SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/1/11

TO: _____

FROM: Ryan Hostetter, Development Review

PROJECT DESCRIPTION: SUB2010-00060 TR 3032 Blodgett- Tract Map with one lot of 320 acres. Site located off Hwy. 58 East, 3 miles east of Bitterwater Road. APN: 072-051-019.

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.

_____

_____

_____

_____	_____	_____
Date	Name	Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

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GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUB2010-00060
TR 3032

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot
- ☐ Lot Line Adjustment
- ☐ Parcel Map
- ☑ Tract Map
- ☐ Receiving Site
- ☐ Sending Site
- ☐ Road Abandonment
- ☐ Road Name
- ☐ Reversion to Acreage
- ☐ Reconsideration
- ☐ Condominium (new or conversion)
- ☐ Voluntary Merger
- ☐ Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name See Attached Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☐ Applicant Name Topaz Solar Farms LLC Daytime Phone _____
Mailing Address 1111 Broadway, 4th Floor, Oakland, CA 94607 Zip Code _____
Email Address: _____

☑ Agent Name Tami Poe Daytime Phone 805-835-8570
Mailing Address PO Box 3221, Atascadero, CA 93423 Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 320 Acres Assessor Parcel Number(s): See Attached
Legal Description: South 1/2 of Section 21, T. 29 S., R. 18 E., MDM
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.: 101 to Highway 58 East. Turn left on Pronghorn Plains Road, located 3 miles east of Bitterwater Road, and travel one mile north to site.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Currently cropped and grazed. Some structures, including a windmill and trailers, are onsite.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Tract Map with 1 parcel of 320 Acres

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 Tami Poe Date 1/26/11

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information:
What is the proposed density or parcel size?: 1 Parcel - 320 Acres
Number of existing lots, parcels or certificates: 7 Existing parcel sizes: 6-40 acres, 1-80 acres
What will the property be used for after division: Topaz Solar Farm Project
Is the property part of a previous subdivision that you filed? ☐ Yes ☑ No
If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____
Have you reviewed county records to determine if the subject property has ever been the subject of:
A recorded certificate of compliance or a recorded map? ☐ Yes ☑ No
Building permits or other approval? ☐ Yes ☑ No
If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☑ No

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? 640+

Describe existing and future access to the proposed project site: Access will be from Highway 58 and Pronghorn Plains Road.

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

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: CalFire

List available or proposed utilities: ☐ Gas ☐ Telephone ☐ Electricity ☐ Cable TV

Adjustments: Are you requesting any adjustments? ☐ Yes ☑ No If Yes, please complete:
☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))
☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))
☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))
☐ Road Exception (21.03.010(d))
Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

☐ Dedicate property for park & recreation purposes ☒ Pay the in-lieu fee

☐ Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

_____

Specify the proposed ownership and method of maintenance of the open space: _____

_____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

☐ New housing project containing 11 or more dwelling units or parcels; OR

☐ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.

☐ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

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 requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 320 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☑ No
   If yes, please describe: _____
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: _____
6. Has a grading plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
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
9. Can the proposed project be seen from surrounding public roads? ☑ Yes ☐ No
   If yes, please list: Highway 58 & Bitterwater Road

Water Supply Information Please see Project Description for additional 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 _____
   ❑ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
   ❑ Yes ❑ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ❑ Yes ❑ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? ❑ Yes ❑ No
   Bacteriological? ❑ Yes ❑ No
   Chemical? ❑ Yes ❑ No
   Physical ❑ Yes ❑ No
   Water analysis report submitted? ❑ Yes ❑ No
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 _____

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

Sewage Disposal Information Please see Project Description for additional 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.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
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 *(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:

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 Please see Project Description for additional information

1. What type of solid waste will be generated by the project?
   ☐ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: North County Sheriff Substation, 356 N. Main, Templeton
3. Location of nearest fire station: CalFire - Shandon/California Valley
4. Location of nearest public transit stop: N/A
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☑ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: Ag lands - grazing land
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: _____
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.

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) 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 your 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: See Project Description

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): _____
   None
2. Will the development occur in phases? ☐ Yes ☑ No
   If yes describe: _____
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 *: N/A

   *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: **No impacts associated with tract map application.**
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: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☑ No
   If yes, please describe and provide "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): **None for tract map application.**

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

Land Division Application - Supplemental Information
Project Description

TR 3032
Topaz Solar Farms LLC

The project site is between Bitterwater Road and Highway 58, approximately 40 miles east of Santa Margarita. The parcels that are part of this application are all zoned Agriculture. The proposed map will not result in the creation of any additional parcels. Specially, the proposed project is a Tract Map which would combine 6 parcels of 40 acres each and 1 parcel of 80 acres into 1 parcel of 320 acres. This application is being submitted to legalize 4 of the parcels in the southern half of Section 21. For that reason this map is being processed as a Tract Map to allow for its concurrent review by the Planning Commission of the Conditional Use Permit (CUP) for the proposed Topaz Solar Farm project. The Topaz Solar Farm (Solar Farm) is a solar electric generating facility proposed for approximately 4,000 acres in approximately 50 contiguous parcels.

The parcels of this tract map application are a small portion of the total underlying property for the Solar Farm (e.g., less than 10%). A DEIR, (DRC 2008-00009 State Clearinghouse No. 2008091926) has been prepared for the Solar Farm. It addresses all of the potential environmental impacts for the Solar Farm including the parcels for which this tract map is being sought. The supplemental information provided below is taken directly from the DEIR and is provided for your convenience to identify which aspects of the DEIR directly relate to this property.

Access – Access to the subject parcels will not change from the existing conditions. Access will continue to be provided. off of Highway 58 via a public easement, which is a gravel road known as Pronghorn Plains Road. Caltrans will review this Tract Map application separately from its review of the potential access considerations that may arise from implementation of the Solar Farm.

Topography – The subject property is mostly flat with no discernible elevation changes.

Existing Structures/Residences – There are no residences on the subject property.

Water – There is no residential development proposed with this application. There is currently one well on the property which has been used to serve the agriculture needs on the property. We are in the process of acquiring a well completion report and well pump tests for this well. The water use for construction and operation of the Solar Farm will be minimal. Some water may be required prior to compaction of soil and for dust control during construction. See DEIR p. B-35. During operation, water will be required primarily for sanitary purposes. See DEIR p. 8-40. We understand that we have to demonstrate adequate water for this property prior to final map approval. *See attached Well Information, Pages 15 & 16, Appendix 17 (Water Resources).*

Solid Waste/Sewage Disposal – Please refer to the DEIR, Section C.3.1 for information on soils. Adequate soils are available for waste disposal. *See attached percolation information, Pages 3, 42, and 45, Appendix 11 (Geological/Geotechnical Background Information).*

Williamson Act - The subject property is not under Williamson Act contract.

Legal Lot Status – 4 of the 7 parcels were illegally created. This application is to remedy the illegal parcel status.

Agriculture Use – The subject property has historically been used in agriculture production for dry farming and grazing.

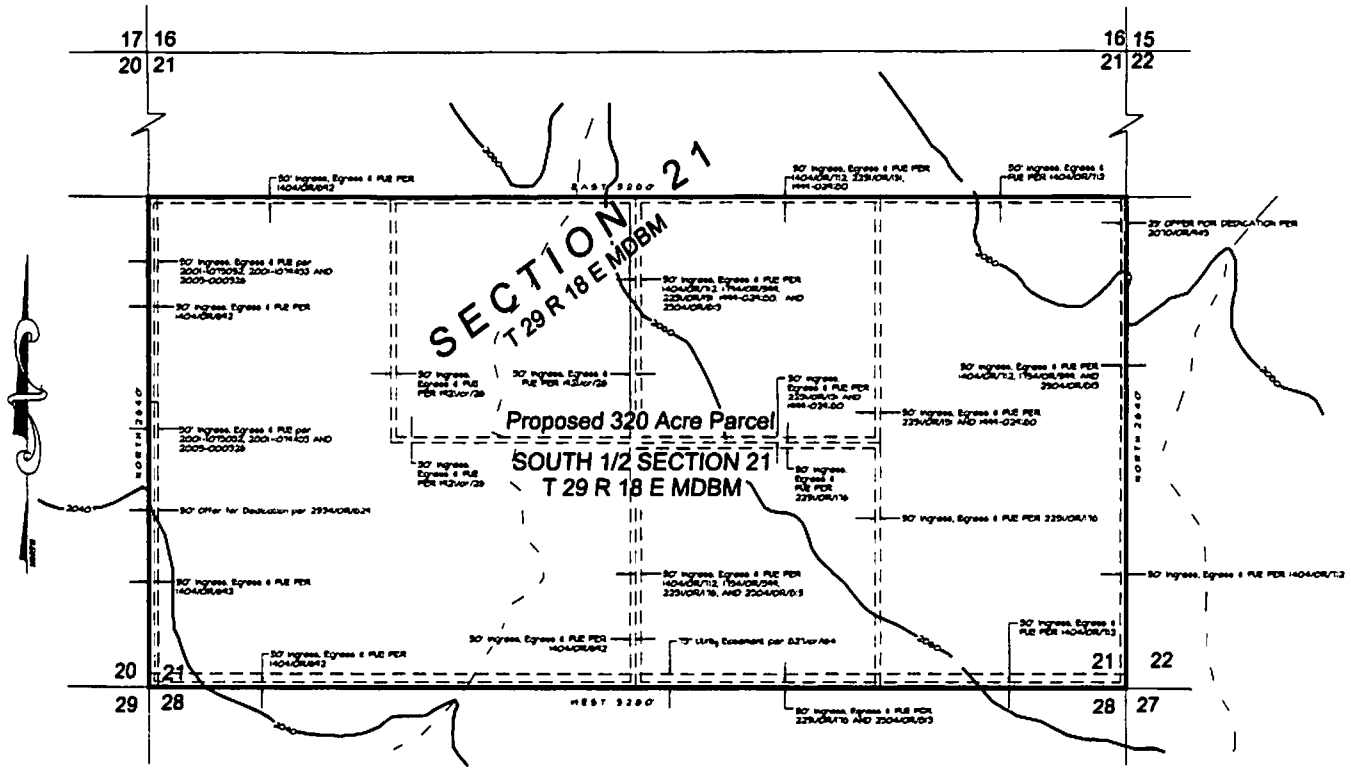
Soils/Farmland Classification – The subject property consists of soil types 310 (Yeguas-Pinspring complex, 0 to 2 percent slopes) and 311 (Yeguas-Pinspring complex, 2 to 5 percent slopes), which is considered Prime farmland if irrigated according to the NRCS.

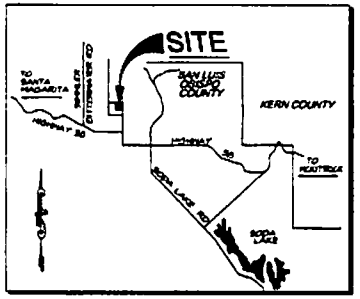
Environmental Concerns – Biological

A biological report was prepared by Althouse and Meade in July 2010 based on surveys completed between March 2008 and July 2010. The report indicates that the majority of the subject property is in cropland with some area of grassland. The San Joaquin Kit Fox is known to occur on the subject parcels, and there has been one known kit fox den observed on the parcels. *See attached biological information, pages 191 – 197 and pages 205 and 206, Appendix 9 (Biological Resources).* Adoption of mitigation measures for biological impacts identified in the DEIR will be decided by the Planning Commission through the CUP process. We request that any conditions placed on the Tract Map with respect to biological concerns be specific to the biological information for these parcels provided in the DEIR and be consistent with any conditions regarding similar biological concerns proposed for other parcels in the Solar Farm Project Site.

Environmental Concerns – Archaeological

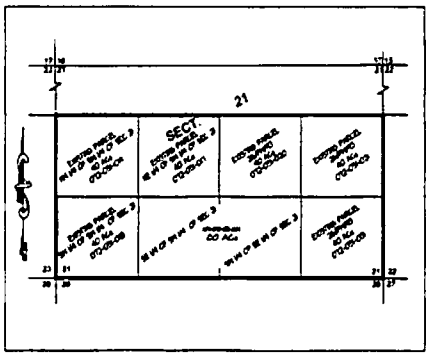
A Cultural and Paleontological Resources Investigation was done by Robert Lichtenstein, Randy Baloian, Damon Haydu, and Barry A. Price and a report prepared by Applied Earthworks in April 2010, which is on file with the DEIR and discussed in Chapter C.7 of the DEIR. In this study it was found that there were no significant cultural or archaeological findings on the property which would qualify as historical or prehistoric resources per CEQA requirements.





Vicinity Map
Not to Scale

GRAPHIC SCALE



Existing Lot Configuration
Not to Scale

Notes:

1. The boundary information shown hereon was calculated from record data only. A field survey may indicate differences in actual locations.
2. The topographic information shown hereon was digitized from a USGS Quad sheet.
3. Easements as indicated from the provided Title Reports that have been deemed non-plottable are:

   Book 500 at page 34 of Official Records, County of San Luis Obispo State of California

   Book 508 at page 253 of Official Records, County of San Luis Obispo, State of California

Owner's Statement

I hereby request approval of this division of real property shown on this tentative map and state that I am the authorized representative of the owners and that this map is true and correct to the best of my knowledge

Mark E. Molini, LS 7624 /Rep. 12-9-14

Vesting Tentative Tract Map #3032

of the South Half of Section 21 in Township 29 South, Range 18 East M.D.M. in the Unincorporated territory of San Luis Obispo County, State of California.

Prepared for: First Solar, Inc.
111 Broadway, 4th Floor
Oakland, CA 94607
925-625-1440

APN #: 013-031-003, 013, 017, 018, 019, 020, 021

First American Title Co.: NCS-494410-3-CM2 Dated: December 24, 2010
468478-1 Dated: December 17, 2010
NCS-494410-1-CM2 Dated: December 22, 2010
NCS-494410-4-CM2 Dated: December 30, 2010
NCS-468478-CM2 Dated: December 16, 2010
NCS-494410-2-CM2 Dated: December 24, 2010

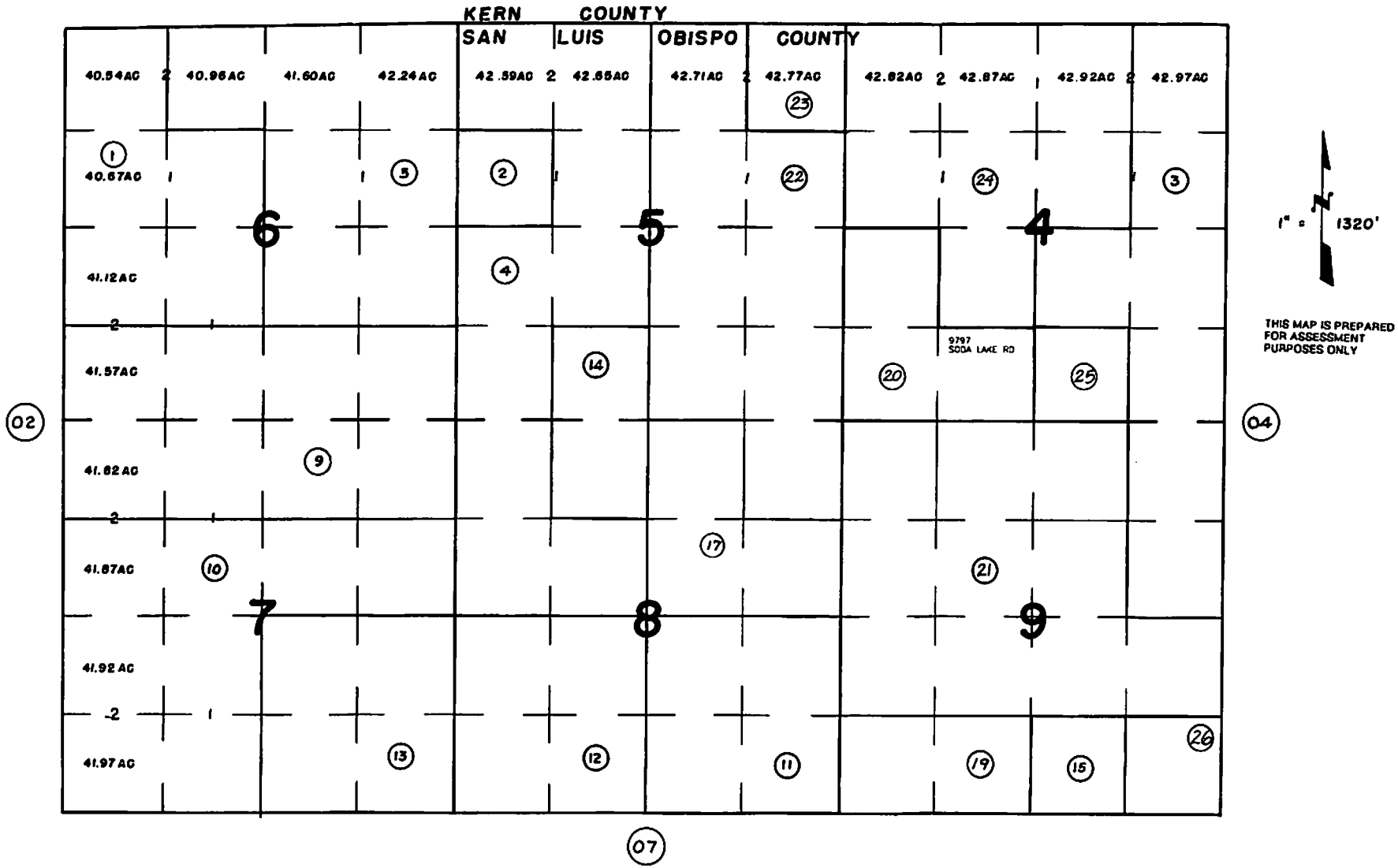
MARK E. MOLINI ASSOCIATES
1075 Hemingway Lane
Templeton, California 93465
(805) 674-4185

Job # 1-001 1-2-14
File: 1001Plan.dwg
Last Revised: 1-31-14 DK
Last Revised: 1-24-14 MM

Sheet 1 of 1

TAX AREA CODE NO. 72—03

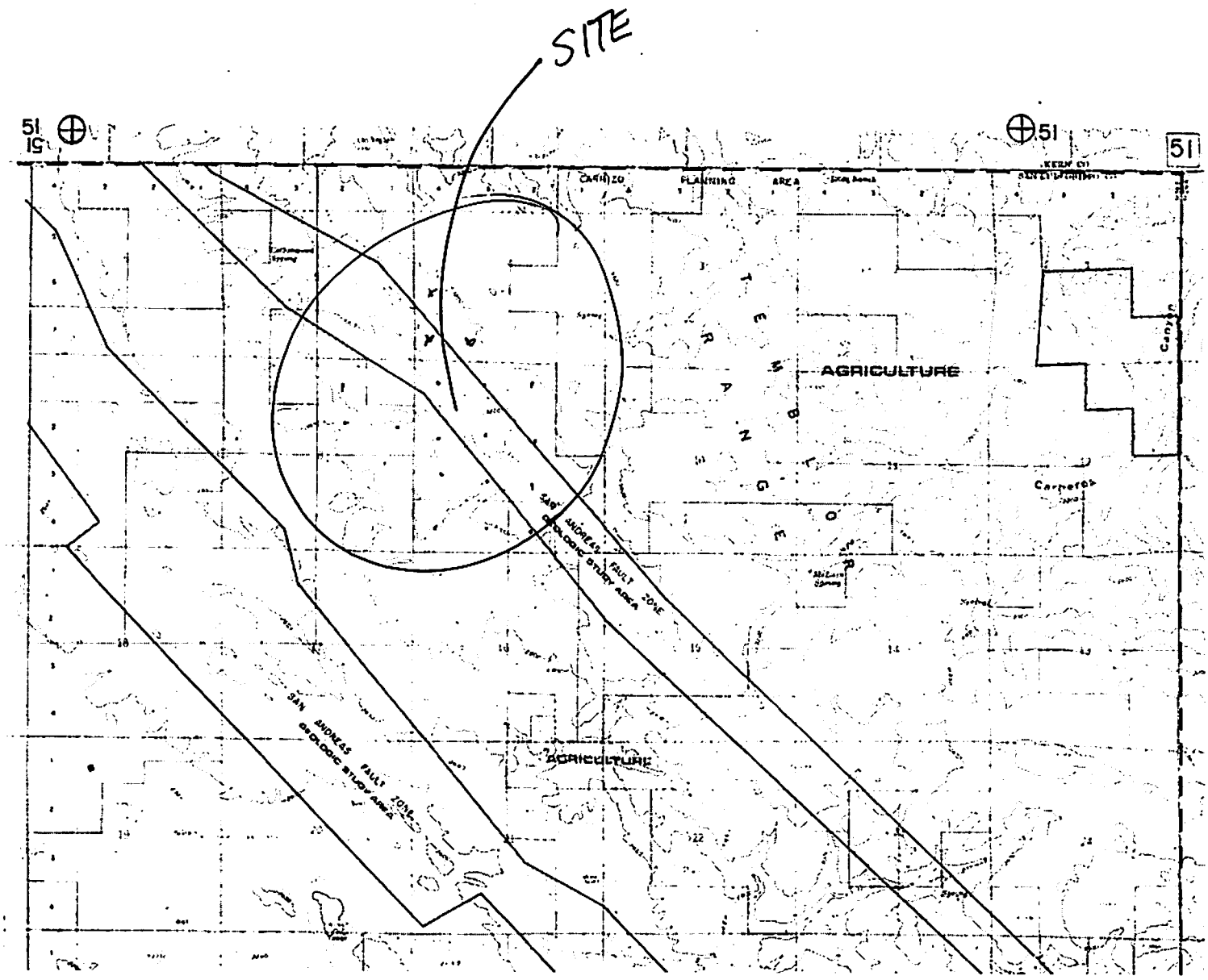
T. 29 S., R. 19 E., M. D. M.



REV 12-21-90

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

SAN LUIS OBISPO COUNTY
CALIFORNIA


SITE
51
51
51
CARRIZO PLAINING AREA
AGRICULTURE
AGRICULTURE
SAN ANDREAS FAULT ZONE GEOLOGIC STUDY AREA
SAN ANDREAS FAULT ZONE GEOLOGIC STUDY AREA
Cemetery

Parcel Summary Report For Parcel # 072-051-019

1/28/2011
1:26:49PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	BLODGETT ANDREW G 1025 RIM ROCK LN SLO CA 93401-8942

Address Information

Status	Address
P	00000 NEEDS ROAD NAME RSHCA

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T29S	R18E	21P	Carrizo Rural	Shandon/Carri	AG	FH		Y		
APV.C89-	042	0003	Carrizo Rural	Shandon/Carri				N	S2	

Parcel Information

Status	Description
Active	T29S R18E PTN SEC 21

Notes

Tax Districts

ATASCADERO UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 05 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: **Case Status:**

Parcel Summary Report For Parcel # 072-051-019

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

SUB2010-00060 REC Primary Parcel

Description:

ONE LOT TRACT MAP WITH PARCEL OF 320 ACRES

DRC2008-00009 REC Related Parcel

Description:

CONSTRUCT AND OPERATE A 550 MEGAWATT SOLAR PHOTOVOLTAIC ENERGY GENERATING FACILITY

S890180C RDD Related Parcel

Description:

PROP 8 CERT OF COMP; 6 REG AND 2 COND

SUB2007-00211 APV Related Parcel

Description:

NAMING AN UNNAMED ROAD - PRONGHORN PLAINS RD