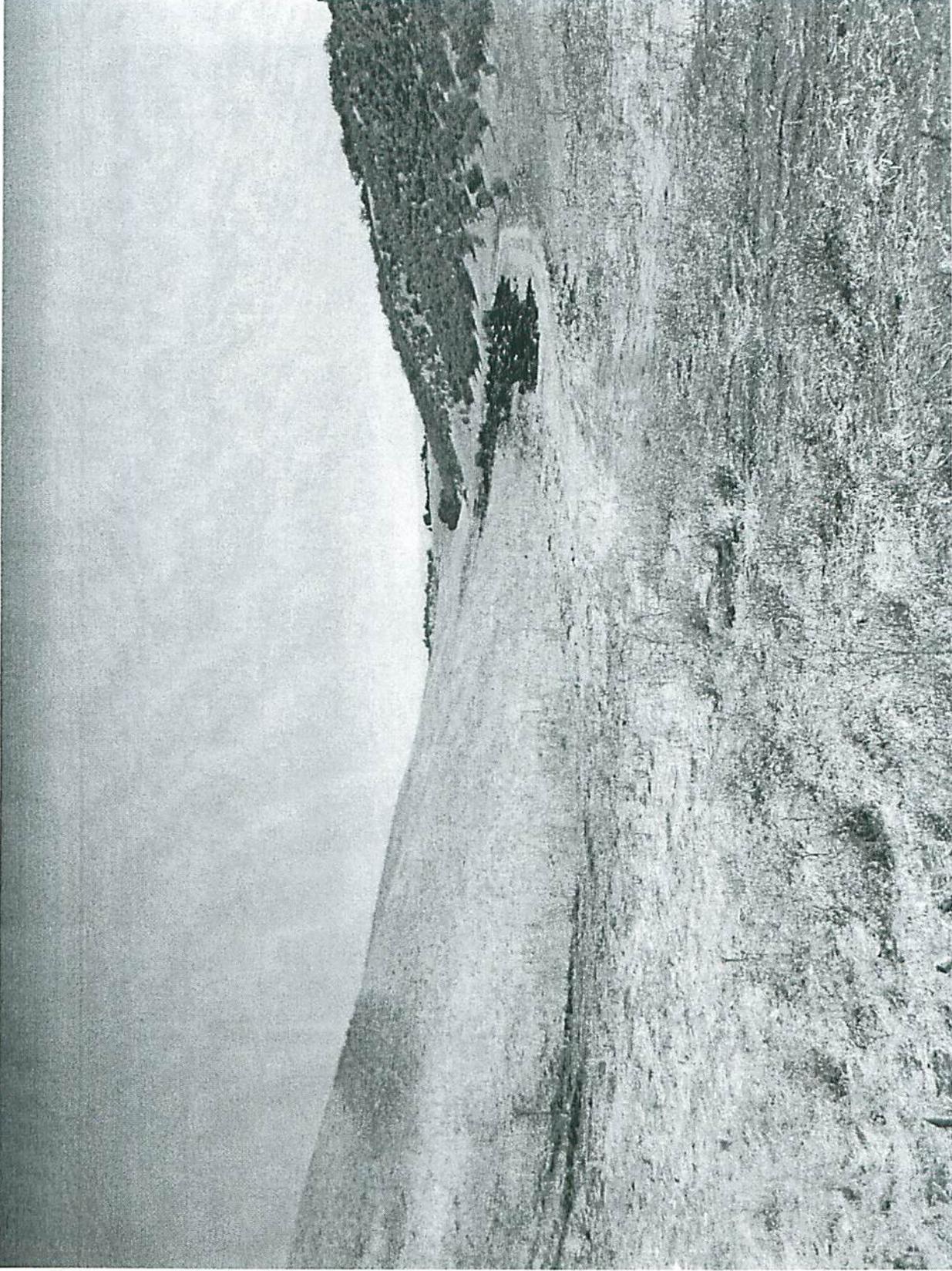
Tables and Fence



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EXHIBIT
Site Photo western property line



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EXHIBIT

South-western edge of area where arrays
are located – looking east

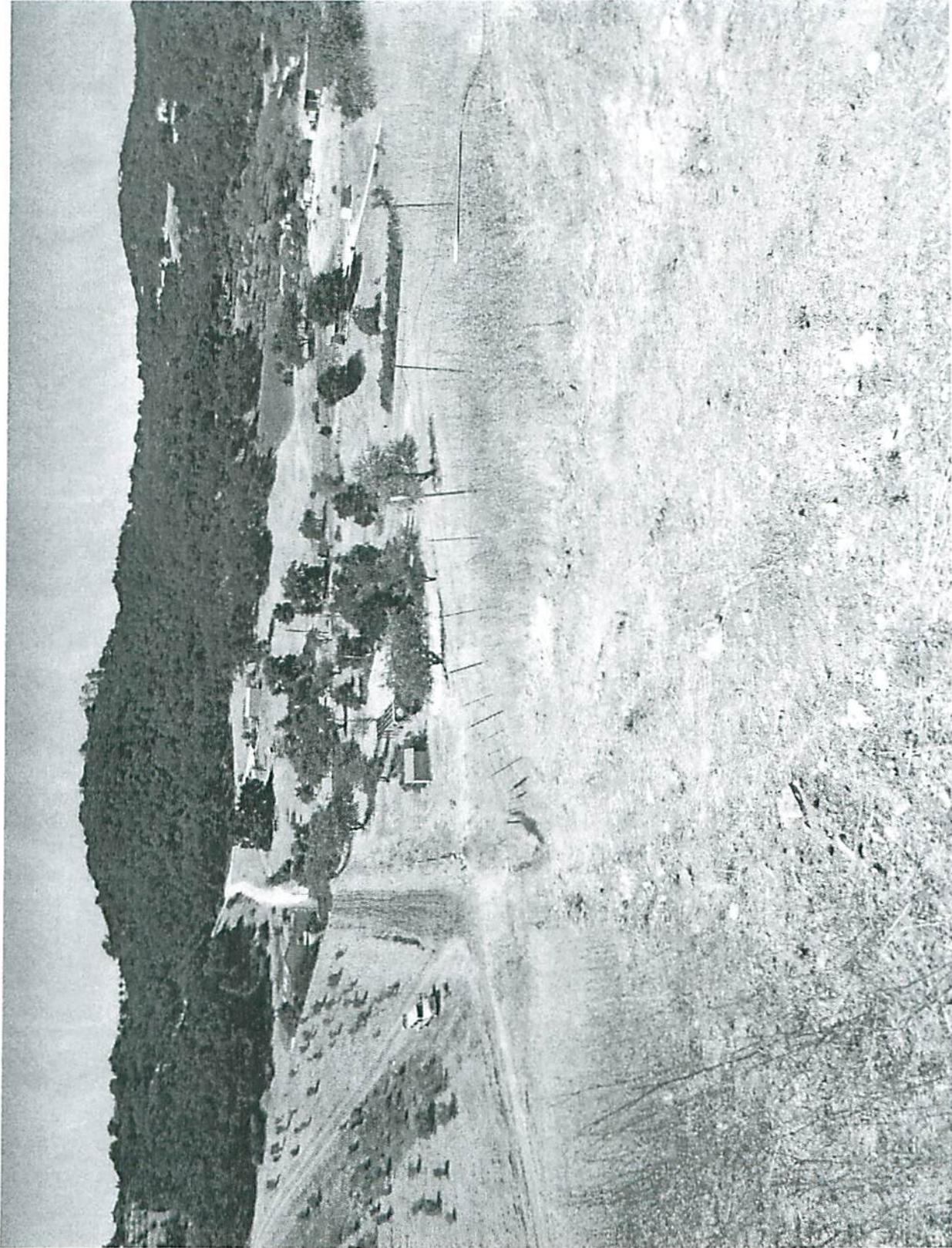


PROJECT
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EXHIBIT

Northern (top) edge of area where arrays
are located – looking east



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EXHIBIT

Top of site looking south - fence is western property line. Hill blocking view of Nacimiento Rd.