



**PLANNING COMMISSION
STAFF REPORT- USE PERMIT**

**MAY 17, 2018
U_2017-0024**

SUMMARY

OWNER: KATHLEEN & PHILLIP SHUSTER
1660 CENTER VALLEY RD
WILLITS, CA 95490

APPLICANT: IP LAND HOLDINGS LLC
548 MARKET ST
SAN FRANCISCO, CA 94104-5401

AGENT: MARISA MITCHELL
548 MARKET ST
SAN FRANCISCO, CA 94104-5401

REQUEST: Use Permit to allow for a Major Impact Service and Utility Facility to include a 10 acre Solar Farm (approximately 4200 solar panels) to be utilized for public distribution.

LOCATION: 1.5± mi. east of Willits town center, on the north side of Center Valley Road (CR 303), 1± mi. east of its intersection with Lenore Avenue. Located at 1660 Center Valley Rd, Willits (APN: 103-070-04).

TOTAL ACREAGE: 39± acres

GENERAL PLAN: Agricultural (AG)

ZONING: Agricultural (AG:40) / Flood Plain (FP)

SUPERVISORIAL DISTRICT: 3

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve with conditions

STAFF PLANNER: Sam "Vandy" Vandewater

BACKGROUND

PROJECT DESCRIPTION: The proposed project entails the construction and operation of a renewable solar energy site capable of generating, storing, and dispatching clean energy; permitted per Mendocino County Code Section 20.052.025(B) as a Major Impact Service and Utility (MCC Section 20.020.075). The project would consist of a 989 kW battery storage system that would interconnect to the public distribution system at the Pacific Gas and Electricity Company's 12 kilovolt distribution feeder line in Willits. The project would serve Sonoma Clean Power (SCP) customers by providing local solar energy generation and storage capacity under long-term contract. There will be approximately 4,200 panels.

The solar modules would be mounted onto a single-axis tracking system, allowing the panels to track the sun during the day. Modules would be connected by low-voltage electrical wiring to either a central inverter station or to string inverters located throughout the facility, where the electricity would be converted from direct current to alternating current. The electricity would be amplified through a transporter and then connected to the public distribution system. Breakers and disconnect switches mounted to the power pole are included to ensure safety.

The project would also include a battery storage system located near the system transformer. The batteries would be contained in several locking metal electrical enclosures. Low-voltage wiring from the battery enclosures would be undergrounded and converted at a bi-directional inverter station and transformed at the shared transformer.

The project would also include a number of smaller aspects. These would include downcast security lighting, facility signage, fencing, access pathways, and an electrical control enclosure. The project would have two (2) points of ingress/egress in the fencing, allowing for lockable gates for security. Many of these additional aspects are for the maintenance and operations of the proposed project. Additional components include a meteorological station and fiber optic telecommunication lines.

SITE CHARACTERISTICS: The subject parcel is located roughly 1.5 miles east of Willits, accessed from Center Valley Road (CR 303). The parcel is relatively flat and somewhat marshy, and has a fair amount of vegetation including oak trees, shrubs, and native grasses. Many of the trees on the parcel are centrally located and others surround a creek that runs through the parcel. Davis Creek flows from the northern parcel boundary to the eastern parcel boundary and cuts a small corner of the parcel off from the majority of land. Just west/southwest of the creek is the former sight of a ready mix cement plant, which has been removed, leaving a brownfield site. However, much of the brownfield site has been remediated back to its natural state with access roads being the only remnants of the former facility. The project site does potentially have occurrences of the Baker's Meadowfoam flower, which is a special species for the California Department of Fish and Wildlife.

The parcel also has a number of structures located around the brownfield area. A residence currently exists on the east side of the parcel, just south of Davis Creek, near the former entrance to the ready mix cement plant. A barn is located immediately west of the residence and serves agricultural and animal husbandry purposes. Smaller structures include at least three sheds scattered throughout the brownfield site and near the residence. Additionally, there is a fair amount of "debris" in the form of trucks, tractors, farm equipment, and other agriculture items located near the barn and sheds.

RELATED APPLICATIONS ON-SITE:

- **U175-75:** Use Permit to legitimize existing, non-conforming ready mix concrete plant.
- **U19-88:** Expansion of non-conforming ready mix concrete plant.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Agricultural	AG:40	20±, 20±	Agricultural
EAST	Agricultural	AG:40	50±, 1±	Vacant
SOUTH	Agricultural	AG:40	0.5±, Road	Road
WEST	Agricultural	AG:40	18±, 17±	Vacant

PUBLIC SERVICES:

Access: Central Valley Road (CR 303)
Fire District: Little Lake Fire Protection District
Water District: None
Sewer District: None
School District: None

AGENCY COMMENTS: On November 13, 2017, referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comments that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comment
Environmental Health	No Comment
Building Inspection	No Response
Assessor	No Response
Air Quality Management District	No Comment
California Wildlife Foundation	No Response
Agriculture Commissioner	No Response
Farm Advisor	No Response
Little Lake Fire Protection District	No Comment
Federal Emergency Management Agency	No Response
Sanhedrin Chapter Native Plant Society	No Response
California Department of Fish and Wildlife	Comment
California Public Utilities Commission	No Response
Archaeological Commission	No Response
Sonoma State University	Comment
Cloverdale Rancheria	No Response
Potter Valley Rancheria	No Response
Sherwood Valley Band Rancheria	No Response
Redwood Valley Rancheria	Comment

KEY ISSUES

1. General Plan and Zoning Consistency: The subject parcel is located within the Agricultural (AG) General Plan Land Use Designation. The AG General Plan zone can be applied to “lands which are suited for and are appropriately retained for production of crops. The classification should include lands presently under Type I agricultural preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to crop production. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.” While the proposed project does not entail the use of the land for agriculture, nor does it necessarily protect agricultural lands, the project entails the use of the parcel to “farm solar energy” for the purposes of converting and contributing a source of energy to the local and regional power grid. The General Plan does acknowledge “utility installations” as a general use of the Agricultural designation, thus providing consistency between the General Plan and the project.

The proposed project is also consistent with the Agricultural (AG:40) zoning district, as defined by the Mendocino County Code. Chapter 20.052.005 of the Mendocino County Code defines the AG:40 as a district “intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the A-G District would be applied to lands subject to Type I Agricultural Preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which noncompatible uses could jeopardize the agricultural use of surrounding lands.” Again, the Zoning district of AG does not specifically entail the use of the parcel for non-agricultural activities, but the allowance of the proposed use with a Use Permit signifies consistency with the district.

2. Use Permit Findings: The proposed use permit is required to meet the use permit findings set forth in the Mendocino County Code (MCC 20.196.020). Below is the discussion of each finding and how the use permit appropriately meets those requirements.

- A. That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;

As shown in the previous section, the project is in conformity with the General Plan as the Agricultural General Plan designation identifies "utility installations" as a general use. The project, being the development and operation of a solar farm, can be considered a utility installation and thus is in conformance with the General Plan.

B. That adequate utilities, access roads, drainage and other necessary facilities have been are being provided;

The proposed project gains access from a public road, Center Valley Road (CR 303), and has access to all appropriate utilities. As the project entails a solar farm, the use of water is only needed during construction phase of the project and electricity will be an output of the operation, as opposed to an input.

C. That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;

An Initial Study pursuant to CEQA regulations was completed for the proposed project and it has been determined that while some aspects of the proposed project could have potentially significant impacts on the environment, most impacts were considered to be less than significant. A Negative Declaration was prepared for the project and includes conditions of approval to ensure that any impacts are brought to a less than significant level. This includes issues that may have effects on local and non-local people.

D. That such use preserves the integrity of the zoning district.

Similarly to the General Plan conformity, compliance with the Mendocino County Code zoning district is discussed in the previous section. While the zoning district in which the project is located traditionally is utilized for agricultural uses, the proposed project does preserve the integrity of the zoning district simply because of this use permit process, which is required to allow for the proposed use. In other words, this use permit signifies the preservation of the zoning district integrity.

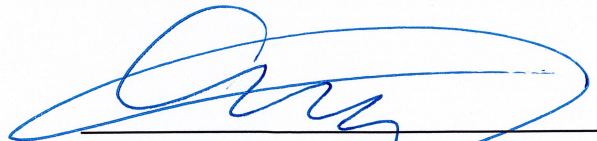
3. Environmental Protection: Staff has completed an Initial Study for the project and determined that the project could have some potential significant impacts on the environment. During review of the project, it was discovered that Baker's Meadowfoam could potentially be present near or in the project site. A botanical survey was completed and all recommendations have been incorporated into the conditions of approval. The Negative Declaration was released for public comment on April 19, 2018. As discussed in the Initial Study, conditions have been crafted to reduce potential impacts to the environment to a less than significant level. Staff recommends that the Planning Commission certify a Negative Declaration for the project.

RECOMMENDATION

By resolution, the Planning Commission adopt a Negative Declaration and grant a Use Permit for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

4/27/16

DATE



SAM 'VANDY' VANDEWATER
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

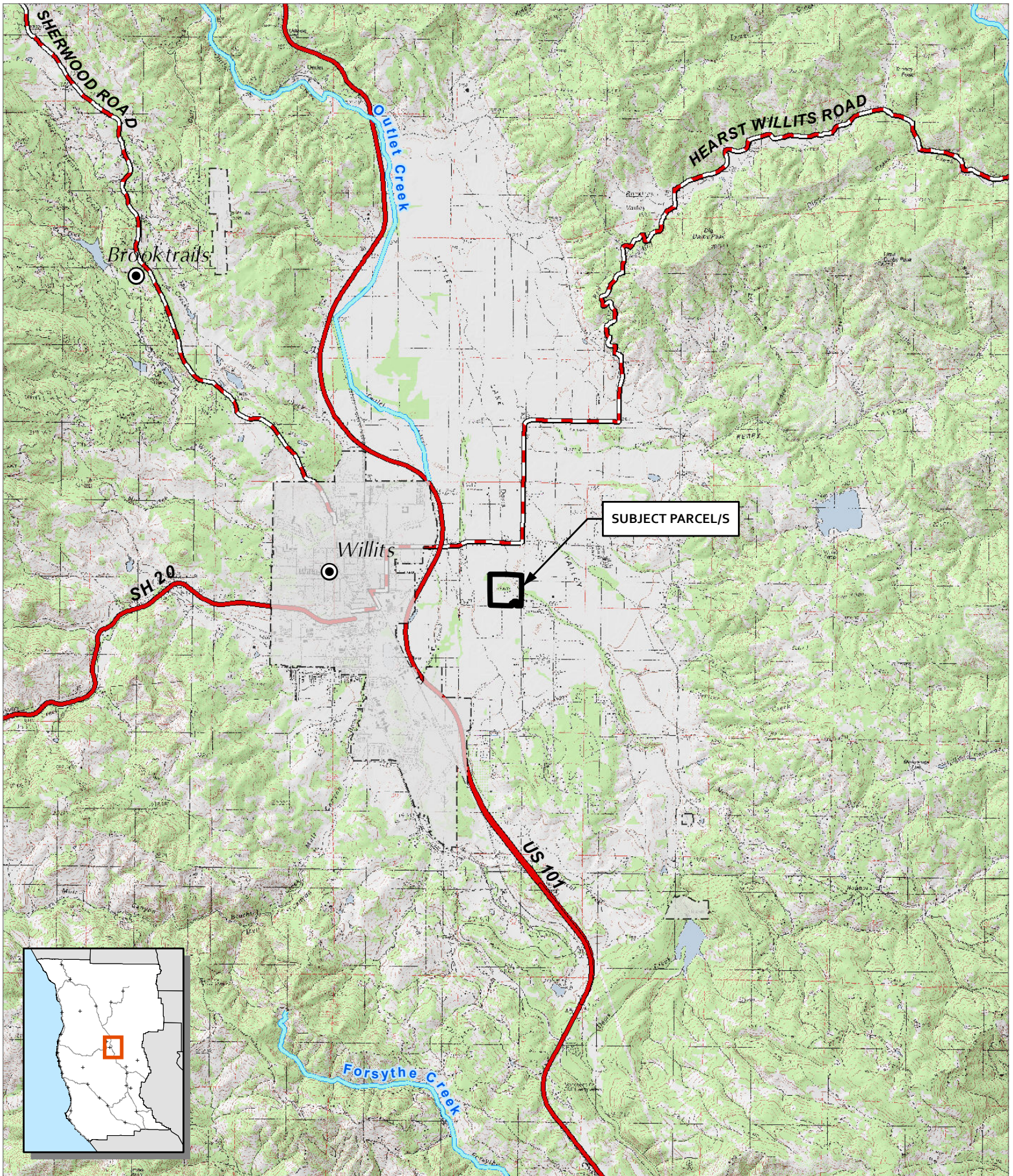
ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site Map
- E. Zoning Map
- F. General Plan Map
- G. Adjacent Owner Map
- H. Fire Hazards Map
- I. Wildland-Urban Interface Map
- J. Flood Zone Map
- K. Inundation Map
- L. Soils Map
- M. Williamson Act Map
- N. Important Farmland Map
- O. School District Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

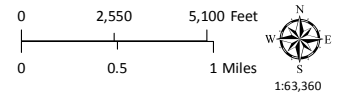
[NEGATIVE DECLARATION] Initial Study available online at:

www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission



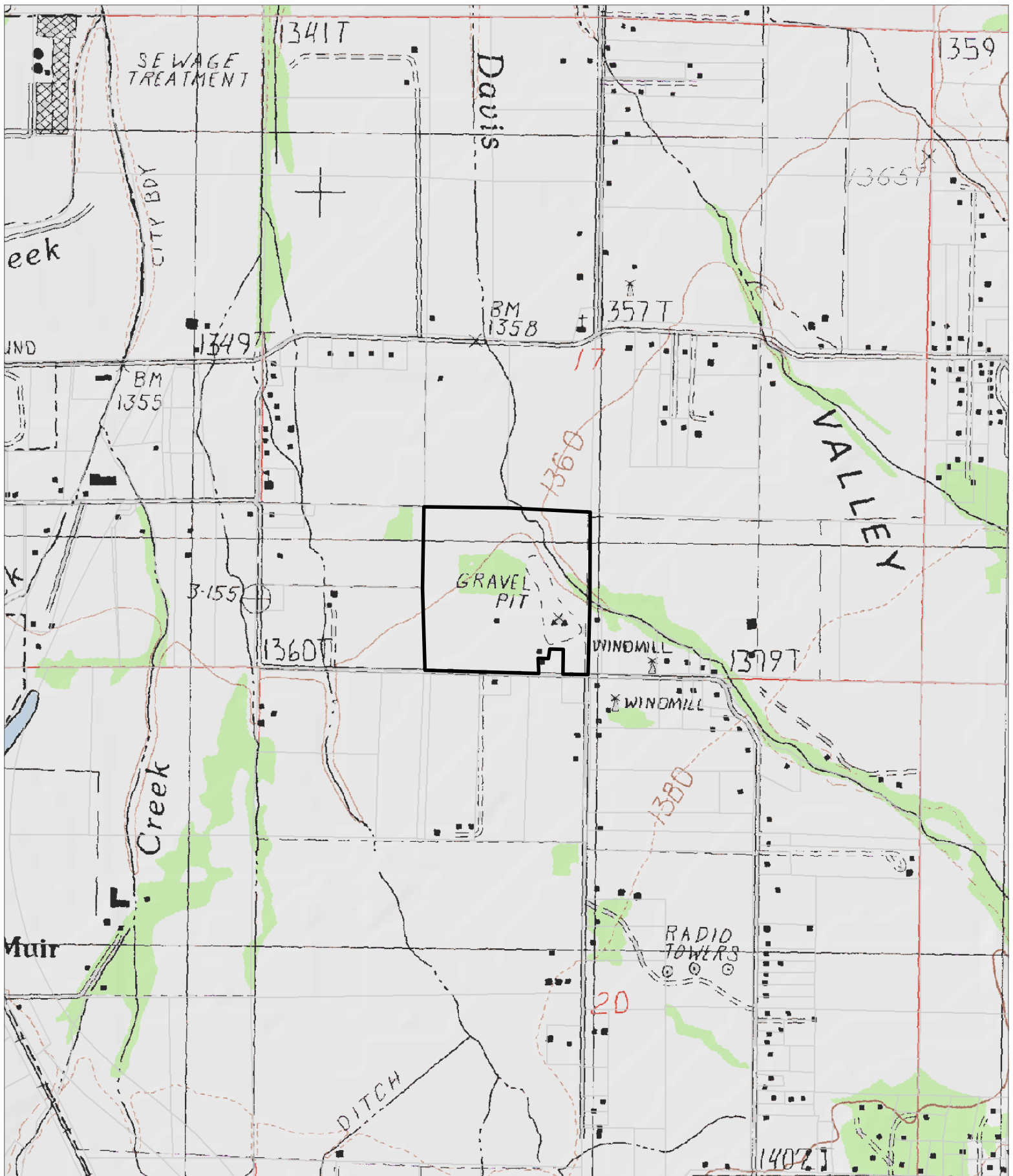
CASE: PAC 2017-0020
OWNER: SHUSTER, Phillip & Kathleen
APN: 103-070-04
APLCT: Intersect Power, LLC
AGENT: Marisa Mitchell
ADDRESS: 1660 Center Valley Road, Willits

- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads

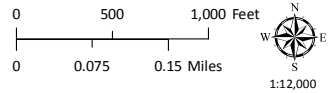


LOCATION MAP

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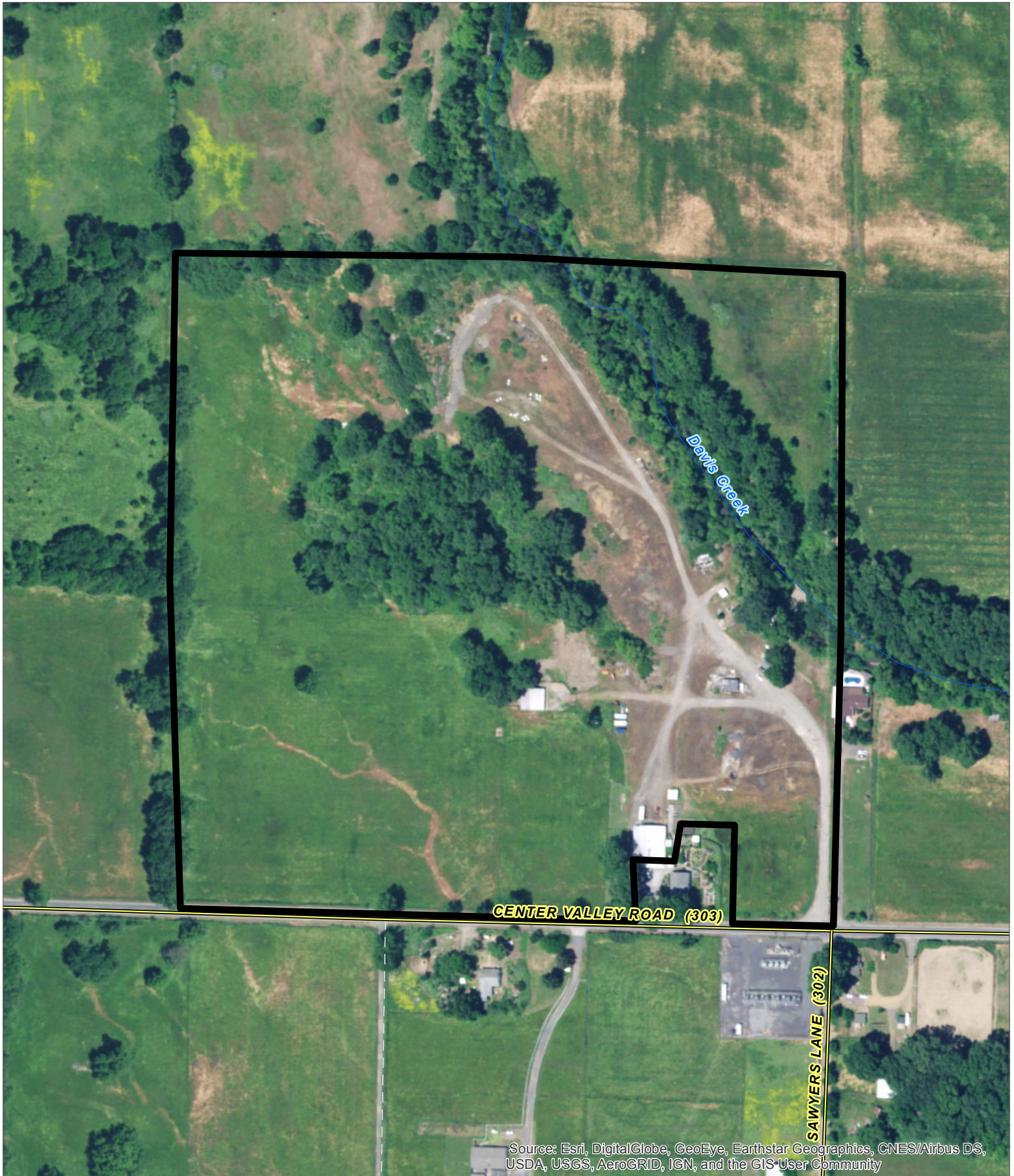


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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS-User Community

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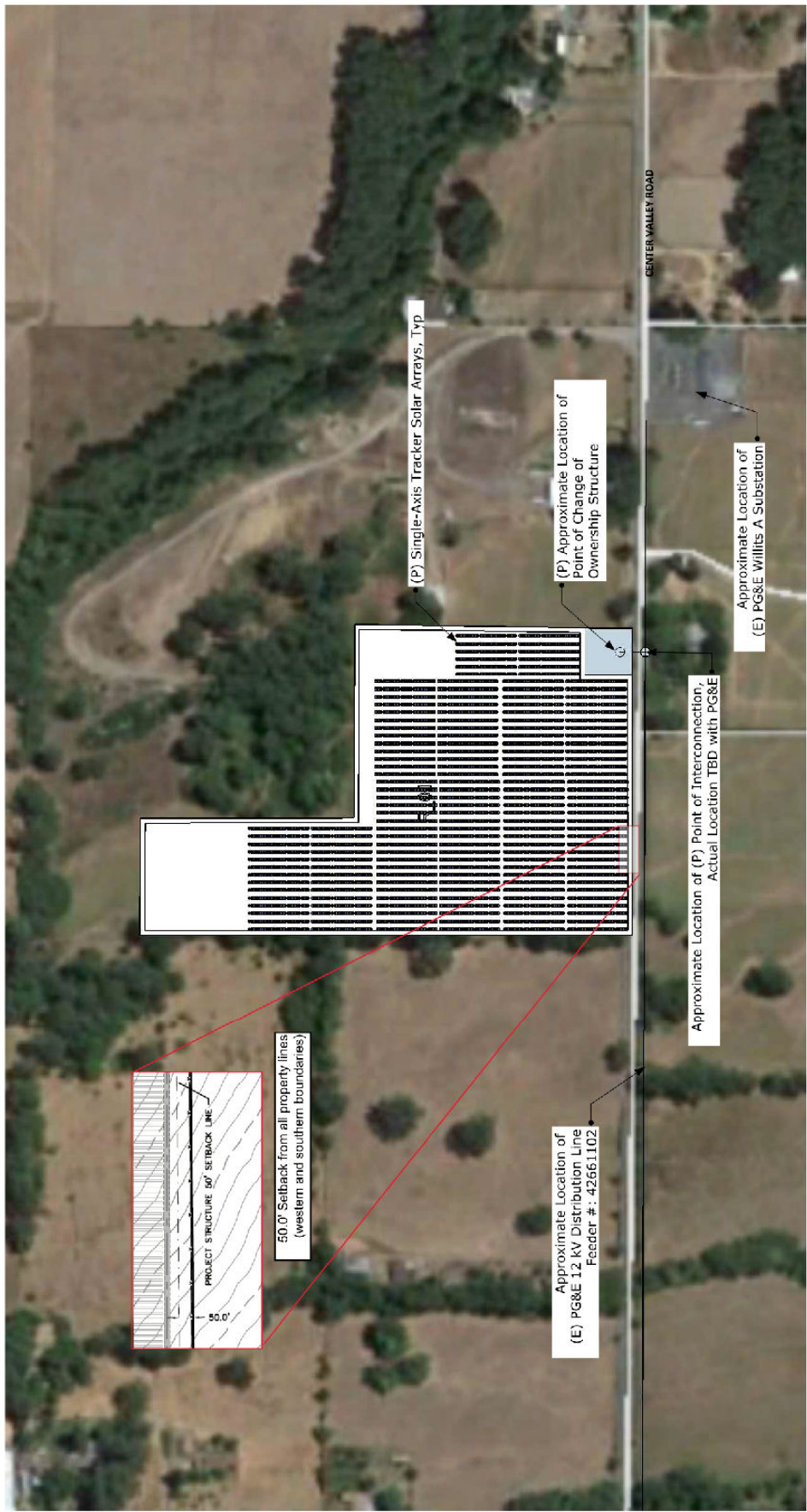
— — — Named Rivers
— — — Public Roads
— — — Driveways/Unnamed Roads

0 125 250 Feet
0 0.02 0.04 Miles
N
W E
S
1:3,000

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AERIAL IMAGERY

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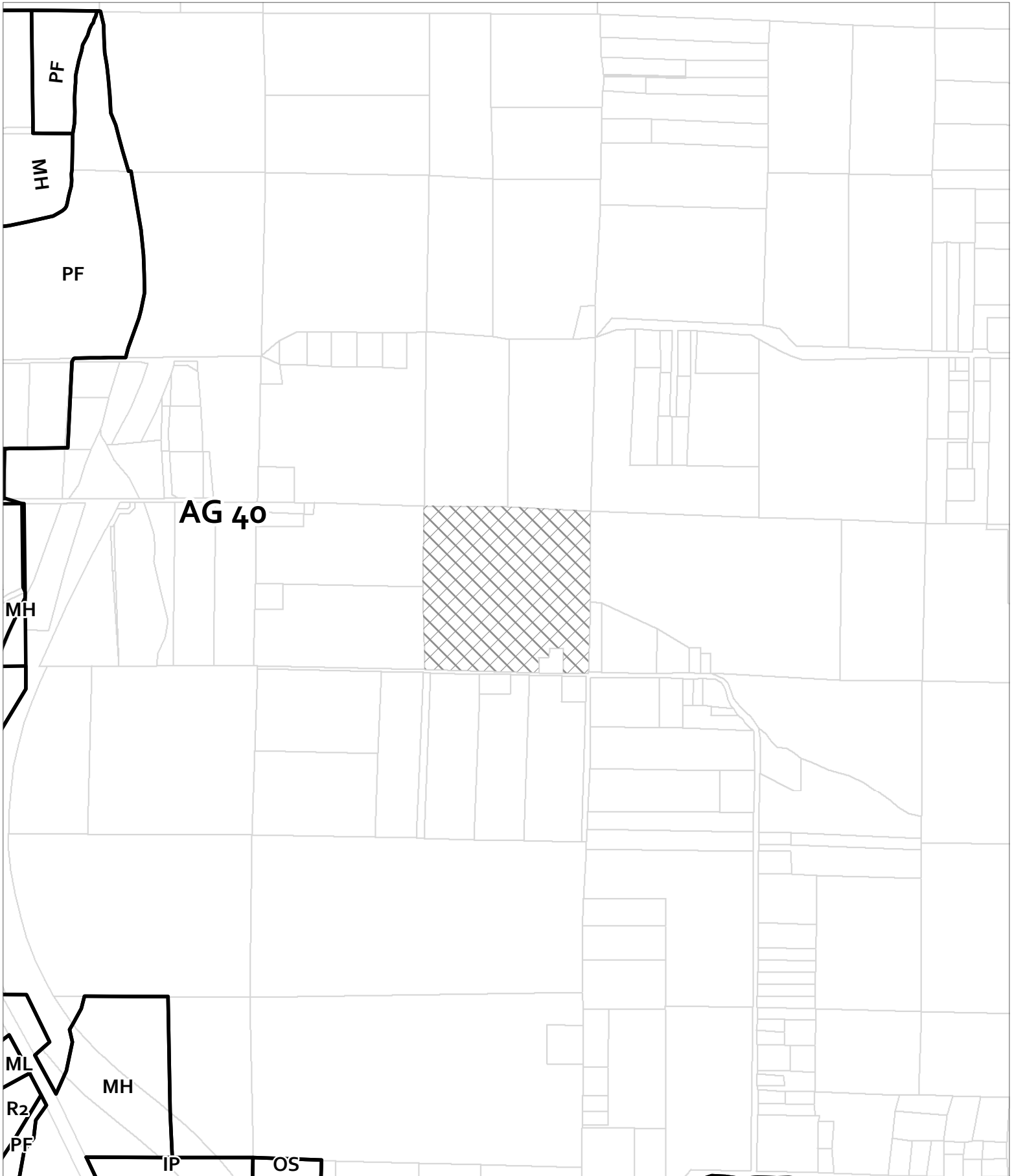
PROJECT DETAIL		SYSTEM DESCRIPTION				SHEET INFORMATION	
PROJECT: TBD	LAT/LONG: 39.405723, -123.330258	MODULE TYPE:	TBD			DATE: 05/14/17	SHEET NO: CL-1
PROJECT NAME: IP Malbec ADDRESS: 1660 Center Valley Road, Willits, CA 95430		MODULE QUANTITY:	TBD	RACKING STRUCTURE: TBD		DESIGNER: Berger	
		SYSTEM SIZE (DC):	TBD	INVERTER: SinGrow 50125HV			
		SYSTEM SIZE (AC):	1 MW at the POI				SCALE: 1" = 200'

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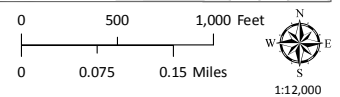
NO SCALE

UPDATED PLOT PLAN



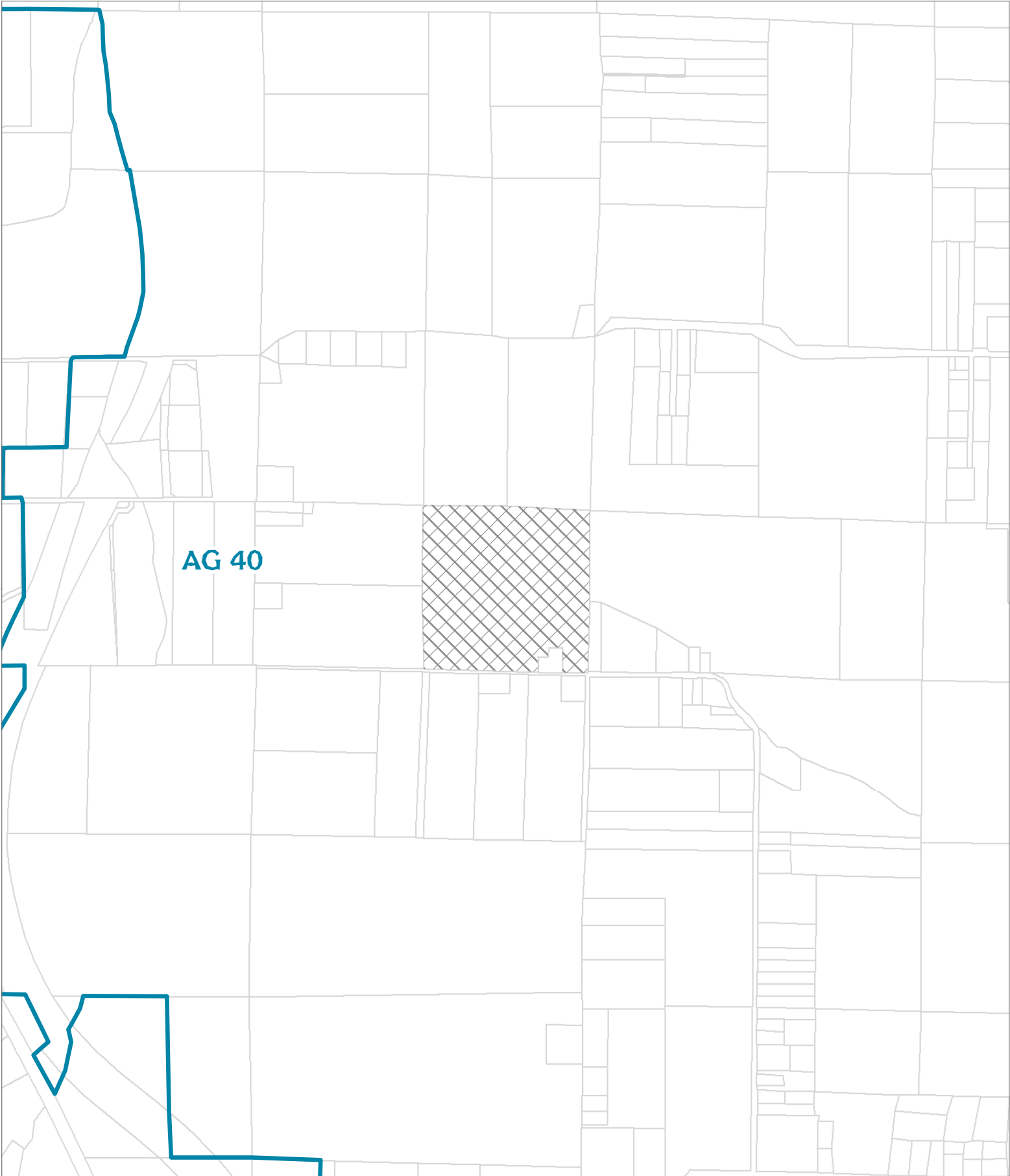
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 Zoning Districts




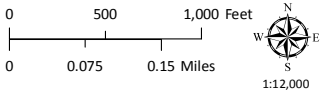
ZONING DISPLAY MAP

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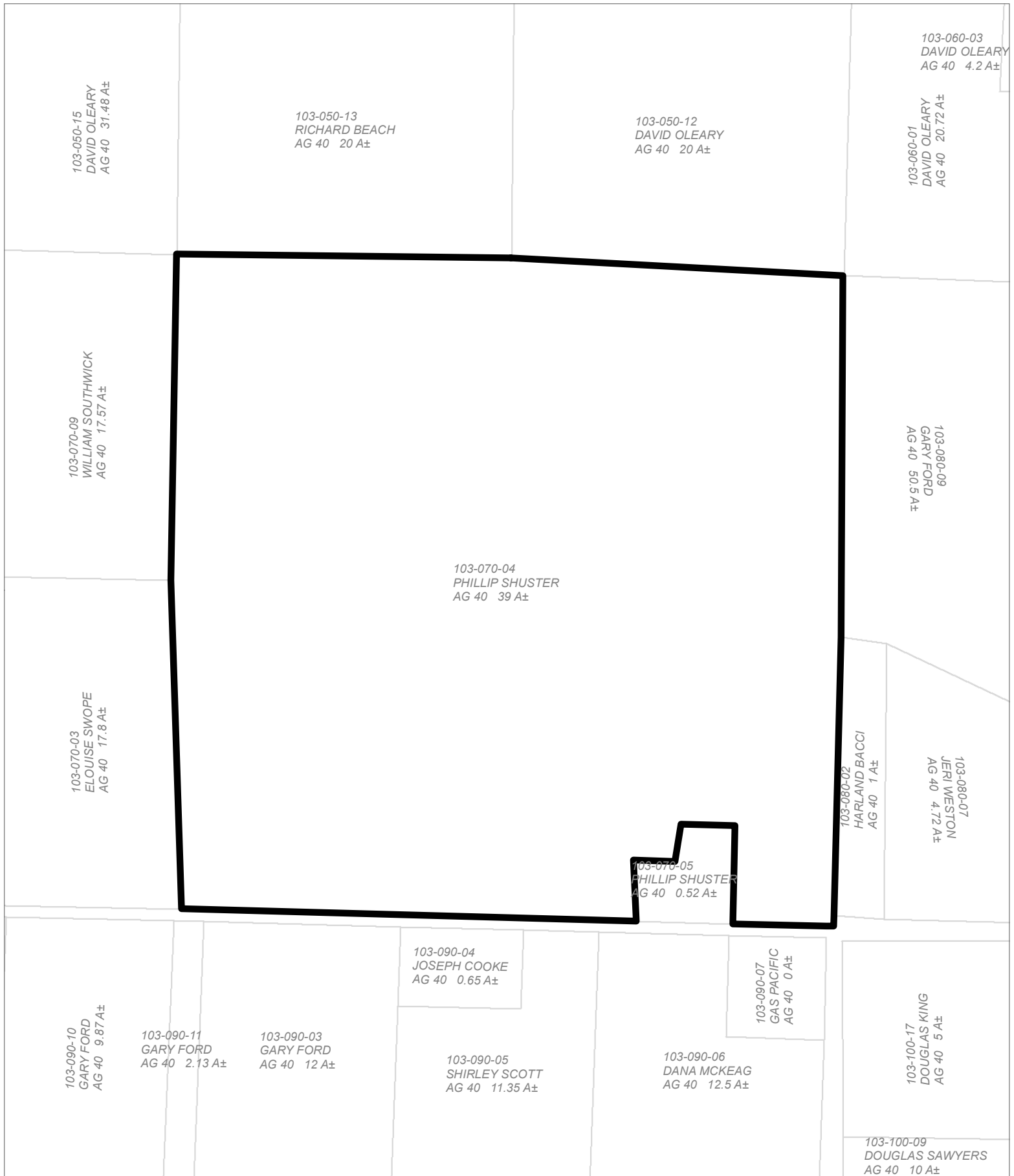
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 General Plan Classes

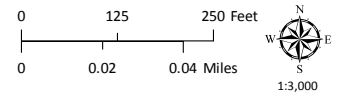


GENERAL PLAN CLASSIFICATIONS

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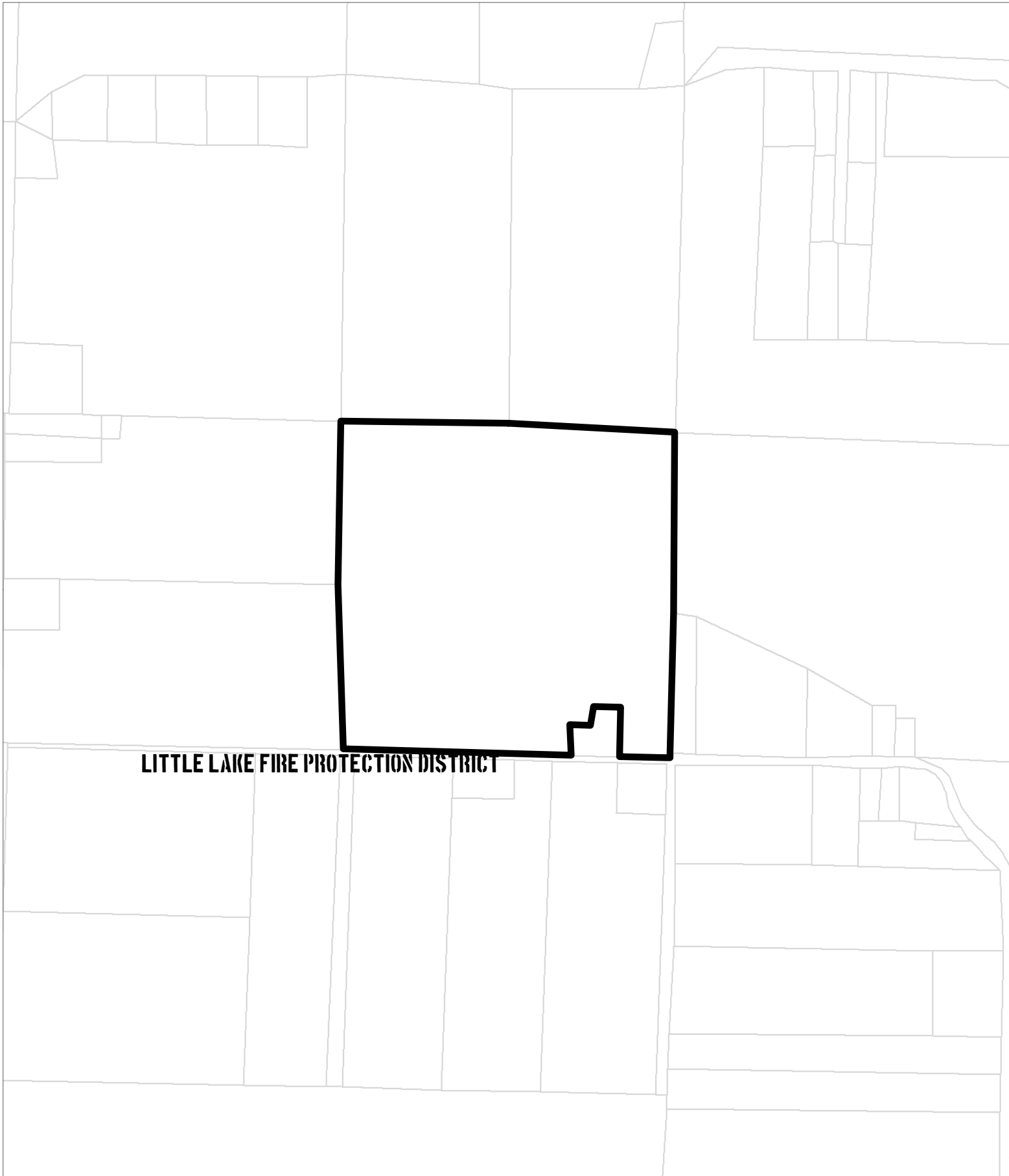


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ADJACENT PARCELS

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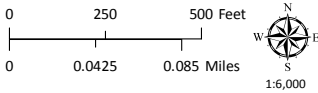


LITTLE LAKE FIRE PROTECTION DISTRICT

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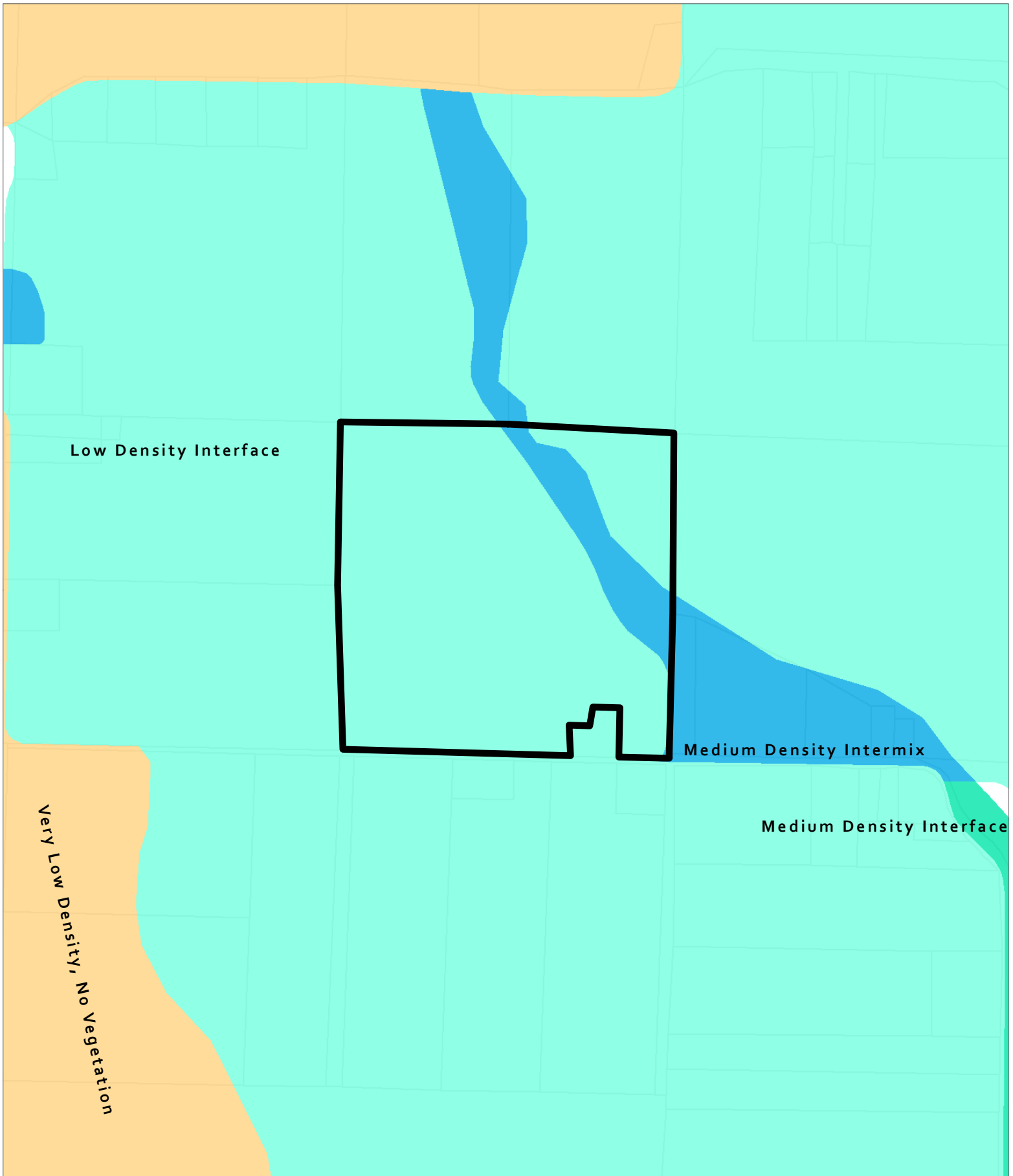


County Fire Districts



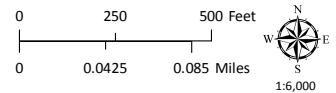
FIRE RESPONSIBILITY AREAS

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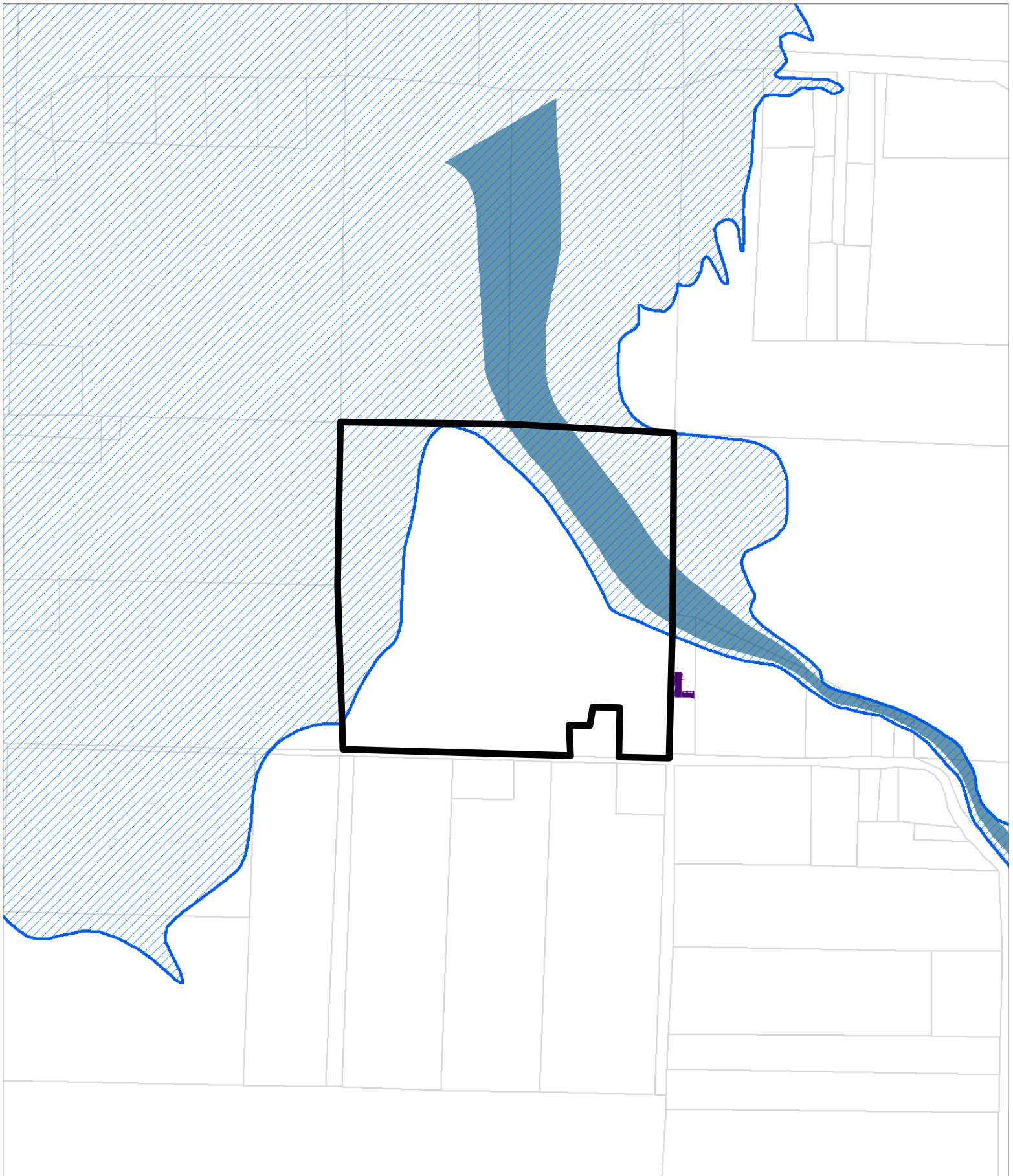
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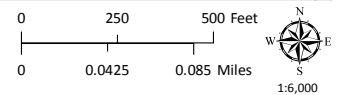
WILDLAND-URBAN INTERFACE ZONES

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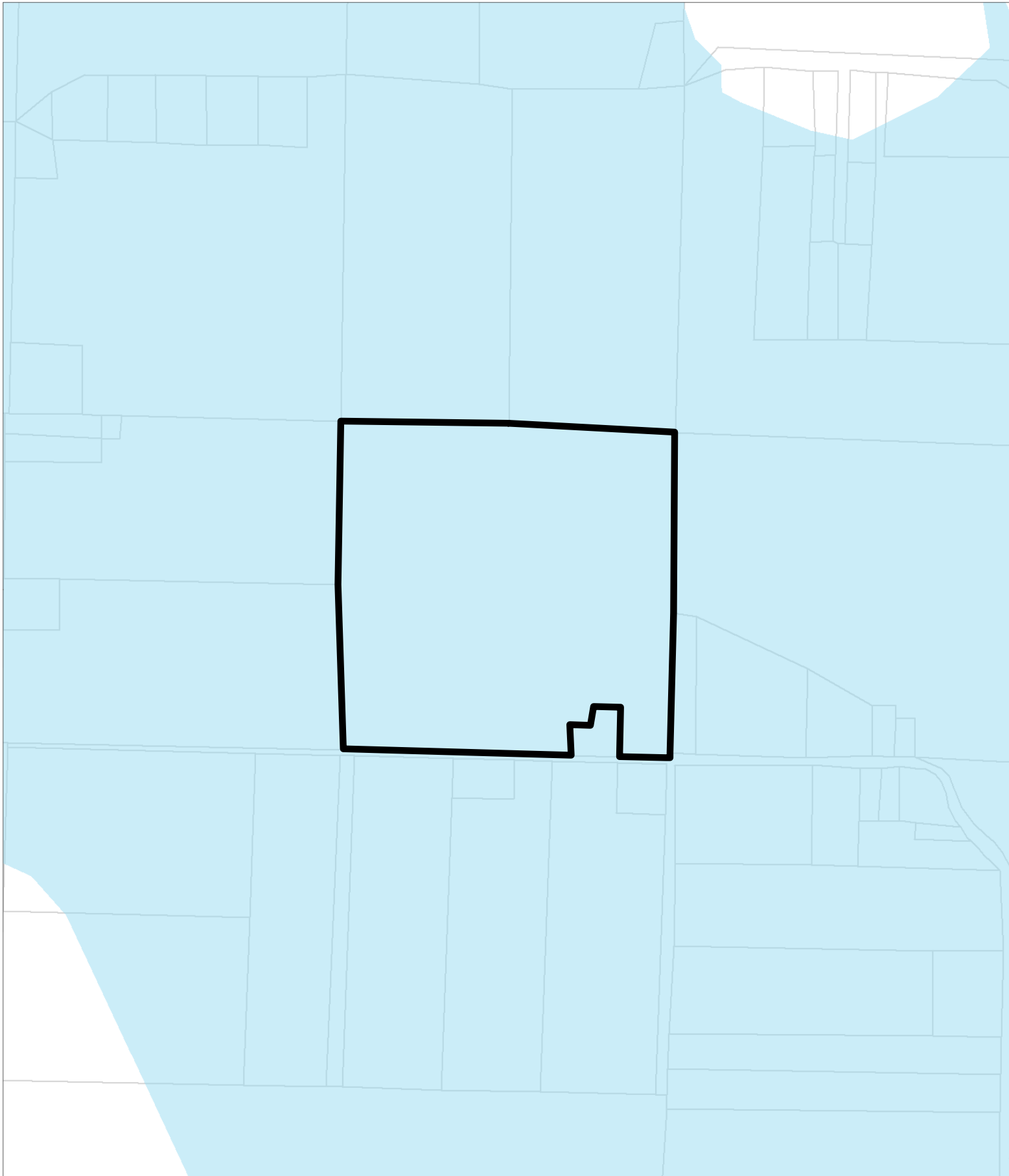
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 LOMA Letters  Floodway
 Flood Zone





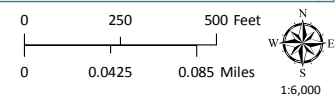
FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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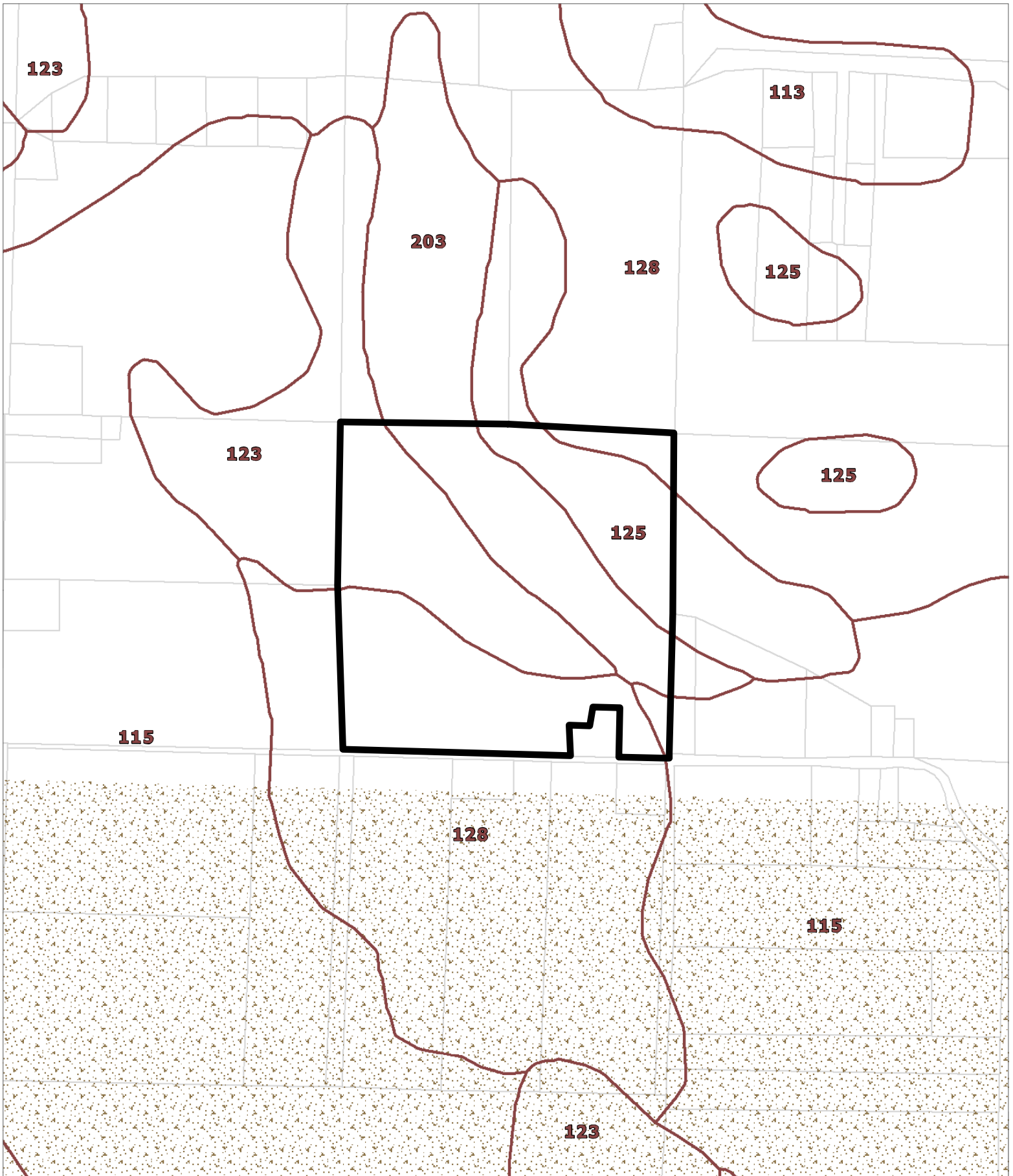
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 Morris Lake
 Scout Lake





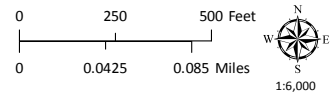
INUNDATION ZONES

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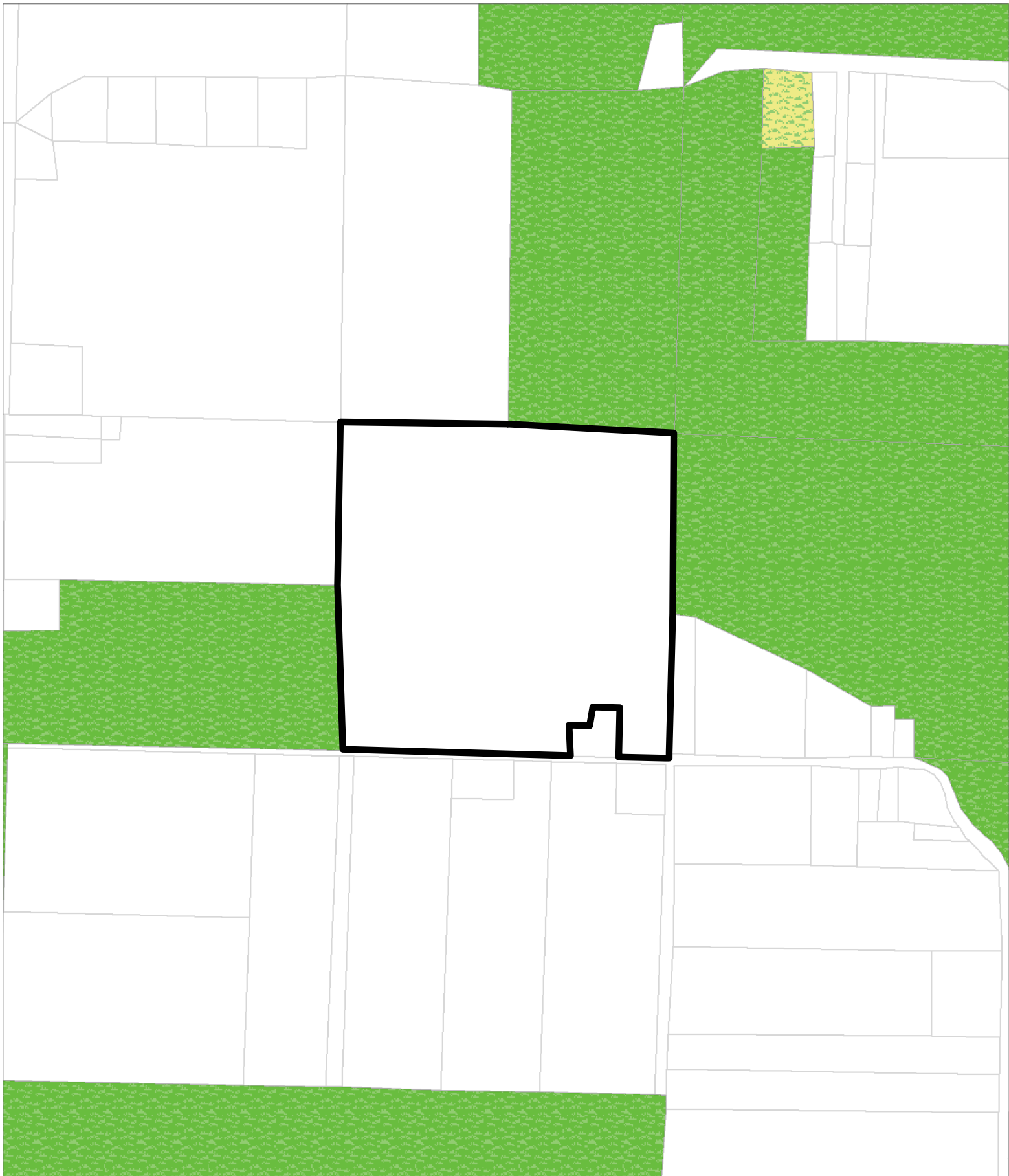
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 Eastern Soil Classes
 Naturally Occuring Asbestos



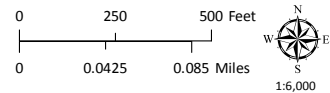
LOCAL SOILS

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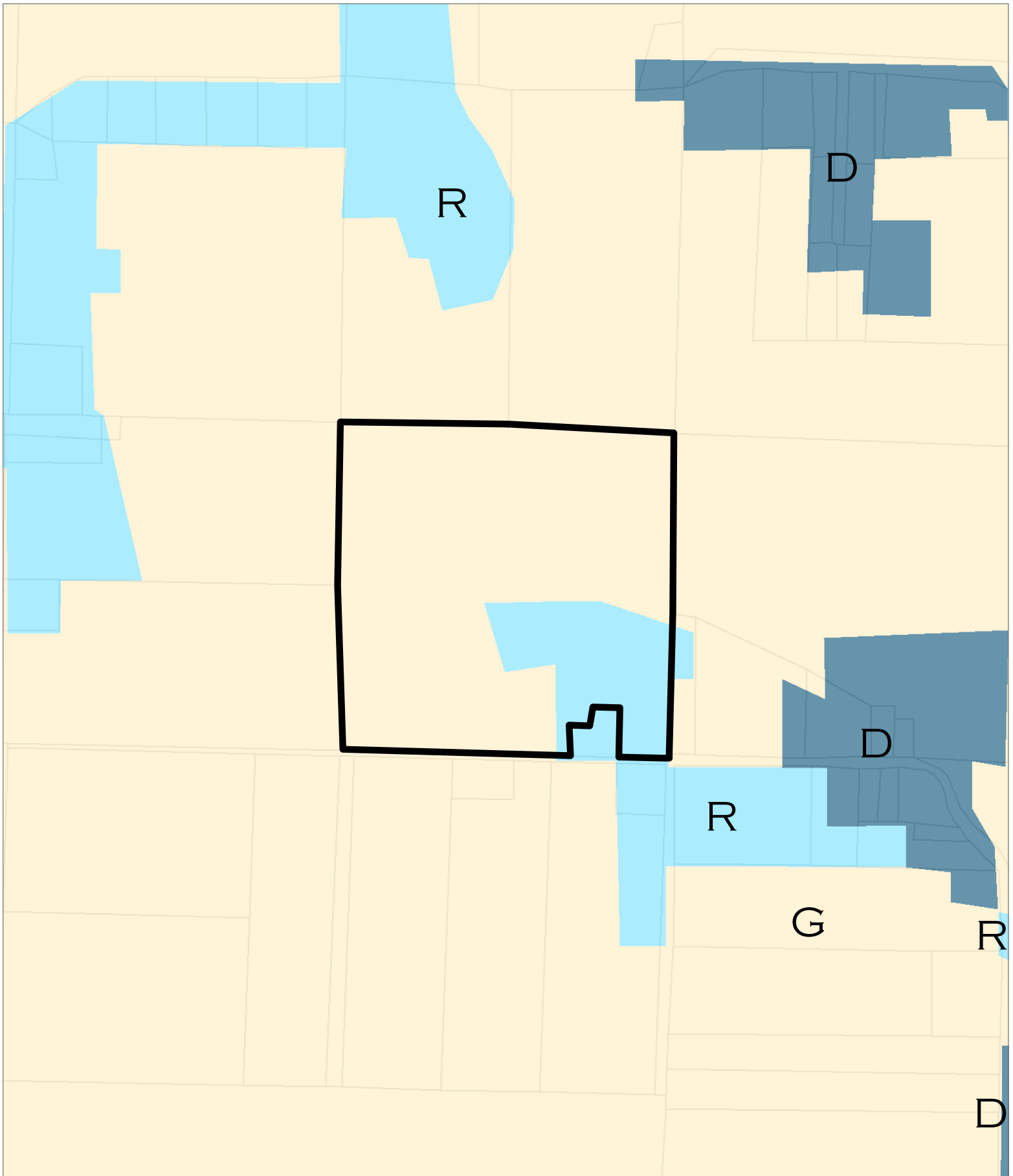
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 Williamson Act 2016
 Prime Ag 2016
 Non-Prime Ag 2016



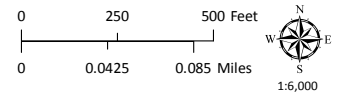
LANDS IN WILLIAMSON ACT CONTRACTS

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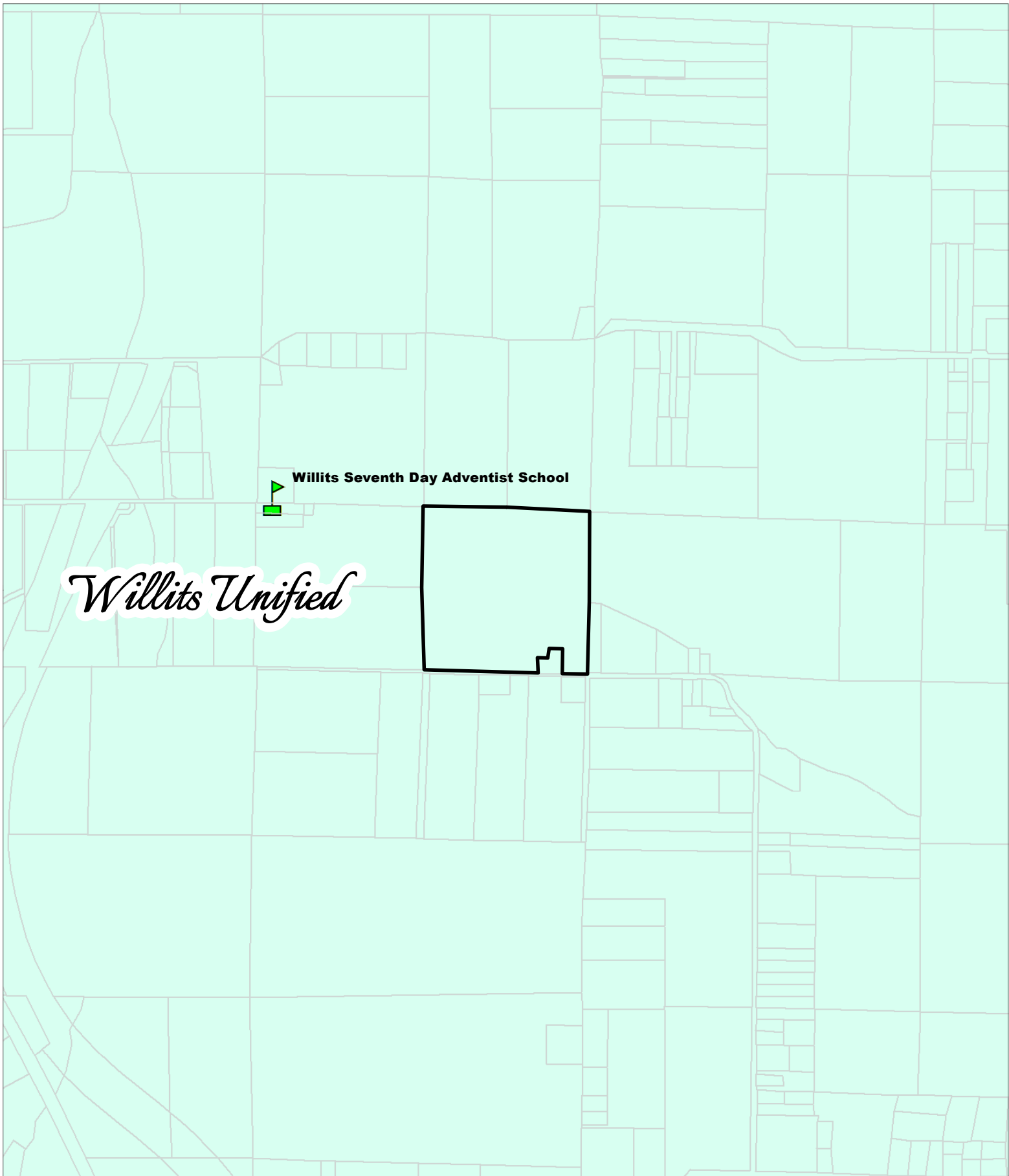
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)




IMPORTANT FARMLAND


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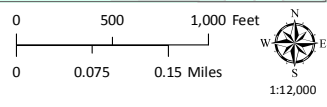
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School Buildings



County School Districts



SCHOOL DISTRICTS

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Section I	Description Of Project.
	<p>DATE: May 17, 2018 CASE#: U_2017-0024 DATE FILED: 9/25/2017 OWNER: KATHLEEN & PHILLIP SHUSTER APPLICANT: IP LAND HOLDINGS LLC REQUEST: Use Permit to allow for a Major Impact Service and Utility Facility to include a 10 acre Solar Farm (approximately 4200 solar panels) to be utilized for public distribution. LOCATION: 1.5± mi. east of Willits town center, on the north side of Center Valley Road (CR 303), 1± mi. east of its intersection with Lenore Avenue. Located at 1660 Center Valley Rd, Willits. (APN: 103-070-04). ENVIRONMENTAL DETERMINATION: Negative Declaration STAFF PLANNER: Sam 'Vandy' Vandewater</p>
Section II	Environmental Checklist.
	<p><i>"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.</i></p>

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off site as well as on-site; cumulative as well as project level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

INITIAL STUDY/ENVIRONMENTAL REVIEW: This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

<u>I. AESTHETICS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) **No Impact:** The proposed project is not located on any scenic state highway, thus there is no potential for the project to damage any scenic resources or have adverse effects on any scenic vistas. Additionally, the project will not require the removal of any natural elements such as trees or rocks, thus there is no impact to those resources.

c-d) **Less Than Significant Impact:** The proposed project involves the construction and operation of a solar farm, thus a large number of solar panels will be built on the subject parcel. Notwithstanding the visual quality of a solar farm, the solar panels could create glare for those driving along Center Valley Road, or aircrafts flying overhead. Additionally, the applicant proposes down casted, security lighting be dispersed throughout the project area, thus resulting in additional glare emanating from the project site. While both these aspects will result in impacts to aesthetics, the impact is considered less than significant.

With regards to glare created from the solar panels, the United States Department of Energy released a factsheet that speaks to the misconception of glare caused by solar panels. The factsheet states that glints and glares are not common, as solar panels use anti-reflective coatings, and that "light absorption is central to the function of a solar panel".¹ This helps confirm the less than significant impact that solar panels would have on the project site, and surrounding area, in terms of potential glare.

<u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ Meister Consultants Group for US Department of Energy. (2014, June). Solar & Glare. Retrieved March 20, 2018, from <https://www.energy.gov/eere/solar/downloads/solar-pv-and-glare-factsheet>

<u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-e) **No Impact:** The land on which the proposed project will be located is considered mostly "Grazing Land" with a small portion of land considered to be "Rural Residential & Rural Commercial" per the *Attachment N Important Farmland Map*, thus there will be no conversion of Prime, Unique, or state farmland to a non-agricultural use. Additionally, the lack of important or unique farmland means there is little to no conflict with any Williamson Act contract or other agricultural use. There are parcels surrounding the subject parcel that are within Williamson Act, however, given the scope and intended use, there should still be no conflict with any Williamson Act contract. The project does entail the removal of a few tree species, but the property does not utilize trees as a resource nor are they considered part of a "forestland", thus there is no impact to forest and timber resources.

<u>III. AIR QUALITY.</u> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-e) **No Impact:** The proposed project was referred to the Mendocino County Air Quality Management District which had no comments in their response dated December 27, 2017. The proposed project does not entail any activity that would create substantial pollution, or damage air quality in any way, thus the project would not conflict with any air quality plan, nor would it violate any air quality standards. Subsequently, there will be no considerable net increase of pollutants due to the project. Aside from the construction period, the project would not expose any sensitive receptors to pollution, nor would any objectionable odors be created by the project.

<u>IV. BIOLOGICAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less Than Significant Impact:** The proposed project is located within an area known to host the Baker's Meadowfoam species of flower, a special species for the Department of Fish and Wildlife. Subsequently, the Department of Fish and Wildlife provided comment in an email dated December 22, 2017, requesting a botanical study be conducted on the project area to determine the extent of Baker's Meadowfoam occurrences.

A "Botanical Habitat Assessment" report was completed by Geri Hulse-Stephens Botanical Consulting on January 26, 2018, with a hydrology assessment completed on March 12, 2018. The recommendations of the assessment have been incorporated into project as conditions to help reduce the impacts.

- b-f) **No Impact:** The proposed project is not located near any sensitive habitats, thus there is no potential for any substantial adverse impacts on a sensitive habitat such as a riparian zone, wetland, wildlife corridor, or any form of conservation land. Additionally, there are no conservation plans, policies, or ordinances with which the project conflicts, thus there will be no impacts to such protections. The California Department of Fish and Wildlife fee of \$2,330.75 will be required within five (5) days of the end of any appeal period.

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-d) **No Impact:** The proposed project was referred to Sonoma State University, which responded with comments on November 20, 2017. The comments indicated two surveys were completed on the subject parcel in 1992 and 2000. However, these surveys only examined 10% of the proposed project area, thus an additional survey was recommended. A new survey was submitted to and reviewed by the Commission at the March 14, 2018, meeting and the survey recommendations accepted as conditions, along with the Commission's own conditions for the project. To ensure protection of any undiscovered cultural resources, the Archaeological Commission requested a few conditions be implemented during ground disturbance and installation of the solar panels. These conditions are supplemental to the standard discovery clause.

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-e) **No Impact:** The proposed project is not exposed to any major geological concerns such as ground shaking, ground failure, landslides, or soil erosion as it is not located on any fault zone or near any heavily sloped terrain. Furthermore, the subject parcel is not located on soils that would be considered unstable or expansive, per the *Attachment L Soils Map*, thus these concerns do not apply to the project site. These identified soils are capable of supporting a septic or alternative waste water system, though the project does not entail the use of any septic system.

<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact:** The proposed project will not generate any greenhouse gases, rather, the project will help reduce reliance on methods of electrical generation that create and release greenhouse gases. There are no identified plans, policies, or regulations that would be violated through the any of the project activities, thus there is considered to be no impact.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
urbanized areas or where residences are intermixed with wildlands?				

- a-b) **No Impact:** As the Project does not include the use of any hazardous materials, there will be no transportation of such materials to or from the subject parcel. Additionally, the lack of hazardous material use means there will be no possibility of accidents involving such materials.
- c) **No Impact:** While the project site is located roughly one quarter mile east from the Adventist Christian School of Willits, the project does not propose any activities that would emit any hazardous emissions or use any hazardous materials, thus there is no impact in this regard.
- d) **No Impact:** The project site has not been identified as a hazardous materials site, thus there will be no significant hazard to the public or the environment in terms of exposure to on-site hazardous materials.
- e-f) **No Impact:** The proposed project is not located within an airport land use plan, the closest airport being Ellis Field Airport, roughly 3 miles northwest, thus there are no concerns regarding airplanes or airstrips.
- g) **No Impact:** The proposed project gains access from Center Valley Road (CR 303) and allows for on-site parking, thus there will no physical interference with an emergency response or evacuation plan.
- h) **No Impact:** The proposed project is located in a "Low Density Interface" area per the *Attachment I Wildland-Urban Interface Map*, thus there is the potential for wildland fires to affect the subject property. However, the subject parcel is located within the Little Lake Fire Protection District, the fire station being only 2 miles away from the subject parcel, thus the impact is considered to be less than significant.

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a, f) **No Impact:** The project will not violate any water quality standards or degrade water quality itself as there are no aspects of the proposed activities that would affect water quality.
- b) **No Impact:** The proposed project does not require the use of any water for its operation, thus no substantial depletion of water resources will occur. The construction period will involve water for dust suppression, however the water will be brought to the site with a water truck.
- c) **No Impact:** The proposed project will not alter any drainage pattern that would result in erosion or siltation of the site or neighboring properties, thus this concern is considered to have no impact. As a majority of the project site is undeveloped, most of water drainage will occur on-site.
- d) **No Impact:** It is unlikely the proposed project will alter any drainage pattern in terms of stream alterations as the project site is located on the opposite side of the parcels from Davis Creek. As previously noted, the project site area on the parcel is mostly undeveloped soil that can absorb the water into the regional water table, thus this issue is considered to have no impact.
- e) **No Impact:** There is currently no existing or planned stormwater drainage systems located near the subject parcel that could be impacted by the Project. A majority of the project area is undeveloped and would thus allow for stormwater to infiltrate into the local water table.
- g-j) **No Impact:** The proposed project is not located within a flood plain or within a dam inundation zone, thus there is considered to be no impact in terms of these issues. Additionally, the subject parcel is far enough away from the coastline that no ocean related flooding would occur.
- k-l) **No Impact:** The proposed project does not entail any large water discharging that would result in pollutant discharges or any activities that would significantly impact groundwater quality, thus there is considered no impact in terms of these issues.
- m) **No Impact:** The proposed project is not located within or near any aquatic, wetland, or riparian habitats, thus there is no potential for the project to have an impact on these types of environments.

<u>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact:** As the project is located immediately west of Willits, and outside any developed area, the proposed project would not physically divide any established community.
- b) **No Impact:** There are no land use plans, policies, or regulations, established by a jurisdictional agency to mitigate environmental impacts, with which the proposed project conflicts.
- c) **No Impact:** There are no identified habitats or natural community conservation plans for the project location, thus there is no possibility for the project to conflict with any such plans. Additionally, there are no special habitats located on the subject parcel.

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact:** The proposed project is not located on or within any identified mineral resource lands, thus it will not result in the loss of any available mineral resource.

<u>XII. NOISE.</u> Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a-b) **No Impact:** As the proposed project is a solar farm, there will be no construction or establishment of a noise generating operation that would violate any ordinance, standards, or regulations. Additionally, the proposed project does not entail any components that would generate excessive groundborne vibrations or noise levels.
- c) **No Impact:** The proposed project entails the construction and operation of a solar farm, which is typically not an operation that would result in increased noise levels. Maintenance of the solar farm will be required, but such activities will not create any excessive noises, thus there will be no impact with regards to permanent noise.
- d) **Less Than Significant Impact:** The proposed project would entail temporary increases to noise level from the construction of the solar panels and associated equipment. However, due to the temporary nature of construction, the impact is considered less than significant. A condition has been included to ensure construction is performed at reasonable hours of the day.
- e-f) **No Impact:** The proposed project is not located near any airport zone or within any airport land use plan, thus it would not be exposing people to any level of noise regarding aircrafts or airstrips.

<u>XIII. POPULATION AND HOUSING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c) **No Impact:** As the proposed project does not entail any new homes or housing infrastructure, it is unlikely that direct or indirect substantial population growth would occur. This lack of development also means that no housing or people will be displaced because of the proposed project.

<u>XIV. PUBLIC SERVICES.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a) **No Impact:** The proposed project does not create any issues for public service delivery as the parcel gains access from Center Valley Road (CR 303). The Department of Transportation had requested a standard commercial driveway encroachment be established for the entrance road; this is included as a condition.

<u>XV. RECREATION.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact:** The proposed project is not located near state or regional parks, thus it would be unlikely that recreational facilities would deteriorate from usage due to the proposed project. Additionally, the proposed project does not entail the creation of any recreational spaces, thus it would be unnecessary to expand recreational facilities.

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Effect existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially impact existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Increase traffic hazards to motor vehicles, bicyclists or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-f) **No Impact:** The proposed project would require periodic maintenance, thus requiring company staff to travel to the project site. However, due to the minimal bodies required for such activities, the impacts to additional vehicular movement are minimal, if not nonexistent. The subject parcel provides off street parking, thus there will be no impact to existing parking facilities or existing transportation systems. The off-street parking also allows for adequate emergency response access. Additionally, the proposed project would not alter any movement patterns, nor increase traffic hazards to others within the surrounding area. A condition has been included to ensure the applicant works with the Mendocino County Department of Transportation.

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expansion of existing facilities, the construction of which could cause significant environmental effects?				
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact:** While the subject parcel has a septic system, the proposed project does not entail the use of water, thus it is unnecessary for the project to adhere to wastewater treatment requirements. This would also eliminate the need to construct any new wastewater treatment facilities
- c) **No Impact:** More than half of the subject parcel is undeveloped land that allows for stormwater drainage, thus new or expanded facilities are not necessary. Furthermore, the equipment required to support the solar panels entails poles and very little surface area, thus there will be little obstruction to the flow of storm water.
- d) **No Impact:** A well currently exists on the site and would provide any necessary water supplies. The proposed project does entail the use of water for dust suppressant during the construction period; however applicants will use a water truck to accomplish such air quality management techniques.
- e-f) **No Impact:** The proposed project is not located within any wastewater or sanitation district, thus there are no impacts with regard to these issues.
- g) **No Impact:** The proposed project is unlikely to create any solid waste once the solar panels and associated equipment have been constructed. While there is potential for refuse during the construction period, the applicant has indicated that solid waste would be managed routinely to guarantee community aesthetics; a condition has been included to ensure this.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact:** As noted in previous sections, the proposed project has mostly no impact on the quality of the environment and it would not 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, nor would the project eliminate important examples of the major periods of California history or prehistory. Any impacts that would occur are considered to be less than significant and will be diminished through the Conditions of Approval.
- b) **No Impact:** The proposed project will not create any cumulative impacts on the surrounding area and any impact that would occur is considered to be less than significant. Furthermore, the small impacts that will occur are almost exclusively during the construction period and are thus temporary issues.
- c) **No Impact:** Due to the insignificant impacts on the environment, as indicated through this Initial Study, the proposed project would not have an effect on the environment that would have adverse impacts on human beings.

DETERMINATION: On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that 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.
- ☐ I find that 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.

5/2/2018
DATE


SAM VANDY VANDEWATER
PLANNER II

Resolution Number _____

County of Mendocino
Ukiah, California
May 17, 2018

U_2017-0024 IP LAND HOLDINGS LLC

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE
DECLARATION AND GRANTING A USE PERMIT FOR A SOLAR
FARM.

WHEREAS, the applicant, IP LAND HOLDINGS LLC, filed an application for a Use Permit with the Mendocino County Department of Planning and Building Services to allow for a solar farm, 1.5± mi. east of Willits town center, on the north side of Center Valley Road (CR 303), 1± mi. east of its intersection with Lenore Avenue. Located at 1660 Center Valley Rd, Willits. (APN: 103-070-04); General Plan AG:40; Zoning AG:40/FP; Supervisorial District 3; (the "Project"); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on April 18, 2018 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, May 17, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the NEGATIVE DECLARATION and the Project. All interested persons were given an opportunity to hear and be heard regarding the NEGATIVE DECLARATION and;

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the NEGATIVE DECLARATION and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. **General Plan and Zoning Consistency Findings:** The subject parcel has a General Plan Land Use Designation of Agriculture (AG) and the Project is consistent with the General Plan definition. Additionally, the subject parcel lies within the Zoning District of Agriculture (AG:40) and the Project is consistent with the Zoning District per MCC Section 20.052.; and
2. **Use Permit Findings:** The Project satisfies the Use Permit required findings per the Mendocino County Code §20.196.020; and
3. **Environmental Protection Findings:** An Initial Study was conducted for the Project, in accordance with CEQA, which determined the Project will not have any significant adverse impacts on the environment.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the NEGATIVE DECLARATION and the Conditions of Approval. The Planning Commission certifies that the NEGATIVE DECLARATION has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the NEGATIVE DECLARATION reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: VICTORIA DAVIS
Secretary to the Planning Commission

By: _____

BY: IGNACIO GONZALEZ
Interim Director

MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

U_2017-0024 – IP LAND HOLDINGS LLC

Use Permit to allow for photovoltaic power generation station and storage system. Includes connection to public distribution system.

APPROVED PROJECT DESCRIPTION: Use Permit to allow for a Major Impact Service and Utility Facility to include a 10 acre Solar Farm (approx 4200 solar panels) to be utilized for public distribution.

CONDITIONS OF APPROVAL:

Standard Conditions

1. The permit shall become effective on the 11th day after Planning Commission approval and shall expire and become null and void at the expiration of two years after the effective date except where use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required permits from the Building Inspection Division of the Department of Planning and Building Services for all construction, structural modifications, establishment of signs and compliance with handicapped accessibility for the facility if required.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

Biological Resources

8. A 50 foot buffer shall be maintained from the Baker's Meadowfoam polygons established in the January 26, 2018, "Botanical Habitat Assessment" prepared by Geri Hulse-Stephens Botanical Consulting.
9. A construction monitor shall be present during the construction period.
10. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$ 2330.75 OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to January (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has "no effect" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

Cultural Resources

11. Those "Recommendations" outlined in the Archaeological Report dated February, 2018, prepared by Katherine Thomas, Registered Professional Archaeologist shall be complied with. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
12. Any future ground disturbance shall require an archaeological monitor due to historically high population density in the area.
13. An archaeologist shall be present during installation of pads and any additional ground disturbance.
14. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code "Discovery" relating to archaeological discoveries have been satisfied.

Noise

15. Construction shall be limited to the hours of 8:00 a.m. to 6:00 p.m..

Public Services

16. A **standard commercial road approach** shall be constructed to be a minimum width of eighteen (18) feet, with improved approach extended twenty (20) feet from the edge of the County road, paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.

Transportation & Traffic

17. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

Utilities & Service Systems

18. All solid waste shall be removed from the project site at the end of each week (Friday).

Additional Conditions

19. Prior to commencement of operations the applicant shall submit a copy of their Mendocino County Business License to the Department of Planning and Building Services. This license shall be kept active and if in the event that the license is inactive for a period of one (1) year or longer, the use permit and business will automatically expire.
20. It shall be the responsibility of the applicant to ensure that contractors engaged to perform work on the site are aware of the conditions of this permit and that all work performed is in compliance with applicable conditions
21. The site shall be restored within 60 days, upon termination of the use, to its natural state, to include reseeding and replanting of native vegetation, and grading to natural contours.
22. All federal and state regulations regarding solar farms, or any similar term, shall be adhered.