

SHCA/ CARR                                      JDM  
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## San Luis Obispo County

### Department of Planning and Building Environmental Division

**TO:**                      Interested Party  
**DATE:**                January 29, 2009  
**FROM:**                John McKenzie, EIR Manager  
**SUBJECT:**          California Valley Solar Ranch Conditional Use Permit -- Availability of  
Notice of EIR Preparation (DRC2008-00097)

A Notice of Environmental Impact Report Preparation (NOP) is currently underway for the California Valley Solar Ranch Conditional Use Permit. The project is a request to establish a 250 MW solar power (photovoltaic) plant over an approximate 6.8 square mile area immediately north of the California village. This is a courtesy notice of this environmental milestone. If you would like to review the NOP and associated Environmental Initial Study, please go to the county's (Planning and Building) website at the following address:

<http://www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices/sunpower.htm>

#### **ENVIRONMENTAL IMPACTS:**

The Environmental Initial Study includes discussion on the following issues: visual resources, agricultural resources, air quality, biological resources, cultural resources, geologic hazards, drainage/erosion and sedimentation, noise, public services, transportation and circulation, wastewater disposal, and water resources,.

#### **HOW TO COMMENT OR GET MORE INFORMATION:**

While you are not considered a responsible or trustee agency, as identified under CEQA, any comments received from you will be considered by staff and placed in the file. Substantive comments would be forwarded to the EIR consultant for consideration in the EIR. The NOP comment period ends at **5:00 p.m. on March 2, 2009.**

If you need more information about this project, please contact John McKenzie at (805)781-5452 (or e-mail: [jdmckenzie@co.slo.ca.us](mailto:jdmckenzie@co.slo.ca.us)).

# GENERAL APPLICATION

San Luis Obispo County Department of Planning and

SHCA/ CARR

AG GS

### APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Other
- Tree Permit
- Site Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit
- Plot Plan
- Minor Use Permit
- Variance

### APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name High Plains Ranch II, LLC Daytime Phone \_\_\_\_\_  
 Mailing Address 1414 Harbour Way South, Richmond, CA Zip 94804  
 Email Address: \_\_\_\_\_

Applicant Name High Plains Ranch II, LLC Daytime Phone \_\_\_\_\_  
 Mailing Address 1414 Harbour Way South, Richmond, CA Zip 94804  
 Email Address: \_\_\_\_\_

Agent Name Paul McMillan or Brian Parker Daytime Phone 510-260-8497 / 510-439-4651  
 Mailing Address 1414 Harbour Way South, Richmond, CA Zip 93422  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 4365 Acres Assessor Parcel Number(s): Please see attached list.  
 Legal Description: Sec 2,3,10,11,15 and portions of Sec 12, 13 in T30S, R19E and portions of Sec 7, 8 in T30S, R20E, MDBM.  
 Address of the project (if known): \_\_\_\_\_  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: On Highway 58, approximately 52 miles southeast of Paso Robles, between Soda Lake Road and Seven Mile Road.  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Abandoned ranch structures and headquarters, residences, vehicle scale, and strip mine.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Please see attached Project Description.

### LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 1-13-09

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# Assessor's Parcel Numbers

072-161-006 .      072-121-006  
072-161-003      072-121-007  
072-161-002  
072-161-016  
072-161-015  
072-161-018  
072-161-017  
072-161-014  
072-221-014  
072-221-016-Flas  
072-221-015  
072-161-005  
072-161-011  
072-161-010  
072-171-017  
072-221-010  
~~072-221-~~  
072-171-018

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  
 Recreational  Other (Public Utility Facility)

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: Existing and proposed access is \_\_\_\_\_  
Boulder Creek Road, South of Highway 58.

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Agriculture South: Residential Suburban  
East: Agriculture and Residential Suburban West: Agriculture and Residential Suburban

## For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 28,540 sq. feet \_\_\_\_\_ % Landscaping: +/- 304,920 sq. feet \_\_\_\_\_ %  
Paving: N/A sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 43,500  sq. feet  acres

Total area of grading or removal of ground cover: 773  sq. feet  acres

Number of parking spaces proposed: 36 Height of tallest structure: 35'-0"

Number of trees to be removed: 17 Type: non-native (2 evergreens and 15 deciduous)

Setbacks: Front 10,649' Right 155' Left 4,961' Back 5,095'  
(from buildings)

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: CAL FIRE

## For commercial/industrial projects answer the following:

Total outdoor use area: 2  sq. feet  acres

Total floor area of all structures including upper stories: 28,540 sq. feet

## For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment. **To ensure that your environmental review is completed as quickly as possible, please remember to:**

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information: Your site plan will also need to show the information

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

requested here:

1. Describe the topography of the site:

Level to gently rolling,	0 - 10% slopes: 3,953 acres
Moderate slopes of	10 - 30%: 385 acres
Steep slopes over	30%: 27 acres

2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No

If yes, please describe: Several ephemeral streams cross the property. Upstream portion of Soda Lake is approx. 2 miles south of southern parcel boundaries.

3. Are there any flooding problems on the site or in the surrounding area?  Yes  No

If yes, please describe: \_\_\_\_\_

4. Has a drainage plan been prepared?  Yes  No If yes, please include with application.

5. Has there been any grading or earthwork on the project site?  Yes  No

If yes, please explain: Existing, inactive gypsum mine (Case No. m800707:1, 91-40-0049), and existing ranch roads.

6. Has a grading plan been prepared?  Yes  No

If yes, please include with application. See sheets in the C-4 series.

7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No

8. Is a railroad or highway within 300 feet of your project site?  Yes  No SR 58 crosses property, project footprint is all south of highway.

9. Can the proposed project be seen from surrounding public roads?  Yes  No

If yes, please list: SR 58, Boulder Creek Road, Baker Road, Gypsum Trail, Belmont Trail, Cambria Trail

## Water Supply Information

1. What type of water supply is proposed?  
 Individual well  Shared well  Community water system
2. What is the proposed use of the water?  
 Residential  Agricultural - Explain \_\_\_\_\_  
 Commercial/Office – Explain Site office, employee area, visitor center  
 Industrial – Explain Biannual washing of solar photovoltaic panels
3. What is the expected daily water demand associated with the project? Construction Phases: 32,500 gallons, Operations Phase: 10,400
4. How many service connections will be required? No public system connections. One Private System connection.
5. Do operable water facilities exist on the site?  
 Yes  No If yes, please describe: Not adequate for project. Additional water source currently being developed.
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes  No If yes, please attach. Testing is currently underway.
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?  Yes  No      Chemical?  Yes  No  
Physical  Yes  No      Water analysis report submitted?  Yes  No  
Testing is currently underway.
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter       Water Quality Analysis       OK or       Problems  
 Will Serve Letter       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M  
 Surrounding Well Logs       Hydrologic Study       Other \_\_\_\_\_  
Testing is currently underway and documentation will be submitted when completed.

Please attach any letters or documents to verify that water is available for the proposed project.

## Sewage Disposal Information

If an on-site (Individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?  
 Yes  No If yes, please attach a copy. Please refer to the project description.
2. What is the distance from proposed leach field to any neighboring water wells? Approximately 1 mile.
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes  No
4. Has a piezometer test been completed?  Yes  No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes  No      If septic leach field is constructed on artificial mound, then "yes" pursuant to County Code 19.07.022(d).

*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used: NOT APPLICABLE

1. Is this project to be connected to an existing sewer line?  Yes  No

Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_

2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.

3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?  Yes  No

**Solid Waste Information**

1. What type of solid waste will be generated by the project?  Domestic  Industrial  
 Agricultural  Other, please explain? Office, visitor center

2. Name of Solid Waste Disposal Company: CA Valley Community Services District

3. Where is the waste disposal storage in relation to buildings? Immediately south of the Operations & Maintenance building.

4. Does your project design include an area for collecting recyclable materials and/or composting materials?  Yes  No

**Community Service Information**

1. Name of School District: Atascadero Unified School District

2. Location of nearest police station: Templeton

3. Location of nearest fire station: California Valley

4. Location of nearest public transit stop: Not Applicable

5. Are services (grocery/other shopping) within walking distance of the project?  Yes  No

**Historic and Archaeological Information**

1. Please describe the historic use of the property. Dry farm, grazing, abandoned residence, gypsum mine (Case No. m800 707:1, 91-40-0049)

2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  Yes  No

If yes, please describe: See attached Preliminary Cultural Resource Assessment.

3. Has an archaeological surface survey been done for the project site:  Yes  No  
If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 365 days/year Hours of Operation: Please refer to project description

2. How many people will this project employ? 15 workers during operational phase. 250 workers during construction.

3. Will employees work in shifts? ?  Yes  No

If yes, please identify the shift times and number of employees for each shift Please refer to project description.

4. Will this project produce any emissions (i.e. gases, smoke, dust, odors, fumes, vapors,)?  
 Yes  No If yes, please explain: The appropriate dust control measures will be implemented during construction.
5. Will this project increase the noise level in the immediate vicinity? Yes  No   
 If yes, please explain (If loud equipment is proposed, please submit manufacturers estimate of noise output):
6. What type of industrial waste materials will result from the project? Explain in detail: During construction, waste would consist of metal, packing materials, and similar products, most of which will be recycled.
7. Will hazardous products be used or stored on-site?  Yes  No  
 If yes, please describe in detail: Small volumes of cleaning materials, hydraulic fluids, and similar substances will be stored and used for maintenance purposes.
8. Has a traffic study been prepared: ?  Yes  No If yes, please attach a copy.  
Traffic study is underway, and will be provided upon completion.
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project: Please see traffic discussion in project description.
10. Are you proposing any special measures (Carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
 Yes  No If yes, please specify what you are proposing. Construction workers will be utilizing a bus shuttle to reduce overall traffic to the site. Please refer to the project description for more information.
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
 If yes, please describe. Project trips on Highway 58 will be scheduled to coordinate timing and routing of deliveries to minimize impacts. Further details regarding arrivals and departures will be determined after the completion of a traffic study.

### **Agricultural Information**

Only complete this section 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act) ?  Yes  No  
 2. If yes, is the site currently under land conservation contract?  Yes  No  
 3. If you land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail.  
Yes. The soil types are not prime. Available water is extremely limited, leaving irrigation agricultural production infeasible.

### **Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan) (1) Visitor Center, (2) Observation Points and interpretive displays.
2. Will the development occur in phases?  Yes  No  
 If yes, describe: Eight arrays, to be constructed in three phases generally from north to south. See sheet C-2.0 for details.

3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
If yes, explain:

4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe:

**Energy Conservation Information:**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: Project is to produce renewable energy. Permanent buildings (office, visitor center) will incorporate energy conservation measures. Details, and other potential conservation measures, will be determined during project review.

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600

**Environmental Information:**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
See Attachment Env 3 Summary of Designed Mitigation Measures.

2. Are you aware of any unique, rare, or endangered species (vegetation or wildlife()) associated with the project site?  Yes  No If yes, please list: See Preliminary Biological Survey Report.

3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide the ED number(s):

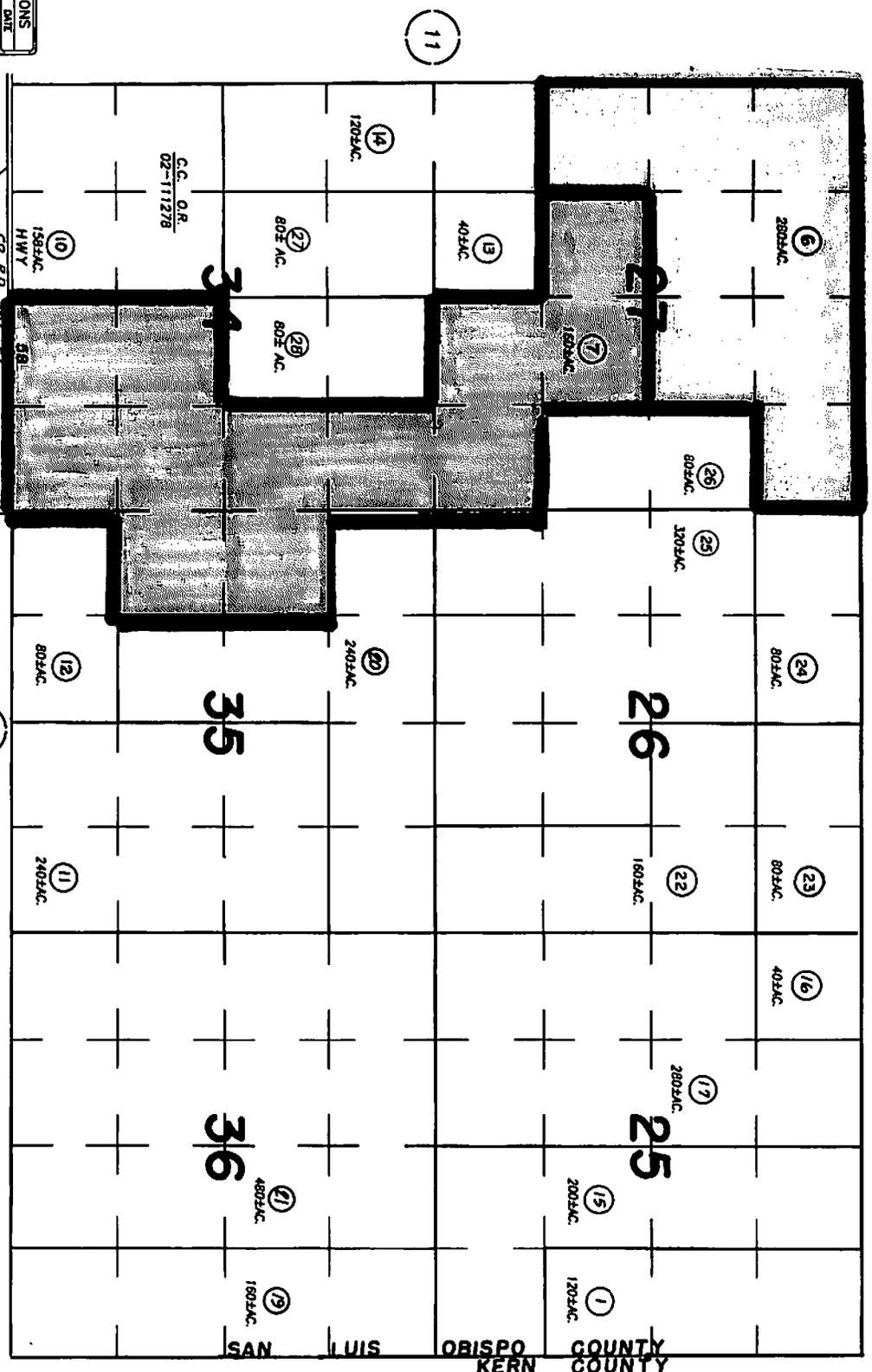
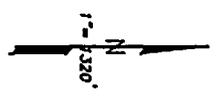
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Please refer to the attached "Preliminary List of Approvals and Permits"

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

**CALIFORNIA VALLEY SOLAR RANCH  
PRELIMINARY LIST OF APPROVALS AND PERMITS**

<b>Jurisdiction Level</b>	<b>Type of Permit/Approval</b>	<b>Agency</b>	<b>Project Trigger</b>	<b>Agency Contact Information</b>
Federal	FESA Section 10(a) Incidental Take Permit OR Section 7 Consultation in conjunction with Section 404 Permit	USFWS	Encroachment on threatened and endangered plant and animal species, and their key habitat. San Joaquin kit fox.	USFWS, Region 8 2800 Cottage Way, Suite W-2606 Sacramento, CA 95825- 1846 (916) 414-6464
Federal	Section 404 Permit	USACE	Activities having potential to discharge fill materials to jurisdiction waters/wetlands of the U.S.	USACE 2151 Alessandro Drive, Suite 255 Ventura, CA 93001
State	CESA Section 2081 Incidental Take Permit	CDFG	Take of animals that are state listed as threatened and endangered species, nests or eggs of any protected bird.	CDFG San Luis Obispo Satellite Office P.O. Box 6360 Los Osos, CA 93412
State	Section 401 Water Quality Certification	RWQCB	Required for federal Section 404 Permit	RWQCB 895 Aerovista Place, Suite 101 San Luis Obispo, CA 93401
State	Waste Discharge Permit	RWQCB	Construction of a Mound Leach field System (Leach field in an engineered fill area). Consulting with RWQCB regarding need for Waste Discharge Permits	RWQCB 895 Aerovista Place, Suite 101 San Luis Obispo, CA 93401
State	Section 1600 et seq Streambed Alteration Agreement	CDFG	Divert, obstruct, or change the natural flow or the bed, channel, or bank of any river, stream, or lake designated by the CDFG that benefits existing fish and wildlife resources.	CDFG Region Headquarter Office 1234 E. Shaw Avenue Fresno, CA 93710
State	Caltrans Encroachment Permit (TR-0100)	Caltrans (District 5)	Project crosses Caltrans right-of-way (ROW).	California Department of Transportation District 5 50 Higuera Street San Luis Obispo, CA 93401-5414
State/Local	NPDES General Permits for Construction Activities & Industrial Activities	State Water Resources Control Board (SWRCB) and Central Coast RWQCB	Construction greater than 1 acre. Submit Notice of Intent to be covered by General Permit.	SWRCB 1001 I Street Sacramento, CA 95814 (916) 341-5250 fax (916) 341-5252
Local	Authority to Construct/Permit to Operate, &/or Equipment Registration	County of San Luis Obispo Air Pollution Control District	New Stationary Source (e.g. back-up generator, greater than 50 hp)	County of San Luis Obispo APCD 3433 Roberto Court San Luis Obispo, CA 93401



REVISIONS	
IS.	DATE
06-260	02-09-08

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 02-09-08 ASSESSMENT PURPOSES ONLY.

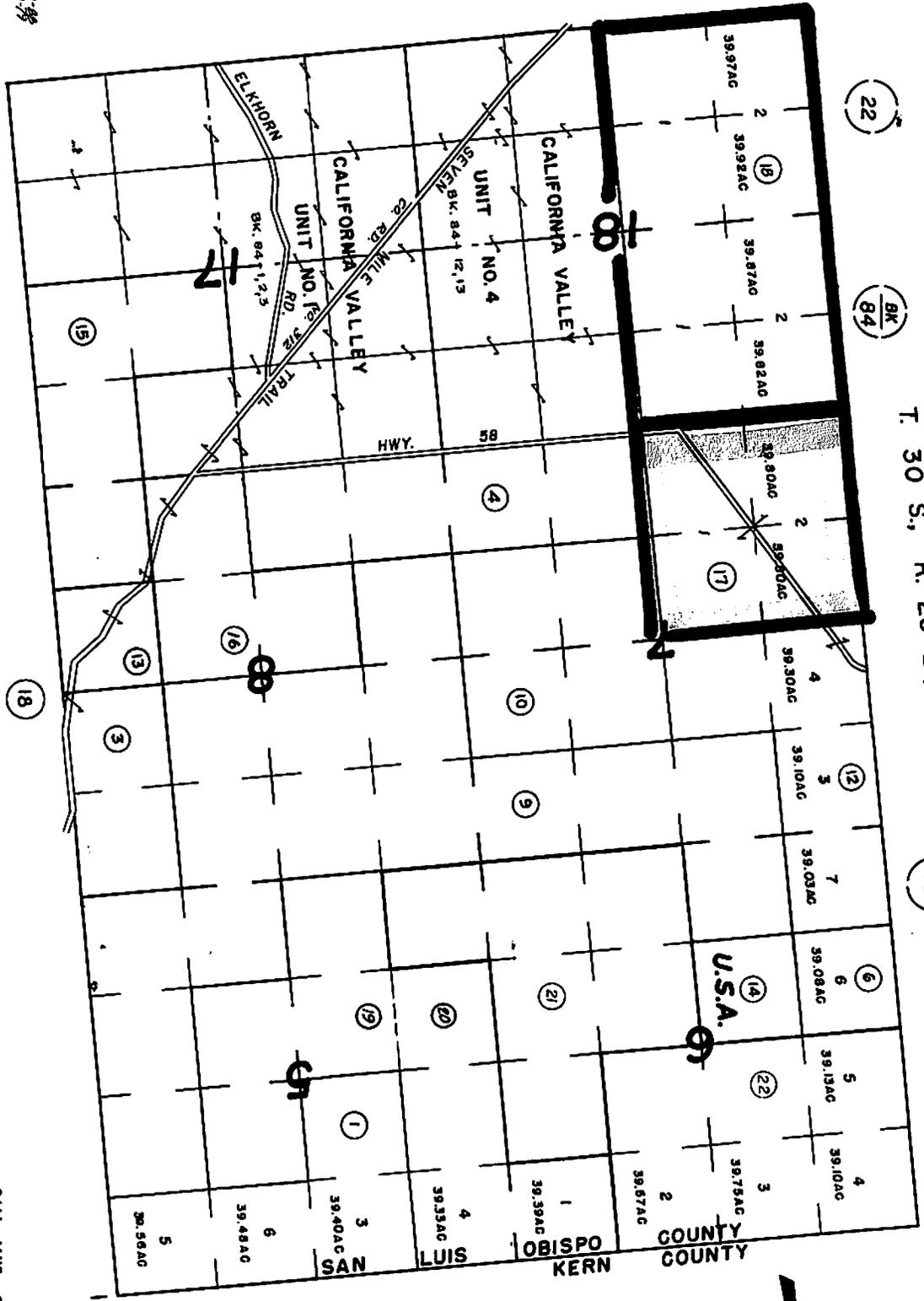
T. 29S.; R. 19E.; SECTIONS 25, 26, 27, 34, 35, 36 M.D.B.M.

top 51



18962

T. 30 S., R. 20 E., M. D. M.



NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

SAN LUIS OBISPO COUNTY CALIFORNIA

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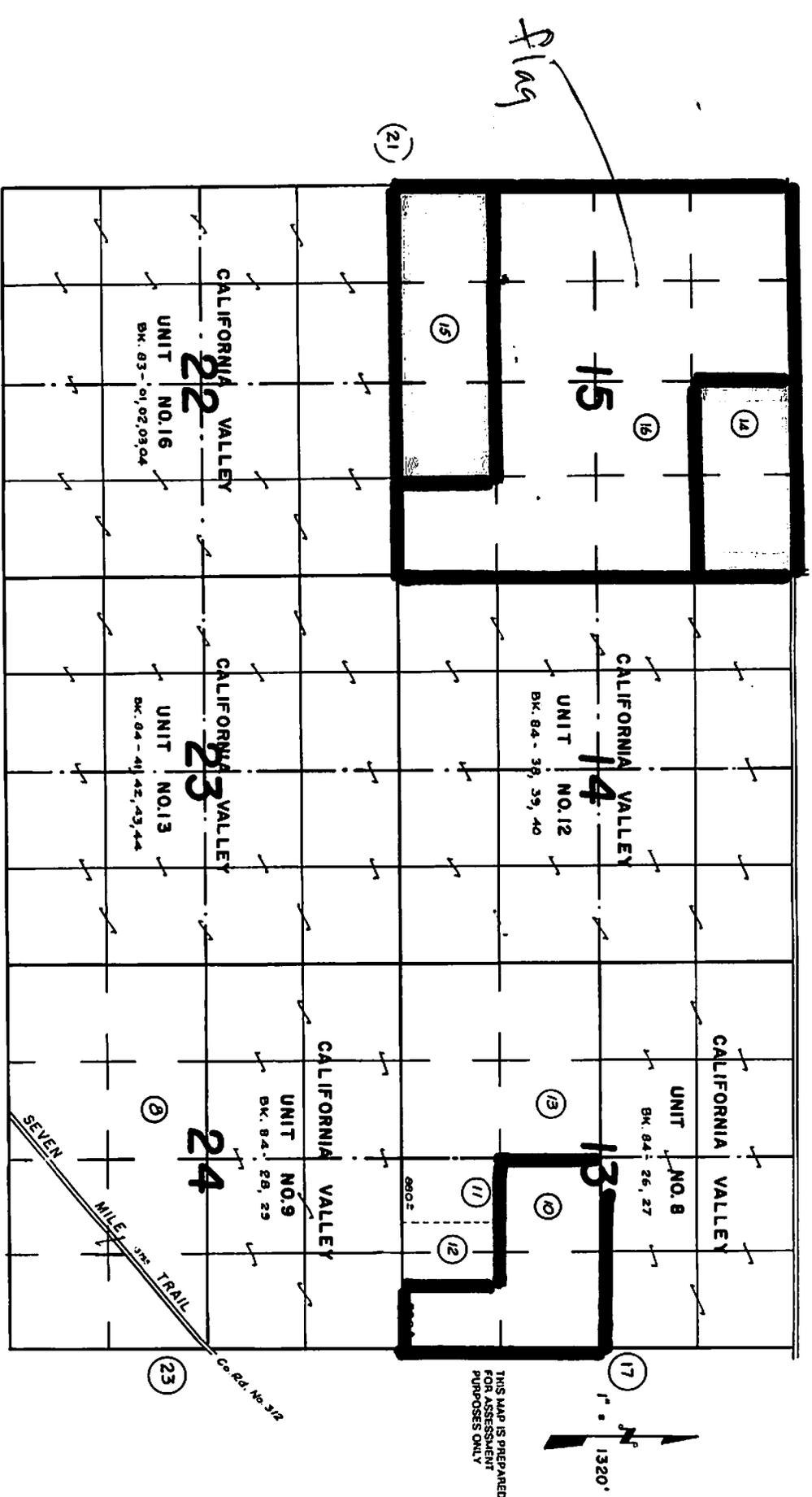
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T. 30 S., R. 19 E., M. D. M. *FR 61*

TAX AREA CODE NO. 72-22

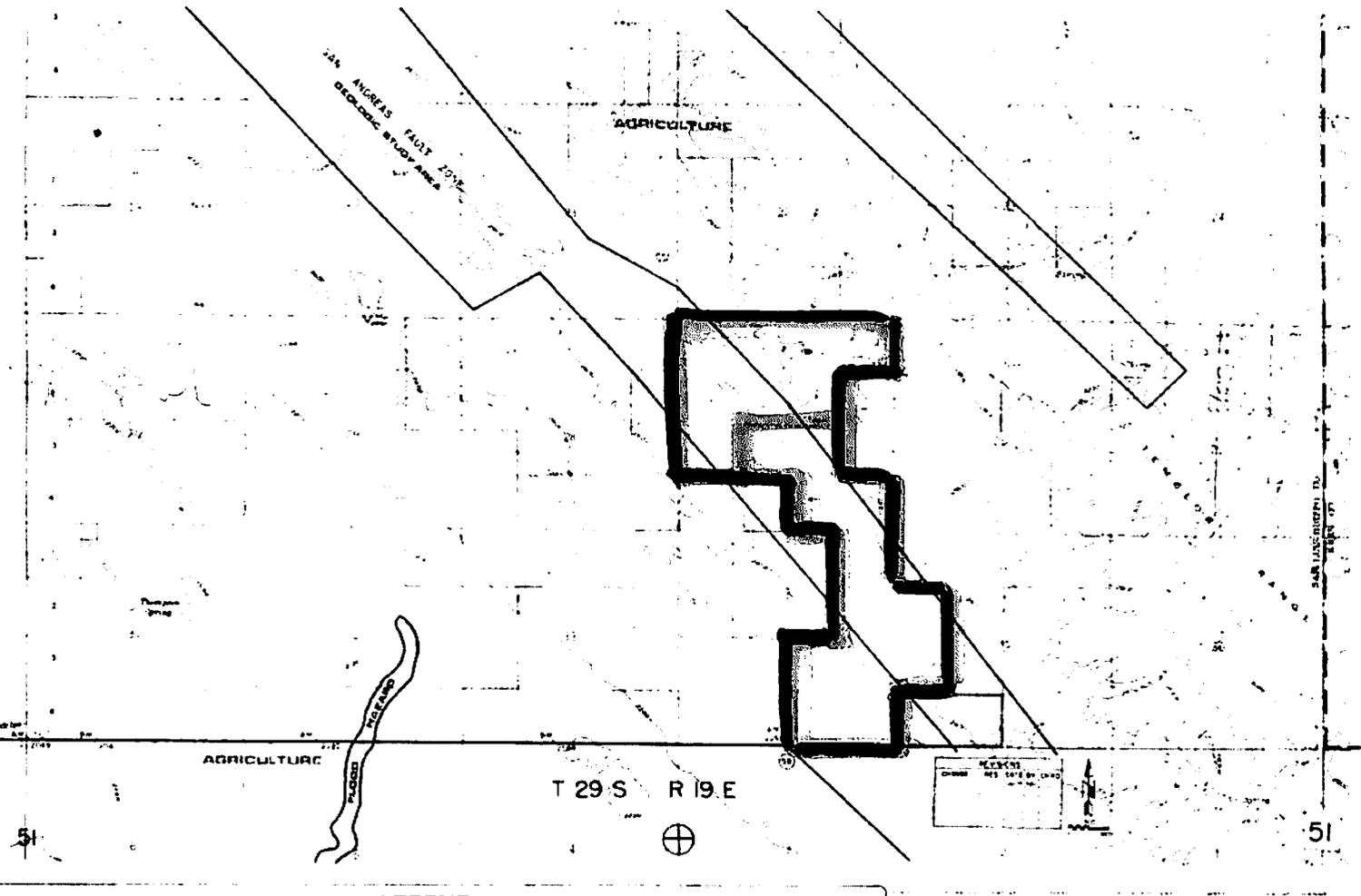


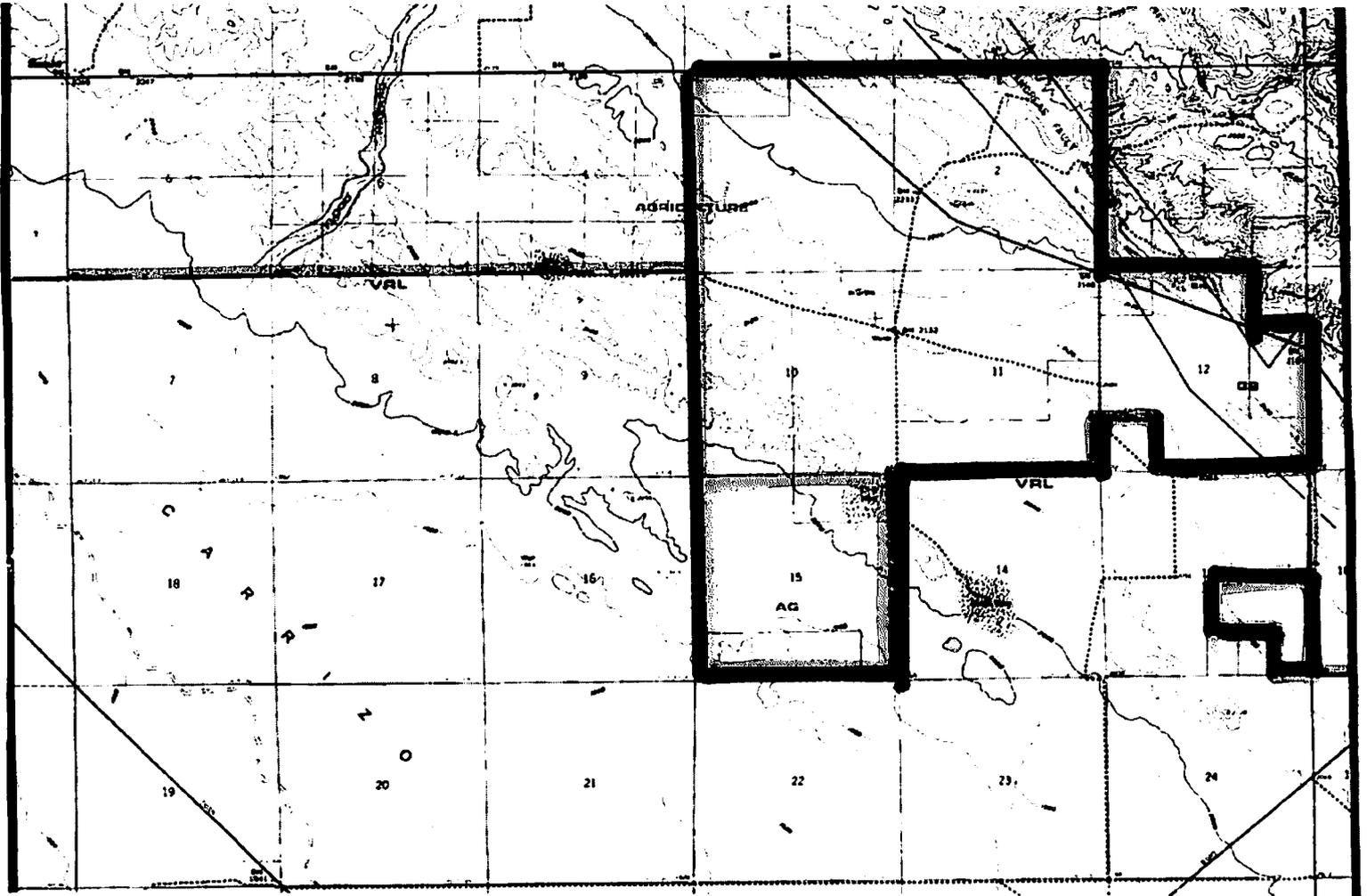
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

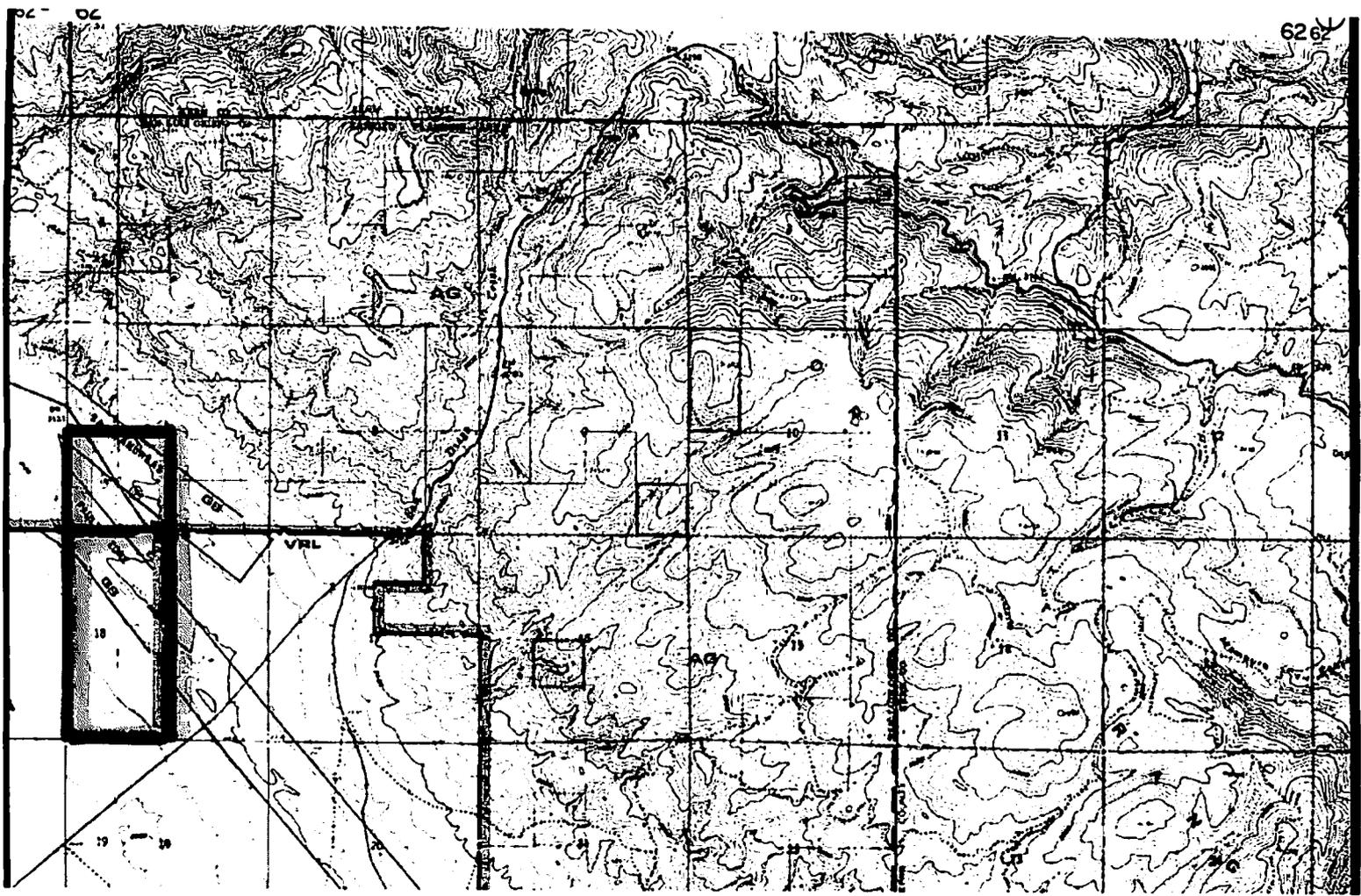
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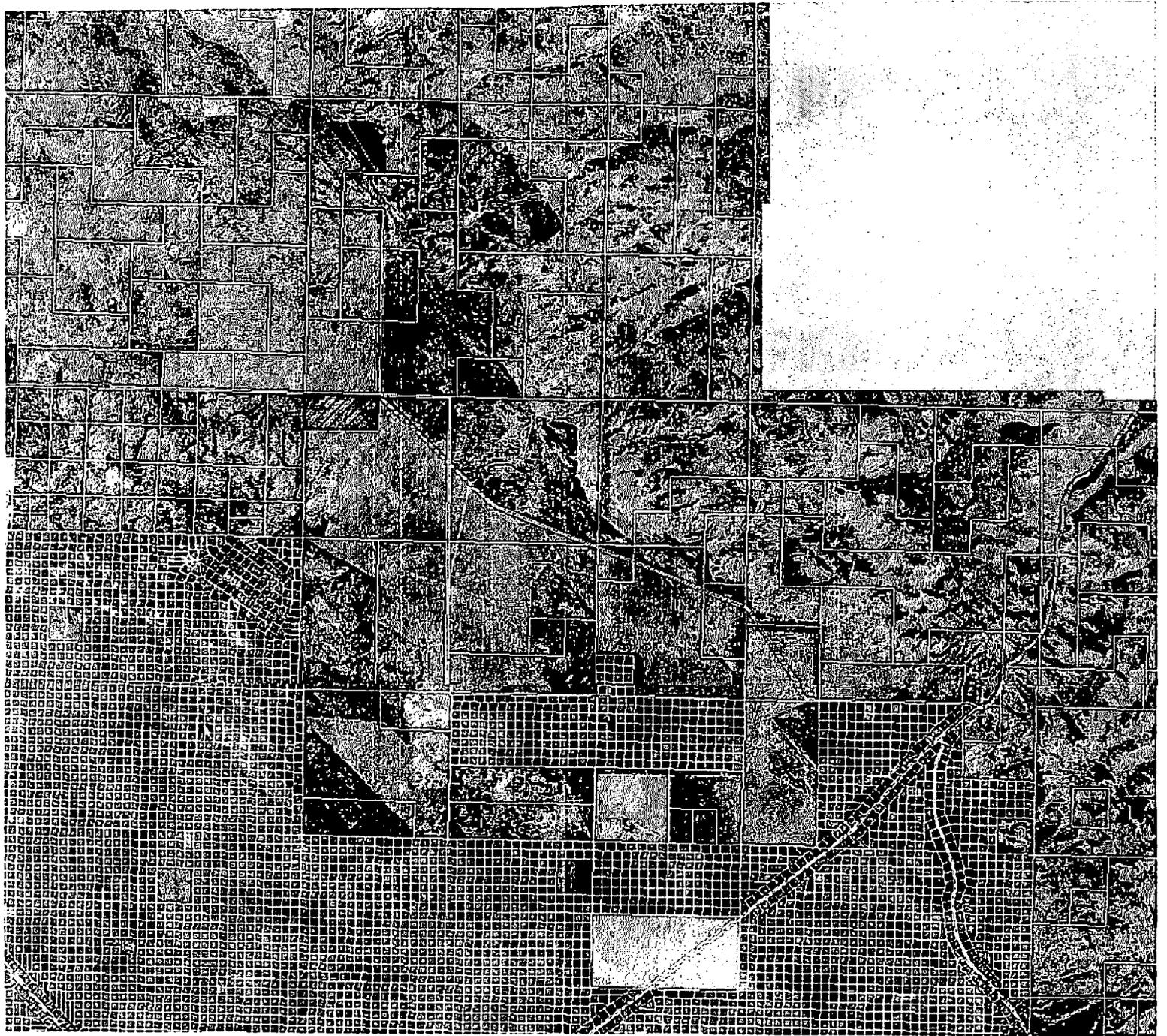
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TRPCE1





SAVE



# Parcel Summary Report For Parcel # 072-161-006 - flag

1/28/2009  
11:18:52AM

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### Address Information

Status P  
Address 00000 CARRISA HY RSHCA

### Lot Information:

Community: CARR

Planning Area: SHCA

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
R	T30S	R19E	03P	U	AG		

### People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	MAHINAN SAMSON E PO BOX 248 AVILA BEACH CA 93424-0248		
OWN	MAHINAN EULIZA LA		
OWN	MAHINAN JAZMIN A		
OWN	MAHINAN SAMSON EA		

### Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	T30S R19E PTN SEC 3	