



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. ED11-139 (DRC2011-00074)

DATE: 2/28/13

PROJECT/ENTITLEMENT: Minor Use Permit

APPLICANT NAME: Charles Hill (c/o Pristine Sun)

ADDRESS: 5475 Jack Creek Road, Templeton CA 93465

CONTACT PERSON: Peter Coughlin, Pristine Sun

Telephone: 415-848-8148

PROPOSED USES/INTENT: Request by Charles Hill (c/o Pristine Sun) for a Minor Use Permit for a 0.450-megawatt (MW) solar generation facility including: 2,088 anti-reflective 280-watt direct current (DC) photovoltaic mono-crystalline panels; two central pad-mounted inverters (PowerStation); pad-mounted step-up transformer; motion-activated security lighting system (timed limit); approximately 460 feet of underground, six-inch diameter conduit; three power poles; 60 feet of overhead, three-phase power lines; and connection to an existing Pacific Gas and Electric (PG&E) distribution pole (point of interconnection).

LOCATION: The project site is located at 5475 Jack Creek Road, approximately 0.2 mile northwest of Highway 46, approximately five miles west of the unincorporated community of Templeton. The project is located in the Adelaida, Rural 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: Department of Fish and Wildlife, Regional Water Quality Control Board

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. (March 14, 2013)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> 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



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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(ver 3.4) Jans Form

Project Title & No. Hill Minor Use Permit ED11-139 (DRC2011-00074)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Ryan Hostetter
 Prepared by (Print) Ryan Hostetter Signature 2/20/13 Date

Steven McMaster Ellen Carroll,
 Reviewed by (Print) Steven McMaster Signature Ellen Carroll, Environmental Coordinator 2/20/13 Date
 (for)

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 Charles Hill (c/o Pristine Sun) for a Minor Use Permit for a 0.450-megawatt (MW) solar generation facility including: 2,088 anti-reflective 280-watt direct current (DC) photovoltaic mono-crystalline panels; two central pad-mounted inverters (PowerStation); pad-mounted step-up transformer; motion-activated security lighting system (timed limit); approximately 460 feet of underground, six-inch diameter conduit; three power poles; 60 feet of overhead, three-phase power lines; 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 one gate, six-foot tall hedgerow along a portion of the southeastern property corner, construction of an internal, 12-foot wide gravel access driveway with turnouts meeting CalFire requirements, grading the existing access to 18 feet in width, reinforcement of an existing wood bridge on the primary access road (Jack Creek Road), and improvements to the existing driveway approach to York Mountain Road. The project will occur over approximately 5.5 acres, and will result in the disturbance (soil movement) of approximately 0.5 acre of the 30.9-acre parcel, including 16 cubic yards of ground scraping. Improvements to the existing bridge, access, and driveway entrance will occur within a 35.6-acre parcel south of the project site, and will require approximately 0.5 acre of disturbance. The project site is located at 5475 Jack Creek Road, approximately 0.2 mile northwest of Highway 46, approximately five miles west of the unincorporated community of Templeton. The project is located in the Adelaida, Rural planning area.

The existing bridge crossing on Jack Creek Road consists of (4x12) deck boards laid flat over four (18x35) steel girders, and two sets of four (3x12) deck runners atop the (4x12) deck boards. The steel girders span 14 feet across the creek channel to concrete masonry wall abutments on each side. The abutment walls have a concrete bond beam at the top under the steel beam bearing and the walls continue to a concrete foundation, which bears directly to the exposed bedrock at the creek bed surface. Based on review by CalFire, and the applicant's submittal of a *Structural Adequacy Report* (C.A. Dobbs, 2012), reinforcement of the bridge deck is necessary to support a 20-fire truck. The existing (3x12) deck runners are weathered and worn, and the original (4x12) deck boards are severely weathered and rotted under the runners. Some newer (4x12), pressure-treated deck boards are in adequate condition. The steel girders are in good condition. The deck bearing are fully bearing on the northern side of the bridge, and partially bearing on concrete fill on the southern side.

Bridge reinforcement would include the following steps: remove worn deck runners and rotted deck boards; install pressure treated (DF#1-type) (4x12) deck boards; re-configure pressure treated (DF#1-type) (3x12) deck runners centered over the steel girders; connect runners to deck boards with stainless steel wood screws; clean area around and under the steel bearing (including removal of all loose material) and install cement/sand mix under the steel beams and flush to the face of the concrete below to provide full bearing; remove accumulated dirt and debris from the bridge deck and between the deck boards to allow for air and water passage; and, implement bi-annual maintenance program including removal of debris and cleaning the joints between the deck boards. The applicant proposes to post signage on both sides of the bridge requiring a maximum 5 mile-per-hour speed limit and one vehicle with 20-ton load limit.

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 1,500 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. The 35-day decommissioning 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).

ASSESSOR PARCEL NUMBER(S): 039-191-035, 039-191-036

Latitude: 35 degrees 32' 57" N Longitude: 120 degrees 47' 57" W SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Adelaida, Templeton

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Flood Hazard (road/bridge improvement parcel)

EXISTING USES: Single-family residence(s), accessory structures (barn, horse shelter), equestrian pasture, fallow walnut orchard, >20 years out of production

TOPOGRAPHY: Nearly level to very steeply sloping

VEGETATION: Grasses, oak woodland, riparian

PARCEL SIZE: Two parcels of 30.9 and 35.6 acres in size (total 66.5 acres)

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; scattered single-family residence(s), agriculture	<i>East:</i> Agriculture; scattered single-family residence(s), agriculture
<i>South:</i> Agriculture; Highway 46; scattered single-family residence(s), undeveloped	<i>West:</i> Rural Lands; scattered single-family residence(s), undeveloped

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 - Will the project:	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 site is located approximately five miles west of the unincorporated community of Templeton, approximately 0.2 mile northwest of Highway 46. The area is characterized by large-lot residential development, agriculture (i.e., livestock grazing, vineyards), and accessory uses. The topography ranges from moderately to steeply sloping. Vegetation includes oak woodland, grasses, riparian corridors, and scrub.

Existing development on the project site includes an unpaved access driveway, residence, storage building, barn, horse shelter, 5,000-gallon water tank, and fencing. The remainder of the parcel is vacant, and supports an abandoned walnut orchard, oak woodland, grasses, and scrub. The roof of the residence is visible from the Highway.

Highway 46, between State Route 1 and U.S. Highway 101, is considered "Eligible" for the California Scenic Highway Program. This program is intended for the protection and enhancement of California's natural scenic beauty by identifying those portions of the State highway system which require special conservation treatment. Existing legislation places the Scenic Highway Program under the stewardship of Caltrans, and state routes are evaluated by Caltrans for official designation upon the nomination by a local agency.

In addition, this segment of Highway 46 is also identified as a "Suggested Scenic Corridor" in the County Conservation and Open Space Element. These factors indicate that the areas surrounding the roadway are considered highly scenic. In the vicinity of the project site, surrounding views (as seen from Highway 46) consist primarily of undeveloped land, ridges covered with oak woodland, ephemeral drainages, a riparian corridor parallel to the highway, livestock, equestrian uses, and agricultural crops. The visual character is predominantly rural.

Impact. Based on the high scenic quality of the area, and the project's proximity to Highway 46 (an Eligible California Scenic Highway and suggested County scenic corridor), degradation of scenic resources would result in a potentially significant impact. In addition, if the proposed solar facility is visible from the highway, it could potentially affect the ultimate designation of the corridor as a scenic highway either by itself or when evaluated cumulatively with other visual intrusions that already exist along the route (Caltrans 2012).

The area proposed for the solar facility is visible from Highway 46 for approximately 20-25 seconds (approximately 0.4 mile) as seen from the eastbound travel lane. Direct view of the site occurs at the intersection of York Mountain Road and Highway 46. As seen from the west-bound travel lane, the site is mostly blocked from view by existing vegetation and sloping topography. Key visual issues include the project's effect on the visual character of the area, impact on the highway's eligibility status, and glare. The solar facility would be located mid-way up the ridgeline, and would be back-dropped by dense oak woodland that covers the upper portion of the ridge. The panels would not silhouette above the ridgeline. The height of the panels would range from 11 feet-six inches (5-degree tilt) to 25 feet-six inches (60-degree tilt). A six-foot tall row of trees is proposed along the southwestern property corner, which would screen the lower portion of the panels from view. Other visible elements will include the three new power poles; however, based on the distance (0.2 mile) and backdrop of vegetation, the poles would not be distinctly visible.

Modern solar panels are constructed of dark, light-absorbing materials and covered with an anti-reflective coating, which minimizes the potential for glint (direct reflection of a sunbeam on the surface of the panel) and glare (reflection of the bright sky around the sun). Reflectivity is measured by albedo (the ratio of solar radiation across the visible and invisible light spectrum reflected by a surface), on a scale of 0 (surface reflects to light) to 100 (mirror-like surface that reflects all light). Solar panels with a single anti-reflective coating have a reflectivity of 10. For comparison, the panels would be slightly more reflective than asphalt, but less reflective than grass. Therefore, the panels would not create a new source of glint or glare.

The existing access would be widened to 18 feet and graveled. Improvements to the access driveway and bridge would not significantly change the appearance of these existing features. The use of gravels consistent with existing rural access roads in the immediate area would encourage visual compatibility. Regarding timed security lighting, standard county regulations require shielding of exterior lighting to minimize glare. As required by the LUO, 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 and county will confirm establishment and maintenance of the vegetative screening (75 percent minimum screening upon installation) and use of anti-reflective coating on solar panels. Implementation of these measures is required to maintain visual quality, and avoid impairment of the potential Scenic Highway designation. 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
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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: Important Agricultural Soil

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Gazos shaly clay loam (9 - 30 % slope). This moderately sloping, gravelly fine loamy 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.

Santa Lucia-Gazos complex (50 - 75 % slope).

Santa Lucia. This very steeply sloping, gravelly fine loamy soil is considered not well drained. The soil has low 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 (non-irrigated). The Class is not rated when irrigated.

Gazos. This steeply to very steeply sloping, gravelly fine loamy 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 VII (non-irrigated). The Class is not rated when irrigated.

Impact. The project site consists of two parcels located in rural area. The solar facility would be constructed on the 30.9 acre parcel. An approximately seven-acre abandoned walnut orchard is located onsite, and a portion would be removed to accommodate the project. The land owner currently uses this area for equestrian grazing. Access to the site will require improvements to the exiting driveway entrance on York Mountain Road and reinforcement of an existing wood bridge located on the parcel south of the primary project site. The project site and neighboring properties are designated Agriculture and support limited field crop production and cattle grazing. The area consists of moderate to steep topography and dense oak woodland habitat. The project site and adjacent parcels are not under Williamson Act contracts. The parcels immediately southeast of Highway 46 are under contract. 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 Gazos shaly clay, an Important Agricultural Soil capable of supporting a variety of agricultural crops. Approximately 5.5 acres will be converted to non-agricultural use, and will reduce the likelihood that the remainder of Important Agricultural Soil would be used for crop production. In general, the site has limited potential for production agriculture because the majority of the site consists of steeply sloping Santa Lucia-Gazos complex that is not considered an Important Agricultural Soil. For this reason, the conversion impacts associated with this project is not considered a significant adverse impact (County Agriculture Department 2012).

The project was also reviewed for consistency with Agriculture Element Policies (AGP), including AGP-17 (Agricultural Buffers). Potential land use conflicts between the agricultural operations and the solar facility project are typically related to dust generated by an agricultural operation that may settle on solar panels, which would reduce efficiency and increase maintenance and water usage. The neighboring property to the west is not currently in production, but has the potential for future intensification with production agricultural uses such as an irrigated vineyard. Based on review by the Agriculture Department, the recommended buffer is 200 feet.

As proposed, the solar panels would be set back a minimum of 119 to 175 feet from the western property boundary (as measured from the row closest to the property boundary). The area available for development is limited by the existing residence and barn to the east, and native vegetation including oak woodland to the north and south. While the project does not specifically meet the Agriculture Department's buffer recommendation, the project would not result in a significant impact to existing or future agricultural uses because a majority of the panels would be located at a distance of 200 feet or greater from the western property boundary, and the project would not impair use or result in a constraint to agricultural production in the area.

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 2012 CEQA 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 7, which is considered "high".

Impact. As proposed, the project will occur over approximately 5.5 acres, including development of the project and access improvements. Actual soil movement will be approximately one acre, including 16 cubic yards of ground scraping, access improvements, underground infrastructure/utilities, landscape screening, fencing, and facility equipment (approximately 400-square foot footprint). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions.

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"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Oak woodland, grasses, chaparral, scrub, and riparian

Name and distance from blue line creek(s): Access (See Ranch Road) and existing bridge crosses Paso Robles Creek (approximately 950 feet southeast of the solar facility); Jack Creek is located approximately 470 feet to the east.

Habitat(s): Valley Oak Woodland, Coastal Oak Woodland

Site's tree canopy coverage: Approximately 76-100%.

Coast live oak woodlands total approximately 85,000 acres within the County of San Luis Obispo. They are generally common in coast ranges within the valley bottoms as well as on slopes, and are dominated by the evergreen tree species coast live oak (*Quercus agrifolia*), which usually occurs in pure stands. Coast live oak woodlands typically do not form a continuous belt, but rather, occur as a mosaic closely associated with communities such as coastal scrub, chaparral and non-native grassland. Where coast live oak woodland integrates into other plant communities, the understory becomes highly variable. Characteristic species include Pacific madrone (*Arbutus menziesii*), coulter pine (*Pinus coulteri*), coast live oak (*Quercus agrifolia*), poison oak, and California Bay (*Umbellularia californica*).

The applicant submitted a *Biological Resources Constraints Report* (ESA 2012) for the project, which included a survey of the site, conducted on March 19, 2012. The results of the survey and pertinent information from the report are incorporated into the discussion below.

The Natural Diversity Database identified one special-status plant species and three special-status animal species within approximately five miles of the proposed project: mesa horkelia (*Horkelia cuneata* var. *puberula*), a California Native Plant Society (CNPS) List 1B.1 species (rare, threatened, or endangered in California or elsewhere, seriously endangered in California); California red-legged frog (*Rana draytonii*), Federal Threatened (FT), California Species of Special Concern (SSC); coast range newt (*Taricha torosa*), SSC; and, western pond turtle (*Emys marmorata*), SSC.

In addition, the following special-status wildlife species have been recorded in the upland communities in the vicinity of the project site: western spadefoot toad (*Spea hamondii*), SSC; Monterey dusky-footed woodrat (*Neotoma macrotis luciana*), SSC; American badger (*Taxidea taxus*), SSC; golden eagle (*Aquila chrysaetos*), State Fully Protected; pallid bat (*Antrozous pallidus*), SSC; coast range newt (*Taricha torosa*), SSC; vernal pool fairy shrimp (*Branchinecta lynchi*); FT; Lompoc grasshopper (*Trimerotropis occulens*), International Union for Conservation of Nature and Natural Resources Red List of Threatened Species; and silvery legless lizard (*Anniella ulchra pulchra*), SSC.

No special-status species were observed during the field survey.

Impact. Implementation of the project will occur over approximately 5.5 acres, including installation of equipment, fencing, and onsite access improvements. Total ground disturbance will be approximately one acre, including access improvements. The footprint of the solar facility and associated equipment is approximately 400 square feet. Access to the site would be provided by See Ranch Road, which currently crosses Paso Robles Creek via an existing wood bridge. Implementation of the project requires reinforcement of the bridge in order to support a 20-ton fire truck. Minor improvements to the existing driveway entrance on York Mountain Road are required by County Public Works. Tree trimming along the access route will be required by CalFire.

Solar facility. Affected vegetation includes native and non-native grasses and forbs characteristic of California Annual Grassland. Development would occur within an area historically grazed by horses. Undisturbed coast live oak and valley oak woodland, with an understory of native chaparral, is located to the immediate north of the project site. An unpaved access road and oak woodland are located to the east of the site, and the southern boundary is bordered by the existing access road and undisturbed coyote bush scrub and annual native and non-native grassland. The upland special-status species identified above are likely to occur within the oak woodland habitat on the project site. In addition, the woodland areas provide suitable nesting habitat for various birds (including raptors), and the annual grassland provides foraging habitat.

Based on review by the applicant's biologist, no special-status species are expected to be present within the abandoned walnut orchard and annual grassland areas of the site. All special-status plant species with the potential to occur in the area are adapted to chaparral and cismontane woodland. The grassland community onsite has historically been grazed; therefore, it is unlikely to support special-status plant species. Implementation of the project will not directly affect oak woodland habitat adjacent to the site. Construction activities, including generation of noise and removal of walnut trees, may adversely affect nesting birds (including raptors) in the immediate area, if work is conducted during the nesting season.

Bridge Reinforcement. There is an existing wooden bridge on See Ranch Road, which crosses over Paso Robles Creek, a tributary to the Salinas River (11.5 miles to the east). When the project site was viewed by County staff on July 30, 2012, no water was present in the creek. Riparian vegetation is present on the banks of the creek, on either side on the bridge. The bed of the creek likely supports wetland habitat. The creek is likely used by wildlife as a migration corridor, and potentially present species include California red-legged frog, western pond turtle, coast range newt, and western spadefoot toad.

Bridge reinforcement would include removal and replacement of deck boards and deck runners, removal of rotted material and debris, and installation of cement/sand mix under the steel beams and flush to the existing concrete masonry wall abutments. No work within the creek bed is proposed.

Potential impacts to the creek include accidental discharge of pollutants, including sediment, debris, oil, or fuels. In addition to potential impacts to water quality and sensitive habitat, special-status species may be adversely affected during implementation of bridge reinforcements. Potential impacts related to erosion and water quality are discussed in more detail in Sections 6 (Geology and Soils) and 14 (Water). Construction activities and tree trimming along the access road may also affect nesting birds within the creek corridor and surrounding oak woodland.

Vegetation Management. Based on review by CalFire, vegetative management, including tree trimming is required as follows: vertical clearance of 13 feet-six inches for the entire length of the roadway, 10-foot fuel modification on both sides of the roadway, and 100-foot vegetation clearance surrounding the solar facility. Trimming oak trees may have an adverse effect, unless conducted pursuant to recommended mitigation measures.

Mitigation/Conclusion. The applicant has agreed to retain a qualified biologist to conduct pre-construction and pre-decommissioning surveys for birds during the nesting season within a 500-foot radius of the project area. Mitigation recommends limiting grading and construction to the non-nesting season, and includes protection and avoidance of any active nests (refer to Exhibit B). Reinforcement of the bridge will be limited to the dry season, to minimize adverse effects to aquatic species. Preconstruction surveys will be conducted within 48 hours of bridgework, and a biological monitor will be present prior to and during any activities within 100 feet of the creek to ensure avoidance of special-status species and adverse impacts to the creek. Use of a tarp, or similar method, will be implemented to capture debris loosened during removal and replacement of bridge deck and runners. During tree trimming activities, the applicant shall conduct a survey of all trees requiring trimming, and will plant in-kind oak seedlings at a ratio of 0.5:1 onsite. Replanting will be required prior to operation of the facility. 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 Obispeno Chumash and Salinan. No historic structures are present. Paleontological resources are known to occur in the region.

Impact. A Phase I (surface) survey was conducted (ESA 2012). Based on the records search, six cultural resource surveys have been conducted within a one-mile radius around the project site, and no cultural resources were documented. No evidence of cultural materials was noted on the property. Impacts to historical resources are expected. Based on the area and depth of project disturbance, the potential for encountering significant paleontological resources is low. Therefore, impacts to paleontological resources are not anticipated.

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

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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? Paso Robles Creek and Jack Creek Distance? Access road crosses Paso Robles Creek, Jack Creek is approximately 470 feet to the east

Soil drainage characteristics: Not well drained

For areas where drainage is identified as a potential issue, 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 the project's soil erodibility is as follows:

Soil erodibility: High

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 5.5 acres. Soil erosion potential is high, and improvements of access roads and utility trenching may result in erosion and down-gradient sedimentation.

The project site is within a drainage review area, and the installation of PV trackers would increase the amount of impervious surfaces onsite. These impacts would be adequately addressed by existing regulations identified in the LUO (a drainage plan is required upon submittal of the building permit application). 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. Solar panels that are installed over a pervious natural surface with well-maintained grass or vegetated groundcover, or panel arrays with a buffer strip and the most down gradient row of panels, may be exempt from Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (RWQCB Central Coast Region Resolution R3-2012-0025 (B)(1)(b)(viii)). Based on compliance with local and state regulations, potential impacts would be mitigated to less than significant.

The existing access road crosses through the flood zone associated with Paso Robles Creek. The improvements to the bridge are limited to reinforcement, and would not affect drainage patterns or flood elevations. The project site is not located within an 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 - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</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 is not located in an area of known hazardous material contamination. With regards to potential fire hazards, the subject project is within the High to Very High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 10-15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is not within the Airport Review area.

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 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 (2012). 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 proposed access route was reviewed by CalFire, and concerns were raised regarding the ability of the existing bridge to support a 20-ton fire truck. The applicant submitted a structural adequacy report, which includes recommendations to reinforce the bridge (C.A. Dobbs 2012). CalFire reviewed the report, and supports the findings and recommendations (CalFire 2012).

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

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 250 feet to the southwest and 750 feet to the southeast. 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 - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 - Will the project:	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

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

12. TRANSPORTATION/ CIRCULATION - Will the project:	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"/>
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"/>

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 rural area as "C" or better. The existing road network in the area including Highway 46 and York Mountain Road area 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. Both agencies requested additional information regarding construction and decommissioning trips and potential affects to the Jack Creek Road/Highway 46 intersection. The applicant provided supplemental information, which is incorporated into the discussion below.

Impact. Project vehicles would access the site via Highway 101, Highway 46, Jack Creek Road, See Ranch Road, York Mountain Road, and the private access.

Construction of the project will include the following phases:

Site preparation and grading (two to three weeks): 11 total truck and trailer equipment deliveries/pick-ups; 1 water truck (to remain onsite); and 4 passenger vehicles.

Post and panel installation (6 weeks): 9 total truck and trailer equipment deliveries/pick-ups; 1 water truck (to remain onsite); 4 passenger vehicles; 35 truck and trailer deliveries (5-6 deliveries per week); and 6 trash truck deliveries.

During operation of the project, maintenance staff will access the project site four times per year. Maintenance and repair operations will occur over 1-2 days, and will include the following: 8-12 maintenance vehicles per year and 4-6 water trucks per year.

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 the applicant's transportation engineer, there is adequate (over 500 feet) sight distance at the intersection of Highway 46 and Jack Creek Road, and no vegetation management is required in this location (AshleyVance 2012). The Highway 46 intersection is sufficient for truck and trailer traffic to make a safe turning movement while remaining on the paved surface and westbound Highway 46 has a wide shoulder that will accommodate turning movements and allow construction vehicles to move out of the travel lane if needed during de-acceleration (AshleyVance 2012). No additional left turn pockets are warranted for construction or operational traffic.

Sight distances exceeding 500 feet are also available at the intersection of Jack Creek Road and See Ranch Road. Vegetation trimming on See Ranch Road and York Mountain Road is proposed to meet CalFire requirements and allow for vehicular movement.

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. Caltrans did not identify any significant traffic-related concerns.

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"/>
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 checked="" type="checkbox"/>	<input 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"/>

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. An existing on-site well and 5,000-gallon water tank would provide water for fire suppression, if needed. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is moderately sloping to steeply sloping. The existing access road, See Ranch Road, crosses Paso Robles Creek via a wooden bridge. Jack Creek is located approximately 470 feet east of the project site. As described in the NRCS Soil Survey, the soil surface is considered to have high erodibility.

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 1,500 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 area is approximately 5.5 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. Additional measures are necessary to further minimize adverse impacts to Paso Robles Creek and accidental discharge of pollutants into the creek, and any surface water that may be present.

Mitigation/Conclusion. Standard drainage and erosion control measures will be required for the proposed project. In addition, the applicant has agreed to mitigation measures specific to the protection of Paso Robles Creek, including limiting construction within 100 feet of the creek to the dry season and the presence of a biological monitor during bridge reinforcement work. Based on compliance with standard measures and implementation of mitigation identified in Exhibit B, potential impacts would be less than significant.

15. LAND USE - Will the project:	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 type="checkbox"/>	<input checked="" 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 (250 - 750 feet from offsite 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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	Attached
<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	None
<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 checked="" type="checkbox"/>	CA Department of Fish and Game	None
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	Attached
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

** "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.

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project File for the Subject Application <u>County documents</u> <input type="checkbox"/> Airport Land Use Plans <input checked="" type="checkbox"/> Annual Resource Summary Report <input type="checkbox"/> Building and Construction Ordinance <input type="checkbox"/> Coastal Policies <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) <input checked="" type="checkbox"/> General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Agriculture Element <input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation) <input checked="" type="checkbox"/> Housing Element <input checked="" type="checkbox"/> Noise Element <input type="checkbox"/> Parks & Recreation Element <input checked="" type="checkbox"/> Safety Element <input checked="" type="checkbox"/> Land Use Ordinance <input type="checkbox"/> Real Property Division Ordinance <input type="checkbox"/> Solid Waste Management Plan <input type="checkbox"/> Circulation Study | <ul style="list-style-type: none"> <input type="checkbox"/> Area Plan and Update EIR <u>Other documents</u> <input checked="" type="checkbox"/> Archaeological Resources Map <input checked="" type="checkbox"/> Area of Critical Concerns Map <input checked="" type="checkbox"/> Areas of Special Biological Importance Map <input checked="" type="checkbox"/> California Natural Species Diversity Database <input checked="" type="checkbox"/> Clean Air Plan <input checked="" type="checkbox"/> Fire Hazard Severity Map <input checked="" type="checkbox"/> Flood Hazard Maps <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County <input checked="" type="checkbox"/> Regional Transportation Plan <input checked="" type="checkbox"/> Uniform Fire Code <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) <input checked="" type="checkbox"/> GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.) <input type="checkbox"/> Other _____ |
|---|--|

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

- AshleyVance. 2012. *Re: DRC2011-00074 APN 039-191-035 Solar Facility off SR46 at Jack Creek Road.*
- C.A. Dobbs Structural Engineer. 2012. *Private Drive Bridge Structural Adequacy Report 5475 Jack Creek Road Templeton San Luis Obispo County, Ca.*
- ESA. 2012. *Pristine Sun Solar Energy Project 5475 Jack Creek Road San Luis Obispo County, California Biological Resources Constraints Report.*
- ESA. 2012. *Pristine Sun Solar Energy Project 5475 Jack Creek Road San Luis Obispo County, California Phase I Negative Cultural Resources Study.*
- Pristine Sun. 2012. *Solar Panel Reflectivity Analysis Utilizing Dual Axis Tracking Technology.*

Exhibit B - Mitigation Summary Table**Aesthetic Resources**

- V-1 At the time of application for construction permits, 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 southwestern corner of the property boundary that will adequately screen a minimum of 75 percent of new development upon installation when viewed from Highway 46. 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. Vegetation shall be maintained for the life of the project.
- V-2 Prior to final inspection, the applicant shall ensure that all solar panels were prepared with anti-reflective coating.

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

- BIO-1 At the time of application for construction permits, the applicant shall submit plans including the following notes:
- a. No oak trees shall be removed.
 - b. The applicant shall minimize trimming of oak trees. Removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to “blow-overs”, 2) reduce having larger limb cuts that take longer to heal and are much more

susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (ten percent or less is best, 25 percent maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.

BIO-2 Prior to issuance of construction permits, the applicant shall submit an Oak Tree Inventory identifying all oak trees requiring trimming to meet CalFire standards. The inventory shall identify the location and diameter of each affected oak tree.

BIO-3 Prior to issuance of construction permits, the applicant shall provide an oak tree replacement plan at a minimum 0.5:1 ratio for all trimmed oak trees. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.

Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g., lawns, irrigated areas, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked "weed mat" or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will include specifics discussed below.

BIO-4 At the time of application for construction permits, all riparian areas shall be shown on all construction plans. All actions shall be limited to the bridge structure. No riparian vegetation shall be removed, and no actions shall occur within the creek bed and within native soil on the creek bank. The construction plans shall clearly show the location of sturdy construction fence that delineates allowable site access and disturbance areas within 100 feet of the creek. Equipment and materials staging and storage shall not occur within 100 feet of the creek.

BIO-5 At the time of application construction permits, the following measure shall be shown on plans: During construction, to avoid erosion and downstream sedimentation, and to reduce impacts

to aquatic species, no work shall occur during the rainy season (October 15 through April 15) within 100-feet of the on-site drainages.

- BIO-6 At the time of application for construction permits, applicable plans shall clearly show staging areas. Staging areas shall not be placed in areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment shall occur within wetland or riparian areas, or within 100 feet of such areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO-7 Prior to issuance of construction permits, the applicant shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies, or documentation that such permits are not required. These may include, but may not be limited to: (1) RWQCB Section 401 Water Quality Certification for discharges in to "Waters of the U.S." and/or "Waters of the State"; and (2) CDFG Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages.
- BIO-8 Prior to issuance of construction permits, the applicant shall retain a County-approved biological monitor, and submit documentation verifying compliance. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be required for all work within 100 feet of Paso Robles Creek.
- BIO-9 Prior to commencement of construction, if construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the California Department of Fish and Game (CDFG) and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.
- BIO-10 Prior to issuance of construction permits, the applicant shall coordinate with the U.S. Fish and Wildlife Service (USFWS) to determine the potential for take of California red-legged frog during the proposed activities. Such coordination may result in a Section 10 Consultation (no federal nexus) or Section 7 Consultation (federal nexus) pursuant to the Federal Environmental Species Act (FESA). Formal consultation may result in issuance of a Habitat Conservation Plan or Biological Opinion both of which would provide subsequent mitigation measures that would minimize the potential for take of California red-legged frog during project activities.

BIO-11 Prior to issuance of construction permits, the applicant shall submit plans including the following notes. Mitigation shall be implemented and documented by a County-approved biological monitor, and shall include the following:

- a. Only USFWS-approved biologists will participate in activities associated with the capture, handling, and monitoring of California red-legged frog.
- b. Bridgework will not begin until written approval is received from the USFWS that the biologist is qualified to conduct the work.
- c. An USFWS-approved biologist will survey the project area 48 hours before the onset of construction activities. If any life stage of the California red-legged frog is found and these individuals are likely to be killed or injured by work activities, the approved biologist will be allowed sufficient time to move them from the site before work activities begin. The USFWS-approved biologist will relocate the California red-legged frog the shortest distance possible to a location that contains suitable habitat and will not be affected by the activities associated with the proposed project. The USFWS-approved biologist will maintain detailed records of any individuals that are moved (e.g., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining if trans-located animals are returning to the point of capture.
- d. A pre-construction survey for coast range newt and western spadefoot toad shall occur within 48 hours before the onset of construction activities. If observed, movement of these species shall only be permitted by a biologist with a Scientific Collection permit that allows identification and handling of amphibians.
- e. Before any construction activities begin on the project, an USFWS-approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include a description of the California red-legged frog, coast range newt, western spadefoot toad, and their habitat, the specific measures that are being implemented to conserve the species for the current project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.
- f. An USFWS-approved biologist will be present at the construction site until all California red-legged frogs, coast range newt, and western spadefoot toad have been removed (if present), workers have been instructed, and work within 100 feet of Paso Robles Creek has been completed. After this time, the state or local sponsoring agency will designate a person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist will ensure that this monitor receives the outlined training and in the identification of California red-legged frog. If the monitor or the USFWS-approved biologist recommends that work be stopped because California red-legged frog would be affected to a degree that exceeds the levels anticipated by the USFWS during the review of the proposed action, they will notify the project superintendent immediately. The superintendent will either resolve the situation by eliminating the effect immediately or require that all actions that are causing these effects be halted. If work is stopped, the USFWS will be notified as soon as is reasonably possible.
- g. During construction activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.

BIO-12 Prior to issuance of construction permits for the bridge reinforcement, the applicant shall submit plans showing the use of a tarp or similar method to capture debris and sediment that may be dislodged during removal of bridge components. The tarp (or similar method) shall be extended below the bridge, and shall not touch the creek bed. This method shall ensure that no sediment or debris falls into the creek or is washed into the creek during bridge work and future storm events.

Geology and Soils

- GS-1 At the time of application for construction permits, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 22.52.110 (Drainage Plan Required) of the Land Use Ordinance.
- GS-2 At the time of application for construction permits, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with Section 22.52.120 of the Land Use Ordinance.
- GS-3 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 Stormwater Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Transportation/Circulation

- TR-1 At the time of application for construction permits, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a damage bond to construct improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
- a. Reconstruct existing site access approach per Drawing B-1 driveway and A-5a sight distance standards.
 - b. Repair pavement and edge of pavement damage associated with project construction vehicle turning or off-tracking movements along Jack Creek Road and See Ranch Lane.
 - c. Trim vegetation along Jack Creek Road and See Ranch Lane as necessary. All work shall be directed by a licensed arborist.
- TR-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 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 including, but not limited to, project signage, tree planting, fences, etc. without a valid Encroachment Permit issued by the Department of Public Works.

Water Resources

- W-1 At the time of application for construction permits, the applicant shall show compliance with the "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (CRWQB Central Coast Region)", Resolution No. R3-2012-0025, Section (B)(1)(b)(viii).

DATE: January 18, 2013

**DEVELOPER'S STATEMENT FOR HILL MINOR USE PERMIT DRC2011-00074
ED11-074**

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.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Project Description: Request by Charles Hill (c/o Pristine Sun) for a Minor Use Permit for a 0.450-megawatt (MW) solar generation facility including: 2,088 anti-reflective 280-watt direct current (DC) photovoltaic mono-crystalline panels; two central pad-mounted inverters (PowerStation); pad-mounted step-up transformer; motion-activated security lighting system (timed limit); approximately 460 feet of underground, six-inch diameter conduit; three power poles; 60 feet of overhead, three-phase power lines; 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 one gate, six-foot tall hedgerow along a portion of the southeastern property corner, construction of an internal, 12-foot wide, gravel access driveway with turnouts meeting CalFire requirements, grading the existing access to 18 feet in width, reinforcement of an existing wood bridge on the primary access road (Jack Creek Road), and improvements to the existing driveway approach to York Mountain Road.

The existing bridge crossing consists of (4x12) deck boards laid flat over four (18x35) steel girders, and two sets of four (3x12) deck runners atop the (4x12) deck boards. The steel girders span 14 feet across the creek channel to concrete masonry wall abutments on each side. The abutment walls have a concrete bond beam at the top under the steel beam bearing and the walls continue to a concrete foundation, which bears directly to the exposed bedrock at the creek bed surface. Based on review by CalFire, and the applicant's submittal of a *Structural Adequacy Report* (C.A. Dobbs, 2012), reinforcement of the bridge deck is necessary to support a 20-fire truck. The existing (3x12) deck runners are weathered and worn, and the original (4x12) deck boards are severely weathered and rotted under the runners. Some newer (4x12), pressure-treated deck boards are in adequate condition. The steel girders are in good condition. The deck bearing are fully bearing on the northern side of the bridge, and partially bearing on concrete fill on the southern side.

Bridge reinforcement would include the following steps: remove worn deck runners and rotted deck boards; install pressure treated (DF#1-type) (4x12) deck boards; re-configure pressure treated (DF#1-type) (3x12) deck runners centered over the steel girders; connect runners to deck boards with stainless steel wood screws; clean area around and under the steel bearing (including removal of all loose material) and install cement/sand mix under the steel beams and flush to the face of the concrete below to provide full bearing; remove accumulated dirt and debris from the bridge deck and between the deck boards to allow for air and water passage; and, implement bi-annual maintenance program including removal of debris and cleaning the joints between the deck boards. The applicant proposes to post signage on both sides of the bridge requiring a maximum 5 mile-per-hour speed limit and one vehicle with 20-ton load limit. 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 1,500 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. The 35-day decommissioning 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 5.5 acres, and will result in the disturbance (soil movement) of approximately 0.5 acre of the 30.9-acre parcel, including 16 cubic yards of ground scraping. Improvements to the existing bridge, access, and driveway entrance will occur within a 35.6-acre parcel south of the project site, and will require approximately 0.5 acre of disturbance. The project site is located at 5475 Jack Creek Road, approximately 0.2 mile northwest of Highway 46, approximately five miles west of the unincorporated community of Templeton. The project is located in the Adelaida, Rural planning area.

Aesthetics

V-1 At the time of application for construction permits, 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 southwestern corner of the property boundary that will adequately screen a minimum of 75 percent of new development upon installation when viewed from Highway 46. 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. Vegetation shall be maintained for the life of the project.

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

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

BIO-1 At the time of application for construction permits, the applicant shall submit plans including the following notes:

- a. No oak trees shall be removed.
- b. The applicant shall minimize trimming of oak trees. Removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (ten percent or less is best, 25 percent maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.

BIO-2 Prior to issuance of construction permits, the applicant shall submit an Oak Tree Inventory identifying all oak trees requiring trimming to meet CalFire standards. The inventory shall identify the location and diameter of each affected oak tree.

BIO-3 Prior to issuance of construction permits, the applicant shall provide an oak tree replacement plan at a minimum 0.5:1 ratio for all trimmed oak trees. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific

planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.

Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g., lawns, irrigated areas, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked "weed mat" or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will include specifics discussed below.

BIO-4 At the time of application for construction permits, all riparian areas shall be shown on all construction plans. All actions shall be limited to the bridge structure. No riparian vegetation shall be removed, and no actions shall occur within the creek bed and within native soil on the creek bank. The construction plans shall clearly show the location of sturdy construction fence that delineates allowable site access and disturbance areas within 100 feet of the creek. Equipment and materials staging and storage shall not occur within 100 feet of the creek.

BIO-5 At the time of application construction permits, the following measure shall be shown on plans: During construction, to avoid erosion and downstream sedimentation, and to reduce impacts to aquatic species, no work shall occur during the rainy season (October 15 through April 15) within 100-feet of the on-site drainages.

BIO-6 At the time of application for construction permits, applicable plans shall clearly show staging areas. Staging areas shall not be placed in areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment shall occur within wetland or riparian areas, or within 100 feet of such areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.

BIO-7 Prior to issuance of construction permits, the applicant shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies, or documentation that such permits are not required. These may include, but may not be limited to: (1) RWQCB Section 401 Water Quality Certification for discharges in to "Waters of the U.S." and/or "Waters of the State"; and (2) CDFG Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages.

BIO-8 Prior to issuance of construction permits, the applicant shall retain a County-approved biological monitor, and submit documentation verifying compliance. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly

reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be required for all work within 100 feet of Paso Robles Creek.

BIO-9 Prior to commencement of construction, if construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the California Department of Fish and Game (CDFG) and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.

BIO-10 Prior to issuance of construction permits, the applicant shall coordinate with the U.S. Fish and Wildlife Service (USFWS) to determine the potential for take of California red-legged frog during the proposed activities. Such coordination may result in a Section 10 Consultation (no federal nexus) or Section 7 Consultation (federal nexus) pursuant to the Federal Environmental Species Act (FESA). Formal consultation may result in issuance of a Habitat Conservation Plan or Biological Opinion both of which would provide subsequent mitigation measures that would minimize the potential for take of California red-legged frog during project activities.

BIO-11 Prior to issuance of construction permits, the applicant shall submit plans including the following notes. Mitigation shall be implemented and documented by a County-approved biological monitor, and shall include the following:

- a. Only USFWS-approved biologists will participate in activities associated with the capture, handling, and monitoring of California red-legged frog.
- b. Bridgework will not begin until written approval is received from the USFWS that the biologist is qualified to conduct the work.
- c. An USFWS-approved biologist will survey the project area 48 hours before the onset of construction activities. If any life stage of the California red-legged frog is found and these individuals are likely to be killed or injured by work activities, the approved biologist will be allowed sufficient time to move them from the site before work activities begin. The USFWS-approved biologist will relocate the California red-legged frog the shortest distance possible to a location that contains suitable habitat and will not be affected by the activities associated with the proposed project. The USFWS-approved biologist will maintain detailed records of any individuals that are moved (e.g., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining if trans-located animals are returning to the point of capture.
- d. A pre-construction survey for coast range newt and western spadefoot toad shall occur within 48 hours before the onset of construction activities. If observed, movement of these species shall only be permitted by a biologist with a Scientific Collection permit that allows identification and handling of amphibians.
- e. Before any construction activities begin on the project, an USFWS-approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include a description of the California red-legged frog, coast range newt, western spadefoot toad, and their habitat, the specific

measures that are being implemented to conserve the species for the current project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.

- f. An USFWS-approved biologist will be present at the construction site until all California red-legged frogs, coast range newt, and western spadefoot toad have been removed (if present), workers have been instructed, and work within 100 feet of Paso Robles Creek has been completed. After this time, the state or local sponsoring agency will designate a person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist will ensure that this monitor receives the outlined training and in the identification of California red-legged frog. If the monitor or the USFWS-approved biologist recommends that work be stopped because California red-legged frog would be affected to a degree that exceeds the levels anticipated by the USFWS during the review of the proposed action, they will notify the project superintendent immediately. The superintendent will either resolve the situation by eliminating the effect immediately or require that all actions that are causing these effects be halted. If work is stopped, the USFWS will be notified as soon as is reasonably possible.
- g. During construction activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.

BIO-12 Prior to issuance of construction permits for the bridge reinforcement, the applicant shall submit plans showing the use of a tarp or similar method to capture debris and sediment that may be dislodged during removal of bridge components. The tarp (or similar method) shall be extended below the bridge, and shall not touch the creek bed. This method shall ensure that no sediment or debris falls into the creek or is washed into the creek during bridge work and future storm events.

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.

Geology and Soils

GS-1 At the time of application for construction permits, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 22.52.110 (Drainage Plan Required) of the Land Use Ordinance.

GS-2 At the time of application for construction permits, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with Section 22.52.120 of the Land Use Ordinance.

GS-3 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 Stormwater Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

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. All requirements shall be inspected in the field by the Department of Planning and Building.

Transportation and Traffic

TR-1 At the time of application for construction permits, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a damage bond to construct improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:

- a. Reconstruct existing site access approach per Drawing B-1 driveway and A-5a sight distance standards.
- b. Repair pavement and edge of pavement damage associated with project construction vehicle turning or off-tracking movements along Jack Creek Road and See Ranch Lane.
- c. Trim vegetation along Jack Creek Road and See Ranch Lane as necessary. All work shall be directed by a licensed arborist.

TR-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 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 including, but not limited to, project signage, tree planting, fences, etc. without a valid Encroachment Permit issued by the Department of Public Works.

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. All requirements shall be inspected in the field by the Department of Planning and Building.

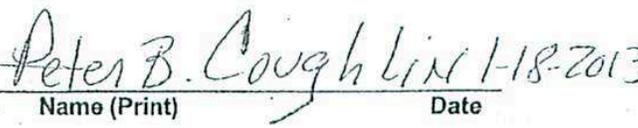
Water

W-1 At the time of application for construction permits, the applicant shall show compliance with the "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (CRWQB Central Coast Region)", Resolution No. R3-2012-0025, Section (B)(1)(b)(viii).

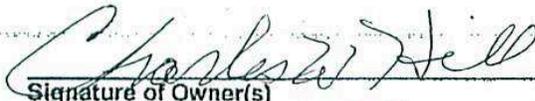
Monitoring: Requirements shall be shown on all construction documents for review and approval by the Department of Planning and Building prior to issuance of permits. All requirements shall be inspected in the field by the Department of Planning and Building.

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.

	
Signature of Developer	Name (Print) Date

Please note: The execution of all the above conditions will be performed and fully paid for by the "Lessee" Pristine Sun Fund 7 San Luis Obispo PGE, LLC.

	Charles W. Hill	1-21-13
Signature of Owner(s)	Name (Print)	Date
	Donna M. Hill	1-21-13

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
<http://www.dot.ca.gov/dist05/>



*Flex your power!
Be energy efficient!*

November 21, 2012

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

05-SLO-46-R17.9

Subject: DRC2011-00074 Hill-MINOR USE PERMIT PROJECT FOR A SOLAR FACILITY
OFF STATE ROUTE 46 AT JACK CREEK RD

Dear Ms. Hostetter:

The California Department of Transportation (Caltrans), District 5, Development Review, has the following comments regarding the proposed solar facility off of State Route (SR) 46.

1. SR 46 is on the statutory list of highways eligible for scenic designation in the State Scenic Highway System. This program is intended for the protection and enhancement of California's natural scenic beauty by identifying those portions of the State highway system which require special conservation treatment. Existing legislation places the Scenic Highway Program under the stewardship of Caltrans. State routes are evaluated by Caltrans for official designation upon the nomination by a local agency.
2. If the County intends to nominate SR 46 for Scenic Highway designation in the future, Caltrans would evaluate the merits of a nominated highway based on how much of the natural landscape a traveler sees and the extent to which visual intrusions are out of character with the "scenic corridor." The extent to which intrusions dominate views from the highway will determine the significance of their impact.
3. The County should be aware that if the proposed solar facility is visible from the highway, it could potentially affect the ultimate designation of the corridor as a scenic highway either by itself or when evaluated cumulatively with other visual intrusions that already exist along the route.

If you have questions, please feel free to contact me at (805) 549-3131.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Fukushima".

Adam Fukushima, PTP
Caltrans District 5
Development Review

"Caltrans improves mobility across California"



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: May 29, 2012

TO: Ryan Hostetter, Project Manager

FROM : Lynda L. Auchinachie, Agriculture Department *LAA*

SUBJECT: Hill Minor Use Permit, DRC2011-00074 (1638)

Summary of Findings

The proposed Minor Use Permit is for the development of a .250 MW solar generating facility located on approximately three acres of Important Agricultural Soil. The Agriculture Department's review finds that the proposal would not result in significant impacts to agricultural resources and recommends the following to reduce land use incompatibilities:

- Establish a 200 foot buffer between the solar panels and the property immediately to the west.

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 31 acre project site is located at 5475 Jack Creek Road, east of Templeton. The project site is developed with a residence and accessory structures. Remnants of a walnut orchard are scattered on approximately seven acres of the moderately sloping portion of the site. The remainder of the site is very steep and supports oak woodland habitat. This area has been determined to be unsuitable for the proposed development due to steepness and habitat resources.

The proposed project consists of the installation of 1008 solar modules that would generate .250 MW and be located on approximately three acres of the moderately sloping portion of the

project site. Neighboring properties are designated Agriculture and support limited field crop production and cattle grazing. Similar to the project site, many of the surrounding properties consist of steep topography and oak woodland habitat. The project site is not under a Williamson Act contract.

Impacts to Agricultural Resources

The project site is within the Agriculture land use category. The site consists of *Gazos shaly clay* (9-30 percent slopes) and *Santa Lucia-Gazos complex* (50-75 percent slopes). The proposed project is located on the moderately sloping portion of the project site that is Gazos shaly clay, an Important Agricultural Soil capable of supporting a variety of agricultural crops.

The Agriculture Department is concerned about the increase of non-agriculturally related uses, such as the proposed project, on agricultural lands. Such developments result 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 will continue to work with the Planning Department to avoid and minimize impacts to agricultural resources associated with these projects.

The proposed project would result in the conversion of approximately three acres of an Important Agricultural Soil and reduce the likelihood the remainder of Important Agricultural Soil would be used for crop production. In general, the site has limited potential for production agriculture because the majority of the site consists of steeply sloping Santa Lucia-Gazos complex that is not considered an Important Agricultural Soil. For this reason, the conversion impacts associated with this proposal is not considered a significant adverse impact.

One of the primary goals of the Agriculture Element is 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. Small scale solar generating facilities such as the proposed project are considered a passive use once construction is complete. Land use conflicts between agricultural operations and such 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. The solar panels are located approximately 90 feet from a neighboring property to the west that has the potential for future intensification with production agricultural uses such as an irrigated wine grape vineyard. To reduce land use incompatibilities consistent with AGP17, the 90 foot separation should be increased to 200 feet.

Recommendation

The Department recommends the following to reduce incompatibilities:

- Establish a 200 foot buffer between the solar panels and the property immediately to the west.

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

Date: 4/25/12

Subject: DRC 2011-00074 HILL,

To: Ryan Hostetter, Development Review

CAL FIRE/San Luis Obispo County Fire Department has reviewed the referral information in regards to the proposed Minor Use Permit for 1008 solar modules. This project is located off Jack Creek Road in Templeton, CA. The project is located in State Responsibility Area within a "High" to "Very High" Fire Hazard Severity Zone for wildland fires. This project site has an approximate 15 -20 minute response time from the nearest County Fire Station. The following requirements must be satisfied prior to project final.

- The roadway providing access from Road to the proposed project site must provide a minimum 20-foot edge to edge all-weather driving surface.
- The interior access road with the fence line will be minimum 16 foot wide, able to support 20 tons and all weather.
- Vertical clearance of 13'6" is required the entire length of the roadway.
- Roadways shall also provide for a 10 foot fuel modification zone on both sides.
- A fire engine turnaround is required near the solar site/structures.
- A fuel reduction zone may be required around the project site. CAL FIRE/County Fire will work with the applicant and the San Luis Obispo County Department of Planning and Building to ensure adequate "defensible space" from wildland fire threat while working to satisfy any possible visual screening requirements.
- Access to all associated equipment shall be controlled by means of a locked gate or fence.
- The existing and proposed gates must provide adequate means of emergency access. This department may require a "Knox" lock or keypad to ensure access during emergencies.
- A minimum 40:BC rated fire extinguisher required in all vaults/structures
- A water source may be required

If I may provide additional assistance or information please do not hesitate to contact me at (805)543-4244.

Sincerely,

Anthony Ramirez
Battalion Chief/Fire Marshal

Clint Bullock - eng. tech
to: Bridge



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/22/2012

TO: Cal Fire

RECEIVED
MAR 23 2012

FROM: Ryan Hostetter, Development Review

BY: _____

PROJECT DESCRIPTION: DRC2011-00074 HILL- Minor use permit for 1008 solar modules, access roads, and 3 acres of site disturbance. 30.9 acre site located off Jack Creek Road in Templeton. APN: 039-191-035.

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.

perimeter rd within fence line 20ft - 100ft
veg clearance ground project. Available
water - water tank (min 5,000). support 20 tons
all weather.

Date 4/25/12

Name [Signature]
TONY RAMIREZ

Phone 543-4224



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

SR 116 95

DATE: 3/22/2012

TO: Ed. Heath

FROM: Ryan Hostetter, Development Review

MAR 23 2012

PROJECT DESCRIPTION: DRC2011-00074 HILL- Minor use permit for 1008 solar modules, access roads, and 3 acres of site disturbance. 30.9 acre site located off Jack Creek Road in Templeton. APN: 039-191-035.

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 I - 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 comment or concerns unless the site will have (either during construction, operation or maintenance) Hazmat at any time 755 gal; 500 lbs or 200 ft³ @ std temp. & pressure

4/10/12
Date

[Signature]
Name

X5551
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>



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: March 26, 2012
To: Ryan Hostetter, Project Manager
From: Glenn Marshall, Development Services Engineer
Subject: **Public Works Comments on DRC2011-00074 (Hill) MUP for a Solar Facility off State Route 46 West at Jack Creek Rd, Templeton APN 039-191-035**

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Please have the applicant provide a civil or traffic engineer's letter addressing, at a minimum:
 - a. The number and type of construction and delivery vehicles that are anticipated during project construction. The number and type of support vehicles required to service and maintain the site throughout the life of the project. Include any phases of required construction (grading, fencing, panel installation, etc), the duration of each construction phase, and any future expansion plans.
 - b. Identify the proposed construction vehicle haul route and an evaluation of the existing road conditions along the haul route in the vicinity of the project site including sight distance, left turn lane requirements, construction/delivery vehicle turning constraints, etc.
 - c. Identify both temporary and permanent mitigations (i.e. Traffic Control Plan, intersection improvements, access road improvements, vegetation management to achieve sight distance, etc)
 - d. Provide an estimated vehicle trip generation rate for the project based on post construction operation and maintenance. The County approved trip generation rate will be used to calculate the Templeton Area B road improvement fees.
 - e. Describe how solar panel glare will not pose a hazard to vehicles on adjacent public roads.

Drainage

6. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Sections 22.52.110 (Drainage Plan Required) of the Land Use Ordinance.
7. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
8. **On-going condition of approval (valid 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.

Stormwater Pollution Prevention

9. **At the time of application for construction permits**, the applicant shall submit a Stormwater management plan together with a draft "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" for review and approval by the County.
10. **Prior to issuance of construction permits**, the applicant shall record with the County Clerk a "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

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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: October 29, 2012
 To: Ryan Hostetter, Project Manager
 From: Glenn Marshall, Development Services Engineer
 Subject: **Public Works Comments on DRC2011-00074 (Hill) MUP for a Solar Facility off State Route 46 West at Jack Creek Rd, Templeton APN 039-191-035**

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. The project meets the applicability criteria outlined in Title 22.10.155 or 23.04.450 for Stormwater Management; therefore, the project may be subject to the NPDES General Permit Attachment 4 Design Standards.
- B. The proposed project is within the Templeton Area B but not anticipated to generate measurable afternoon peak hour trips. Road fees may not be applicable.
- C. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to plan submittal.
- D. Assuming the panels are installed over a pervious surface with well maintained grass or vegetated groundcover, or panel arrays with a buffer strip and the most down gradient row of panels this project may be exempt from *Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region* (CRWQB Central Coast Region Resolution R3-2012-0025 (B)(1)(b)(viii)).
- E. COA 1b and 1c are a result of the recommendations by Robert Winslow, PE, the project civil engineer for Ashley & Vance Engineering, Inc, in their letter dated October 24, 2012.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a damage

bond to construct improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:

- a. Reconstruct existing site access approach per Drawing B-1a driveway and A-5a sight distances standards.
 - b. Repair pavement and edge of pavement damage associated with project construction vehicle turning or off-tracking movements along Jack Creek Road and Sea Ranch Lane.
 - c. Trim vegetation along Jack Creek Road and Sea Ranch Lane as necessary. All work shall be directed by a licensed arborist.
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.

Drainage

4. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Sections 22.52.110 (Drainage Plan Required) of the Land Use Ordinance.
5. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
6. **On-going condition of approval (valid 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.

Stormwater Pollution Prevention

7. **At the time of application for construction permits**, the applicant shall show compliance with the "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (CRWQB Central Coast Region", Resolution No. R3-2012-0025, Section (B)(1)(b)(viii)).

~~3. Prior to occupancy or final inspection, the See Ranch Lane driveway approach shall be reconstructed in accordance with County Public Improvement Standard B-1a with all other existing driveway approaches removed. All work shall be done to the satisfaction of the County Public Works Inspector.~~

~~4.3. 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.~~

Fees

~~5. Within 30 days of permit approval, the applicant shall pay Templeton Area B Road Impact Fees to the Department of Public Works in accordance with the latest adopted road fee schedule and based upon an estimated 2 trips per day for the ongoing operation and maintenance of the solar facility.~~

Drainage

~~6.4. At the time of application for construction permits, the applicant shall submit complete drainage calculations for review and approval in accordance with Sections 22.52.110 (Drainage Plan Required) of the Land Use Ordinance.~~

~~7.5. At the time of application for construction permits, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.~~

~~8.6. On-going condition of approval (valid 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.~~

Stormwater Pollution Prevention

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/22/2012

TO: TAAG

FROM: Ryan Hostetter, Development Review

PROJECT DESCRIPTION: DRC2011-00074 HILL- Minor use permit for 1008 solar modules, access roads, and 3 acres of site disturbance. 30.9 acre site located off Jack Creek Road in Templeton. APN: 039-191-035.

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.

TAAG supported the project based on ARC report.

4/19/2012
Date

Karen Mall
Name

5606
Phone

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

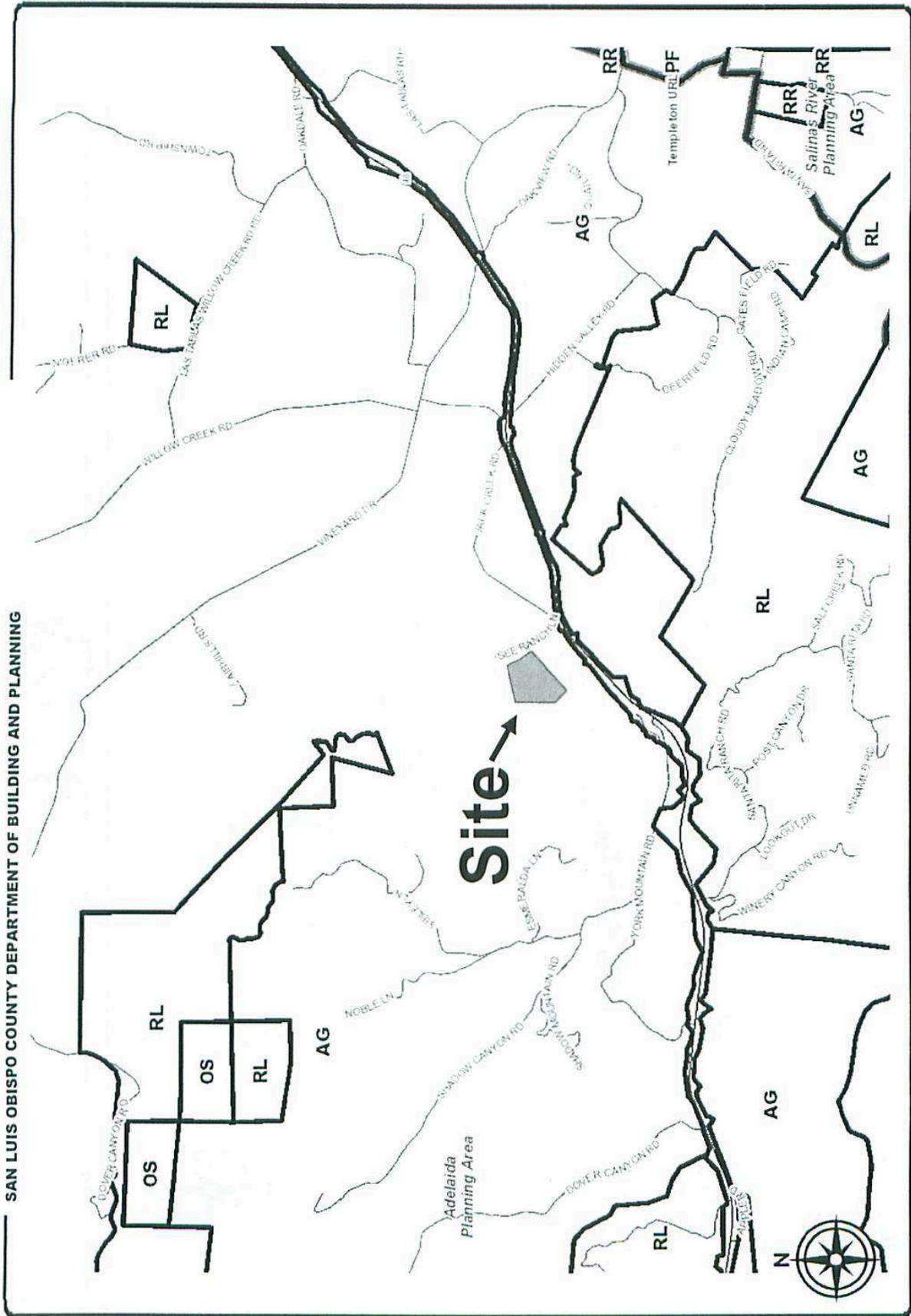


EXHIBIT

Vicinity Map



PROJECT
Hill / Minor Use Permit
DRC2011-00074



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXHIBIT

Land Use Category Map



PROJECT
 Hill / Minor Use Permit
 DRC2011-00074

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

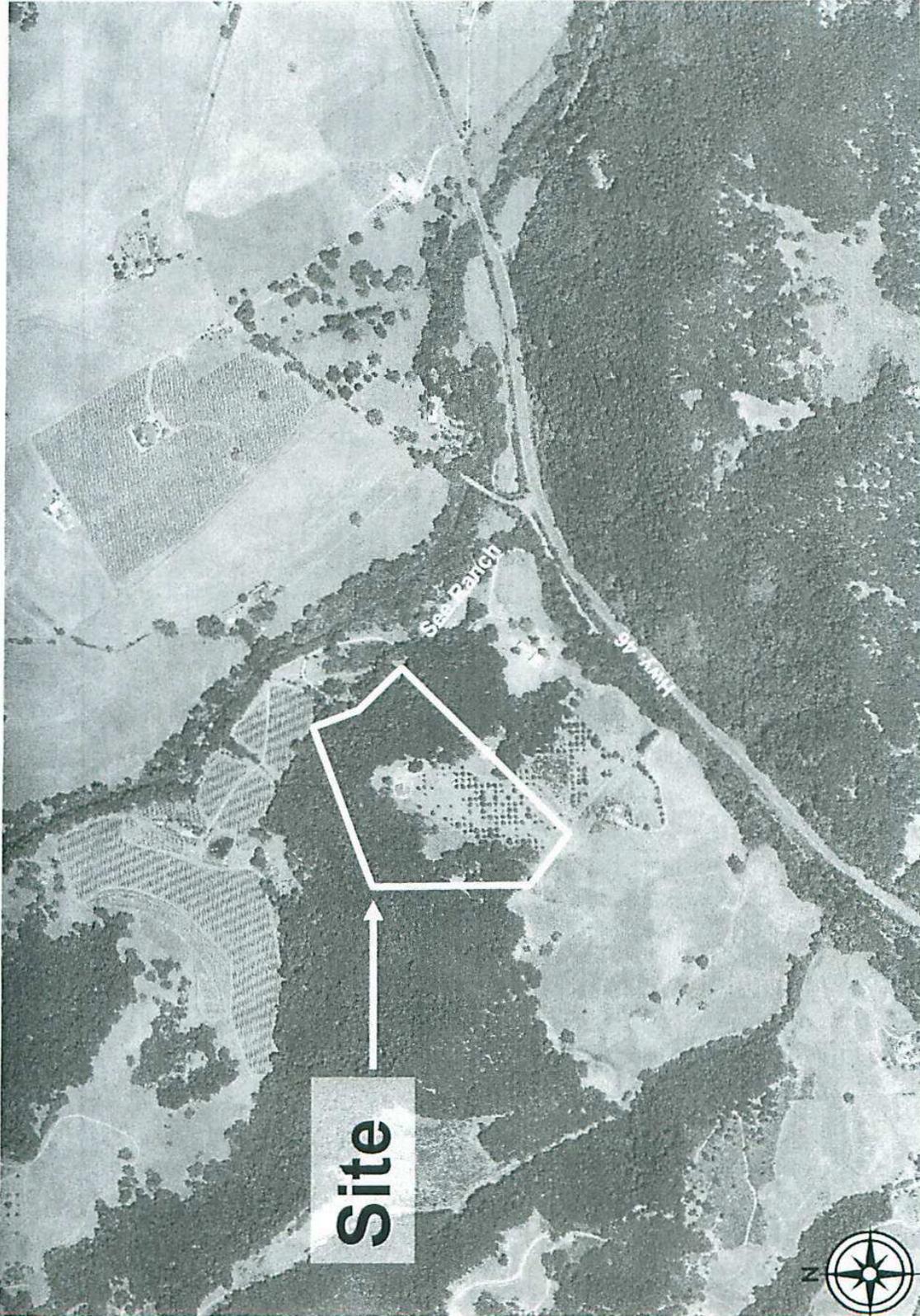


EXHIBIT
Aerial Photograph



PROJECT
Hill / Minor Use Permit
DRC2011-00074

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

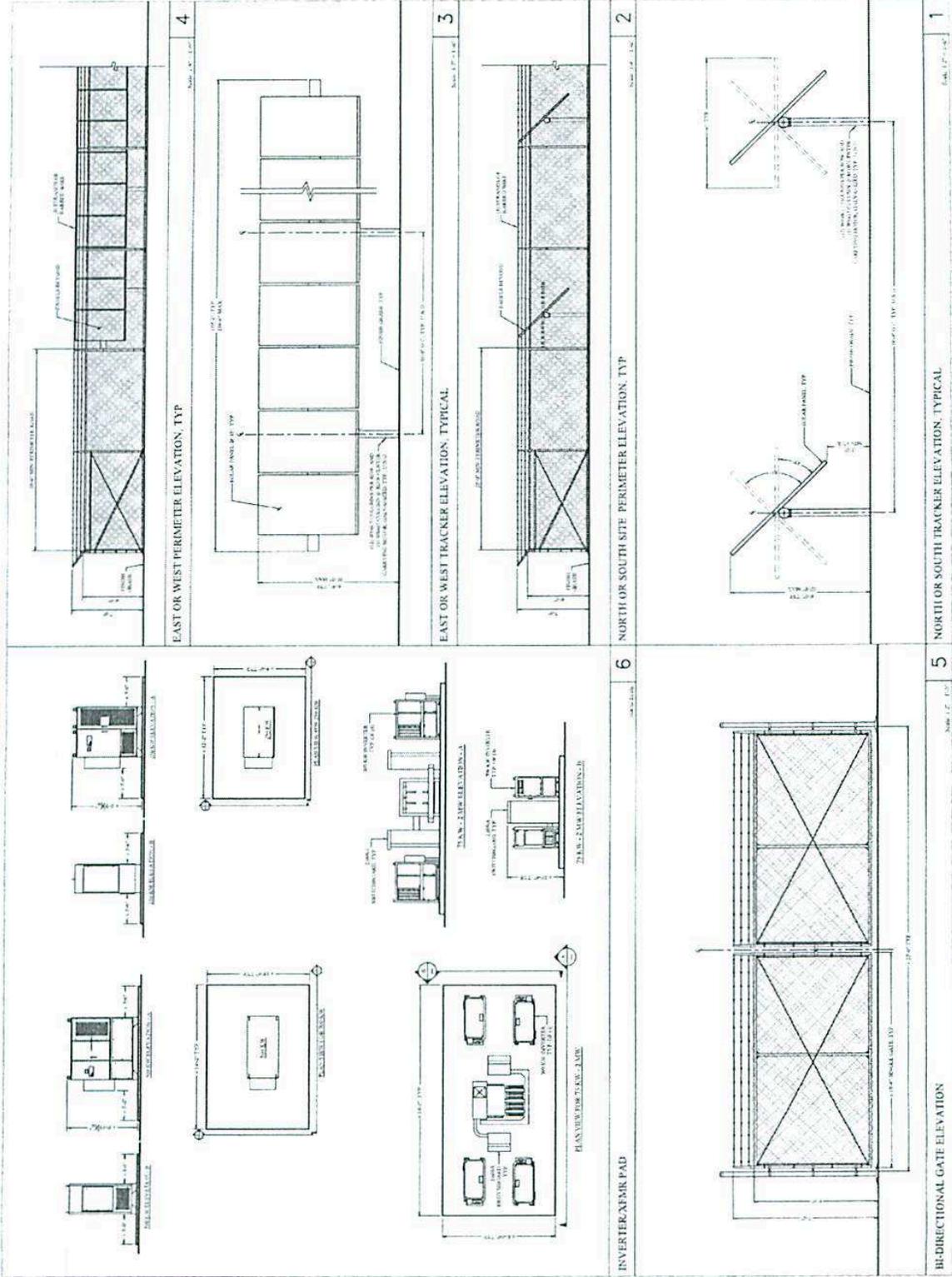


EXHIBIT
Tracker Elevation & Details



PROJECT
Hill / Minor Use Permit
DRC2011-00074

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

<p>NOT USED</p>	<p>12 NOT USED</p>	<p>9 ROAD SECTIONS</p>	<p>6 T-TURNAROUND</p>
<p>NOT USED</p>	<p>8 MAIN ACCESS ROAD</p>	<p>5 HAMMERHEAD TURNAROUND</p>	<p>2 CIRCULAR TURNAROUND</p>
<p>NOT USED</p>	<p>11 NOT USED</p>	<p>7 TURNOUT</p>	<p>4 CIRCULAR TURNAROUND</p>
<p>NOT USED</p>	<p>10 ENTRANCE GATE</p>	<p>8 MAIN ACCESS ROAD</p>	<p>3 T-TURNAROUND</p>

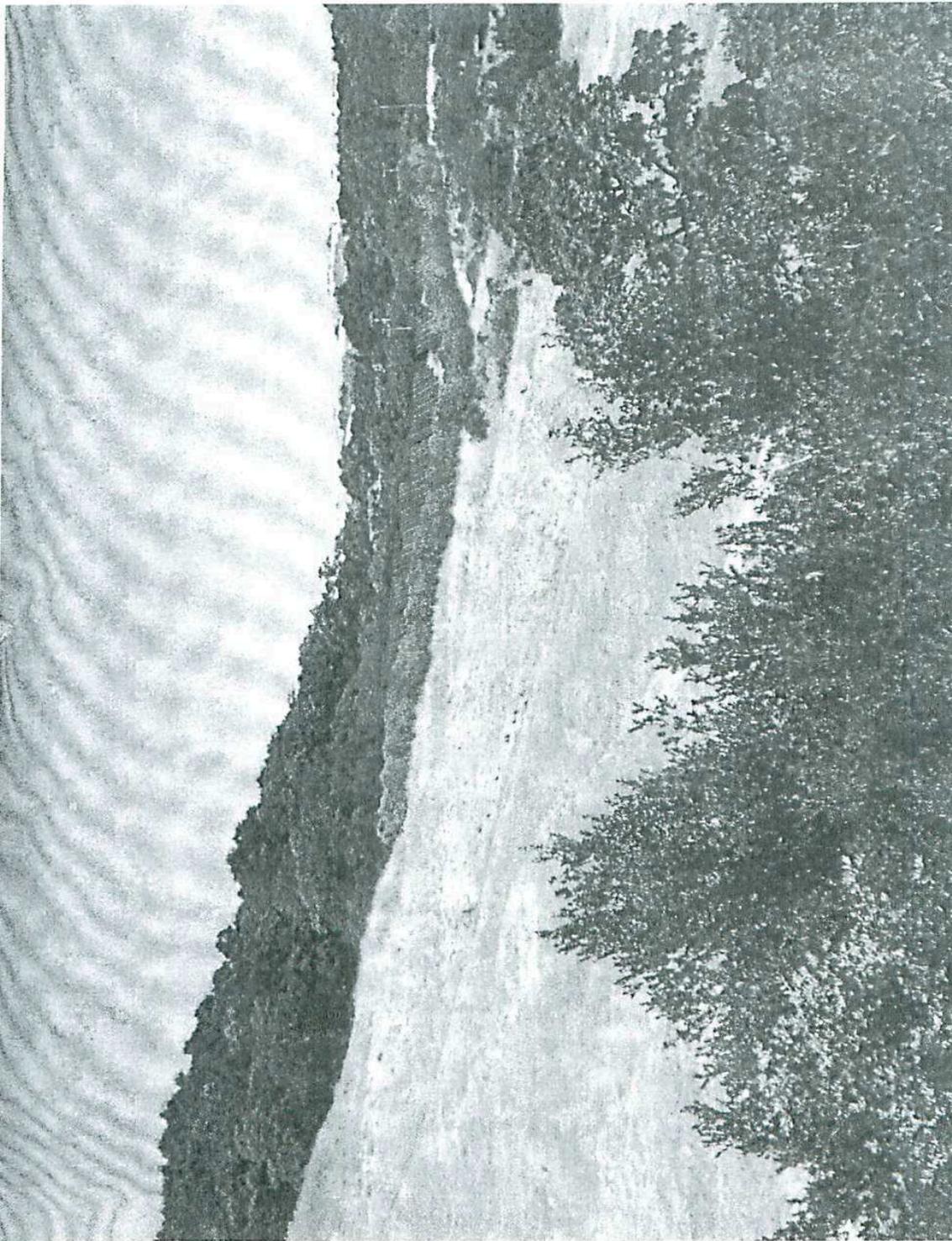
EXHIBIT

Road Details



PROJECT Hill / Minor Use Permit
DRC2011-00074

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXHIBIT



PROJECT Hill / Minor Use Permit
DRC2011-00074