



**COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT**

3015 H Street, Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: April 1, 2021

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Renewable Properties, LLC Conditional Use Permit**
Record ID PLN-2020-16320
Assessor's Parcel Numbers (APNs) 313-091-019, -020
Hatchery Road, Blue Lake area

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Please contact Joshua Dorris, Planner, at 707-268-3779 or by email at jdorris@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date April 1, 2021	Subject Conditional Use Permit	Contact Joshua Dorris
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Project Description: Renewable Properties, LLC seeks a Conditional Use Permit for a proposed commercial energy generating facility known as the “Hatchery Road Solar Project” (‘Project’) that would be located on ±26.56 acres of a ±38-acre site. The Project would generate approximately four (4) megawatts (MW) of alternating current (AC) renewable power. The Project would interconnect to PG&E's existing electrical distribution system located along Hatchery Road. The Project would utilize 14,336 modules and 32 string inverters which convert the sun's energy into usable AC power. Single axis tracking technology would be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules would be mounted on a steel racking system, which would be anchored into the ground using driven steel piers. The overall height of the array would be no more than 8-feet tall as measured from existing grade.

Project Location: The Project is located in the Blue Lake area, on the east side of Hatchery Road, approximately 3,700 feet south from the intersection of Hatchery Road and West End Road, on the property known to be in the northwest quarter of the southeast quarter of Section 31 of Township 06 North, Range 02 East, Humboldt Base & Meridian

Present Plan Land Use Designations: Agricultural Exclusive (AE) Density: sixty acres per dwelling unit, Slope Stability: Low instability (1)

Present Zoning: Unclassified (U)

Record Number: PLN-2020-16320

Application Number: 16320

Assessor’s Parcel Numbers: 313-091-019 and 313-091-020

Applicant	Owner	Agent
Renewable Properties, LLC Aaron Halimi 655 Montgomery St., Suite 1430 San Francisco, CA 94111	Victor and Dorothea Guynup Trust PO Box 2308 Santa Rosa, CA 95405	None

Environmental Review: A Mitigated Negative Declaration has been prepared for consideration per §15070 of the State CEQA Guidelines.

State Appeal Status: Project is not appealable to the California Coastal Commission

Major Issues: Conversion of agricultural land to non-agricultural use

Renewable Properties, LLC
Record Number: PLN-2020-16320
Assessor's Parcel Numbers: 313-091-019 and -020

Recommended Commission Action

1. Describe the application.
2. Receive public input.
3. Make the motion to adopt the attached resolution to do the following:
 - a) Adopt the Mitigated Negative Declaration for the project,
 - b) Adopt the required findings for approval of the Conditional Use Permit and
 - c) Approve the Renewable Properties, LLC Conditional Use Permit as recommended subject to the recommended conditions.

Executive Summary: Renewable Properties, LLC seeks a Conditional Use Permit for a proposed commercial energy generating facility that would be located on ±27 acres of a ±38-acre site. The project known as the "Hatchery Road Solar Project" ('Project') would generate approximately four (4) megawatts (MW) of alternating current (AC) emission free, clean, renewable power. The Project would interconnect to PG&E's existing electrical distribution system located along Hatchery Road. Power generated by this facility would be sold to the Redwood Coast Energy Authority (RCEA) through a long-term Power Purchase Agreement (PPA). The Project would utilize 14,336 modules and 32 string inverters which convert the sun's energy into usable AC power. Single axis tracking technology would be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules would be mounted on a steel racking system, which would be anchored into the ground using driven steel piers. The overall height of the array would be no more than 8-feet tall as measured from existing grade

The Project would be remotely operated and require minimal long-term maintenance. Upon operation, the Project is anticipated to require six regular inspections per year. Regular maintenance activities performed during a visit could include solar panel washing, vegetation management, and equipment maintenance per manufacturer recommendations. Equipment inspection would include visually inspecting PV inverters, transformers, main switchgear enclosures, weather station, and other components for signs of corrosion, or physical damage. Inspections would be conducted by professionally qualified and owner-authorized personnel. Water for panel washing would be trucked to the site. Runoff from washing activities would be captured on-site by percolating through the soils underlying the panels.

Ongoing operations activities would include remotely monitoring the site status and output of the system for alerts including faults, alarms, and output irregularities. The Project will not generate traffic to the site on a daily basis.

The applicant's proposal includes the following components:

1. Agricultural Management Plan

To prevent a net reduction in agricultural and production, the project sponsor proposes to maintain operation of agricultural uses on the property, including but not limited to sheep

grazing, keeping honey bees, planting row crops on a rotational basis, and/or a pollinator meadow. Prior to issuance of construction permits, the applicant will submit and receive approval of an Agricultural Management Plan identifying the agricultural uses and operator to be conducted on the property.

2. Reclamation Plan

At the end of the Project's operational life, the Project will be completely decommissioned and removed from the property. Procedures for removal will be based on standards and emergent best management practices at the time of decommissioning. The initial period of the project is approximately 25 years, after which the project will either be repowered or decommissioned.

Most of the components of the system are recyclable, and the ability to recycle parts is expected to increase over time. There are substantial salvage values associated with many of the components through reconditioning, resell, and recycling programs. The electrical components and wire contain large amounts of copper and aluminum, the electrical equipment may be refurbished and reused, and the photovoltaic modules may be reused on other systems if they still have substantial output. A Reclamation Plan shall be provided to the Planning Division for review and approval. The Reclamation Plan is a mitigation measure.

The analysis of the project has identified issues associated with use of agricultural lands for non-agricultural uses and concerns by the public as being the most significant issues to be addressed.

Agricultural and Land Use Policy / Conversion of Prime Agricultural Land

The General Plan's ("Plan") Land Use Element identifies "Utilities & Energy Facilities" on lands designated AE (Agriculture Exclusive) (Table 4-H) as an "allowable" use of the land. This is balanced with policies, implementation measures and standards that call for preservation of prime farmland. The most significant of these policies is AG-P6 that calls for a "no net loss" agricultural lands. Development on AE land must be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or nonagricultural uses on land defined as prime agricultural lands.

General Plan Policy AG-P6 reads as follows:

Agricultural Land Conversion - No Net Loss. Lands planned for agriculture (AE, AG) shall not be converted to non-agricultural uses unless the Planning Commission makes the following findings:

- A. There are no feasible alternatives that would prevent or minimize conversion;
- B. The facts support an overriding public interest in the conversion; and
- C. For lands outside of designated Urban Development Boundaries, sufficient off-setting mitigation has been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall be known as the "No Net Loss" agricultural lands policy. "No Net Loss" mitigation is limited to one or more of the following:
 1. Re-planning of vacant agricultural lands from a non-agricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or

2. The retirement of non-agricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or
3. Financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections a and b. The operational details of the land fund, including the process for setting the amount of the financial contribution, shall be established by ordinance.

The current use of the property is for cattle grazing. The applicant proposes to incorporate other agricultural uses onto the property along with the Solar power generating facility in order to achieve the no net loss provision of AG-P6. There is a growing understanding that agriculture and photovoltaic systems can effectively co-exist on property. The term “Agrovoltaic” has been applied to this practice. Studies are showing that both power production and agriculture can effectively share the same sun resource. This is the first time this concept has been applied in Humboldt County and there has been concern about whether this meets the no net loss policy of AG-P6.

The applicant wants an agricultural activity that would minimally interfere with the production of power and has indicated a preference for keeping honeybees and/or a pollinator meadow. These are agricultural activities that are not currently present in this portion of Humboldt County. The question is related to whether given the location and surrounding uses this would maintain the overall productivity of the land or compensate by increasing productivity of surrounding land. A quick literature review does show that honeybees and a pollinator meadow can have a beneficial impact on surrounding pasture land and even timberland. The applicant does not want to have large animals grazing between the solar arrays because the animals can damage the equipment, but smaller animals such as sheep and goats can effectively collocate. Another option is row crop production, but this has historically not been a location for row crops.

With effective implementation of the Agricultural Management Plan, the project will not result in a net loss of agricultural land and is consistent with Plan Policy AG-P6.

Upon termination of the power generating use, all equipment will be removed from the site, restoring the site to its present condition. Very little grading will be undertaken to install the solar arrays to restoration will be focused on removal of equipment. A Financial Assurance with Humboldt County as part of the Decommissioning Plan ensures that the restoration of the project site is funded and there is no permanent loss or conversion of any agricultural lands.

Biological Resources

A Biological Resource Assessment (BRA) was prepared in May 2020 by GANDA in order to determine the potential presence of sensitive biological resources within the Project area as well as habitat suitability for special-status wildlife and plant species as designated by the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the California Native Plant Society (CNPS). The BRA did not identify presence of any special-status plant or animal species but did document that there are wetland features at the. The BRA recommended measures to avoid and minimize potential Project-related impacts to special status wildlife species and sensitive habitats, which are implemented as mitigation measures.

Wetland Delineation

A Wetland Delineation was prepared in July 2020 by GANDA which identified three continuous wetland features with a combined area of 0.329 acres located within a linear depression. The Project was subsequently redesigned to include a 150-foot setback from all potential wetland features to avoid potential impacts to these features.

Tribal Cultural Resource Coordination

The Project is located in the Bear River, Blue Lake, and Wiyot Aboriginal Ancestral Territories. The project was referred to the Northwest Information Center, Bear River Tribe, Blue Lake Tribe, and Wiyot Tribe in July 2020. A Cultural Resources Investigation was prepared in June 2020 by Rachael Nixon with Garcia and Associates (GANDA). Per the Investigation, outreach letters were sent to the Bear River, Blue Lake, and Wiyot Tribes. The Blue Lake THPO recommended a revised Investigation and in December 2020 a revised Investigation was completed. The report concluded that the proposed Project would not result in any adverse changes to historical or archaeological resources. Mitigation Measures are implemented to ensure protection of unknown resources, and ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources.

Community Outreach Meeting

The County held a Community Outreach Meeting on February 2, 2021 with the intent to receive comments and address concerns. Sixty-four citizens attended the Zoom meeting. The public who attended this meeting were very thoughtful and considerate but made it very clear that they oppose this project. There are a significant number of letters and correspondence which emphasize this. Three main concerns were raised including impacts to aesthetics, noise, and recreation.

a) Visual

Humboldt County is a beautiful location, and this is a location that people go to see the fish hatchery and enjoy the river. The neighborhood south of the site is concerned about visibility. In order to better quantify the actual visual impact, the applicant agreed to provide a visual simulation of the project as seen from different points along Hatchery Road. The applicant has provided these simulations which are included as Attachment 6. The visual simulations show that the solar arrays will be visible, but the relative low height (8'), surrounding topography and vegetation will minimize visibility of the site. It is important to point out that the visibility concern is a community concern, but any visual impact is not in association with a designated scenic resource. The solar arrays will be visible along Hatchery Road but will not be visible to a larger portion of the population or from a scenic highway.

b) Noise

The Project would produce a temporary increase in noise normally associated with construction that would last for three to four months. The highest noise levels generated by the Project would result from the short-term use of heavy equipment and vibratory pile driving machinery during construction activities; however, increases in noise levels will be temporary and limited to daytime hours, and would not be present after the project is constructed. The noise associated with facility operations would be negligible and would not result in a substantial permanent increase in ambient noise above existing levels.

c) Recreation

The project would be located on private property currently fenced with no public access. The project site is not part of any existing or planned recreational facility such as trails or parks and therefore would have no impact on recreation. The concern is that Hatchery Road is utilized by people going to the Mad River and the Fish Hatchery. There are days when the road is lined with vehicles from people engaging in these activities. This project will neither add to the traffic generated by recreational users nor will it conflict with the existing situation. As mentioned above the site will not have daily trips to and from the site, and scheduled trips will typically be during normal working hours and not on the weekends when recreational traffic is heaviest. The site design will not result in technicians parking on the street and thus will not change existing use patterns.

Other Considerations:

The State and County have policies to pursue alternative and renewable forms of energy. General Plan Policy E-P3. Reads as follows:

Local Renewable Energy Supply. The County shall support renewable energy development projects including biomass, wind, solar, “run of the river” hydroelectric, and ocean energy, consistent with this Plan that increases local energy supply.

This policy calls upon the county to look to approve renewable energy projects. This is particularly true when projects are considered in the light of public opposition. Often with controversial projects the question is asked whether this is the appropriate location. The Blue Lake area is blessed with more sunlight than areas closer to the Coast which makes it a good location in Humboldt County to pursue solar power generation. The policy stance of the County is to support this type of facility unless there are other environmental or regulatory factors which cannot be overcome.

RECOMMENDATION: Solar facilities are encouraged by General Plan Policy and the project applicant has addressed the one policy concern (No Net Loss of Farmland) that could detract from this. There is neighborhood opposition but given the policy guidance and the lack of other factors which could preclude approval, staff recommends the Planning Commission approve the Conditional Use Permit.

ALTERNATIVES: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. If modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Commission is unable to make all of the required findings. Planning staff does not recommend further consideration of any alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 21-

Record Number PLN-2020-16320

Assessor's Parcel Numbers: 313-091-019 and 313-091-020

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Renewable Properties, LLC, Conditional Use Permit.

WHEREAS, Renewable Properties, LLC, submitted application and evidence in support of approving a Conditional Use Permit for a proposed commercial energy generating facility ('Project'). The Project would generate approximately four (4) megawatts (MW) of alternating current (AC) renewable power. The Project would utilize 14,336 modules and 32 string inverters which convert the sun's energy into usable AC power. Single axis tracking technology would be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules would be mounted on a steel racking system, which would be anchored into the ground using driven steel piers. The overall height of the array would be no more than 8-feet tall as measured from existing grade.

WHEREAS, the County, as Lead Agency, prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) and circulated it for a 45-day public review and comment period, from January 11, 2021 to February 26, 2021. The IS/MND determined that the project would have a less than significant effect on the environment with the incorporation of specified mitigation measures; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on April 1, 2021, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Conditional Use Permit for a proposed commercial solar energy generating facility that would generate approximately four (4) megawatts (MW) of alternating current (AC) emission free, clean, renewable power. The Project would utilize 14,336 modules and 32 string inverters which convert the sun's energy into usable AC power. Single axis tracking technology would be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules would be mounted on a steel racking system, which would be anchored into the ground using driven steel piers. The overall height of the array would be no more than 8-feet tall as measured from existing grade

EVIDENCE: a) Project File: PLN-2020-16320

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the Mitigated Negative Declaration (MND) prepared for the project.

- EVIDENCE:**
- a) Mitigated Negative Declaration (SCH #2021010092) was prepared for the proposed project and circulated for a 45-day public review and comment period from January 11 to February 26, 2021.
 - b) The IS/MND shows that all environmental impacts were less than significant with mitigation incorporated as described by §15074 of CEQA Guidelines.
 - c) The Planning Commission received a copy of the IS/MND on March 26, 2021 and considered the entire document at the hearing on April 1, 2021. At the public hearing no testimony or comment was made that changes the findings of the IS/MND.
 - d) The IS/MND reflects the agency's independent judgment of the County as consistent with CEQA Guidelines section 15074(b).
 - e) The Planning Commission has read and considered the Mitigated Negative Declaration and finds on the basis of the whole record before it that there is no substantial evidence the proposed Project will have a significant effect on the environment
 - f) The Planning and Building Department is the custodian of the records of the proceedings on which this decision is based. The records are located at 3015 H Street, Eureka, California 95501.

FINDINGS FOR CONDITIONAL USE PERMIT

3. FINDING The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program (Table 10-A).

- EVIDENCE**
- a) Utilities and energy facilities are a compatible use type in the Agricultural Exclusive (AE) land use designation. The proposed solar energy generation facility is allowable in the AE designation.
 - b) The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program.

4. FINDING Approval of the Project achieves the General Plan Policy Local Renewable Energy Supply (E-P3) calling for the County to support renewable energy development projects including... solar... consistent with the General Plan to increase local energy supply.

- EVIDENCE**
- a) The proposed location provides adequate solar resources to produce 4 MW of locally generated power.
 - b) The Planning Commission has weighed the concerns of the community and determined the need to support solar power generation for the County is a priority.

- 5. FINDING** The project has been designed and will be implemented to not result in the loss of agricultural land or agricultural productivity consistent with AG-P6.
- EVIDENCE**
- a) To mitigate for a temporary net loss in agricultural land base and production, the project will institute measures to ensure ongoing agricultural uses on the property, including incorporating a pollinator habitat with areas for sheep and/or apiaries used for beekeeping. The project, in coordination with the Pollinator Partnership, is proposing a plan to create a pollinator plant meadow using plant species native and endemic to Humboldt County.
 - b) Incorporation of the proposed agricultural uses, including the pollinator habitat to ensure the ongoing agricultural operations are viable, will be implemented through an Agricultural Management Plan, summarizing the agricultural uses on the property, will be submitted subject to the approval of the Humboldt County Planning Director to confirm the effectiveness of the agricultural operations.
 - c) A Decommissioning Plan that ensures the project site will be restored to pre-project conditions through best management practices for soil/site remediation and materials recycling, will be submitted subject to the approval of the Humboldt County Planning Director.
 - d) The placement of Financial Assurance as part of the Decommissioning Plan would ensure that the restoration of the project site is funded and there is no permanent loss or conversion of any agricultural lands.
 - e) The project, while a solar facility, is a compatible use but is not agriculture and a loss of production would result as the land would not be suitable for its present use as pasture for cattle grazing
- 6. FINDING** The proposed development is consistent with the purposes of the existing U zone in which the site is located.
- EVIDENCE**
- a) The Unclassified Zone is applied to areas of the County not otherwise zoned and is intended to ensure orderly development in conformance with the General Plan.
 - b) Humboldt County Code section 314-8.1 allows Utility and Energy Facilities subject to granting of a Conditional Use Permit (CUP). The CUP application for the Project is consistent with this section.
 - c) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created in its current configuration by deed recorded September 2, 1950, before the establishment of county and state subdivision regulations that would have applied to the creation of the parcel.
 - d) The location of the project complies with the 30-foot setbacks required by Fire Safe setbacks. The closest setback is approximately 75 feet from the western property line.

- 7. FINDING** The Project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
- EVIDENCE**
- a) The site is located on a publicly maintained road and can safely accommodate the amount of traffic generated by the proposed project during construction.
 - b) The project site is currently fenced, and a new fence is proposed as part of the project. The fence would deter trespass onto the site.
- 8. FINDING** The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.
- EVIDENCE**
- a) APN 313-091-020 was not included in the housing inventory of Humboldt County’s 2019 Housing Element. APN 313-091-019 was included in the housing inventory of Humboldt County’s 2019 Housing Element with potential to support one housing unit. The approval of the Project would not conflict with the ability for a residence to be constructed on this parcel.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the Mitigated Negative Declaration; and
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for Renewable Properties, LLC, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

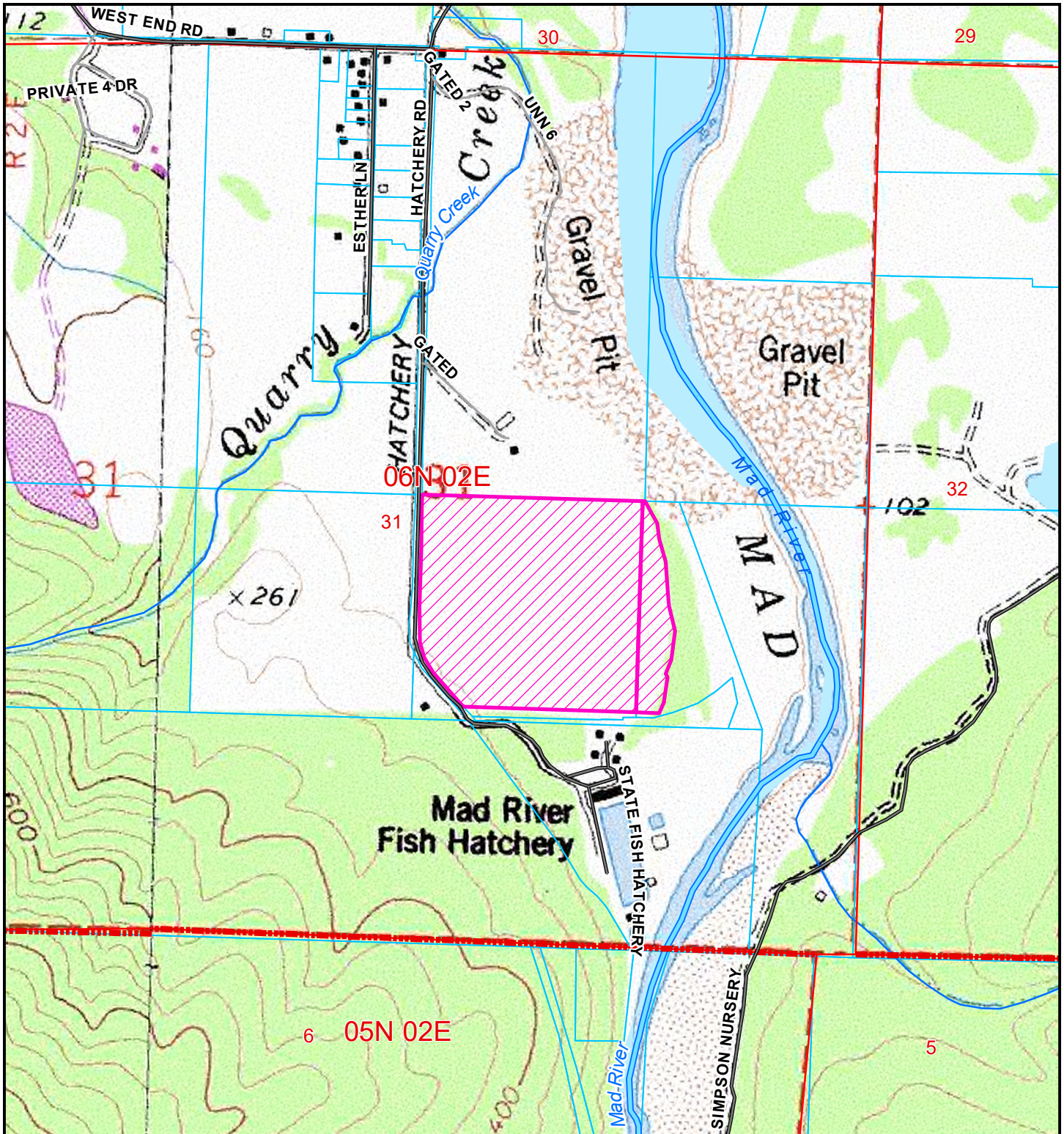
Adopted after review and consideration of all the evidence on April 1, 2021.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:
 DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

 John Ford, Director
 Planning and Building Department



TOPO MAP

**PROPOSED RENEWABLE PROPERTIES
CONDITIONAL USE PERMIT**

**BLUE LAKE AREA
PLN-2020-16320**


APN: 313-091-019 & 313-091-020

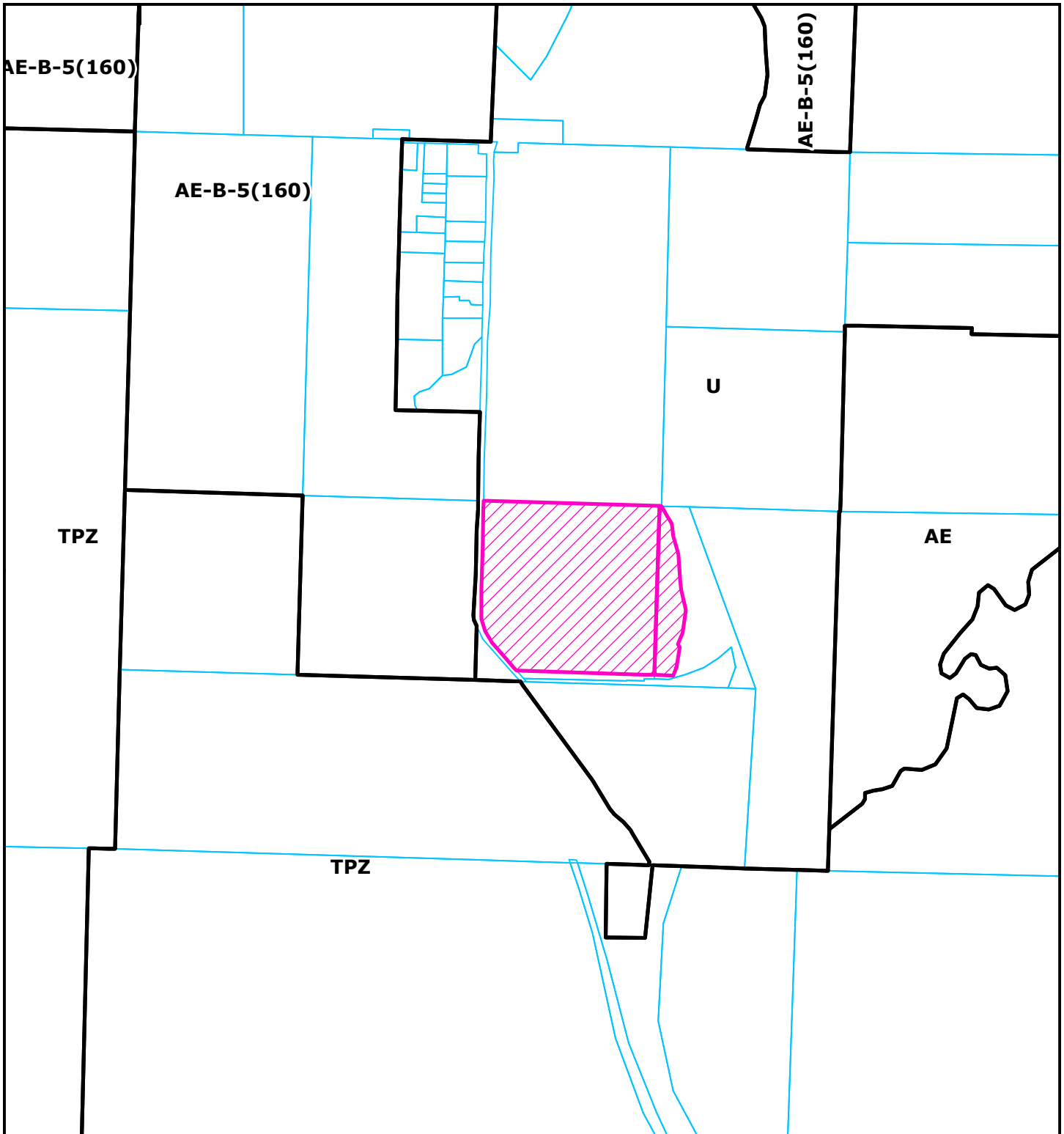
T06N R02E S31 HB&M (Arcata South)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500 750 1,000
 Feet



ZONING MAP

**PROPOSED RENEWABLE PROPERTIES
CONDITIONAL USE PERMIT**

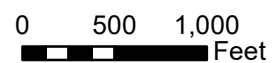
**BLUE LAKE AREA
PLN-2020-16320**

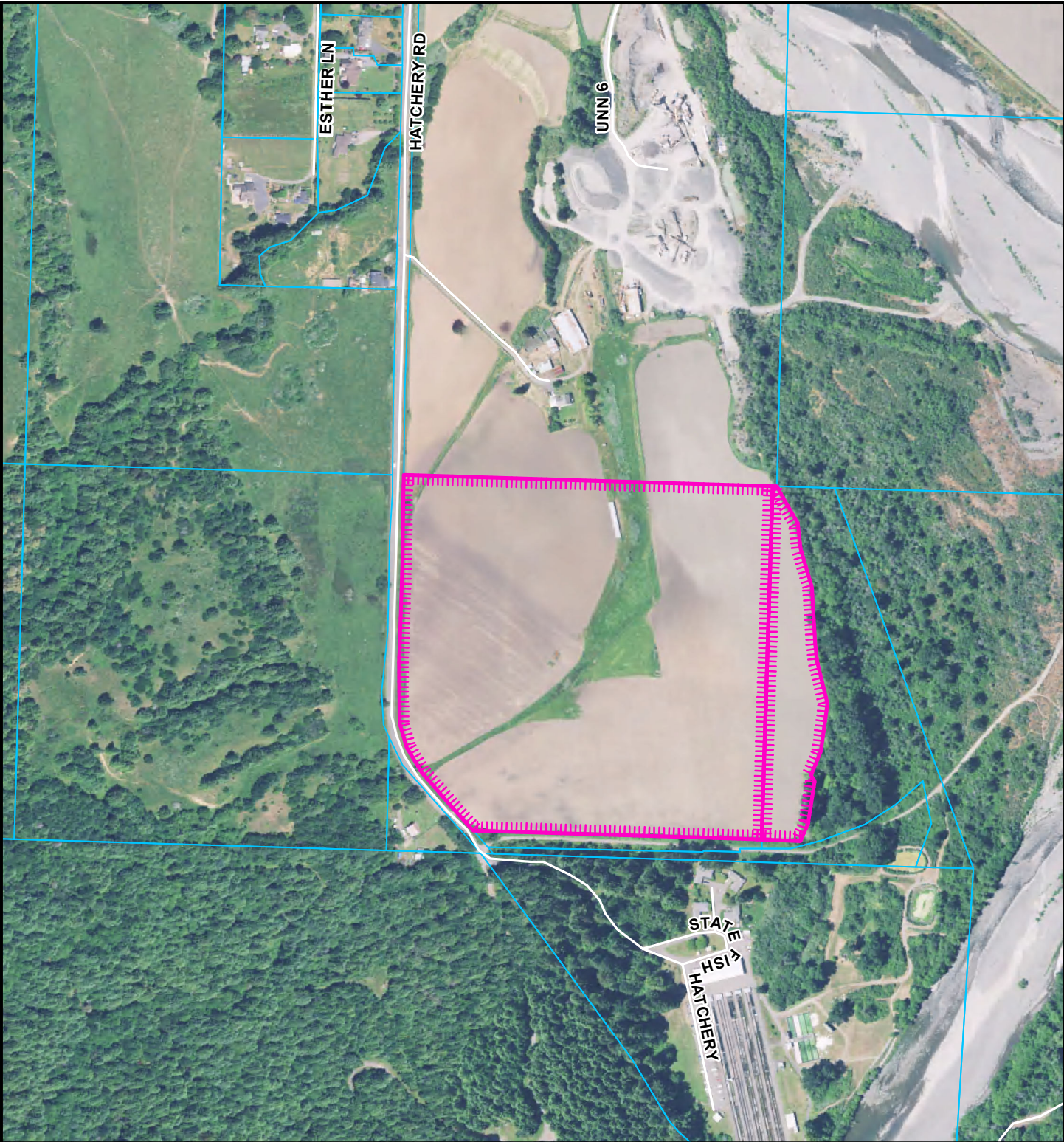
APN: 313-091-019 & 313-091-020

T06N R02E S31 HB&M (Arcata South)

Project Area = 

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AERIAL MAP

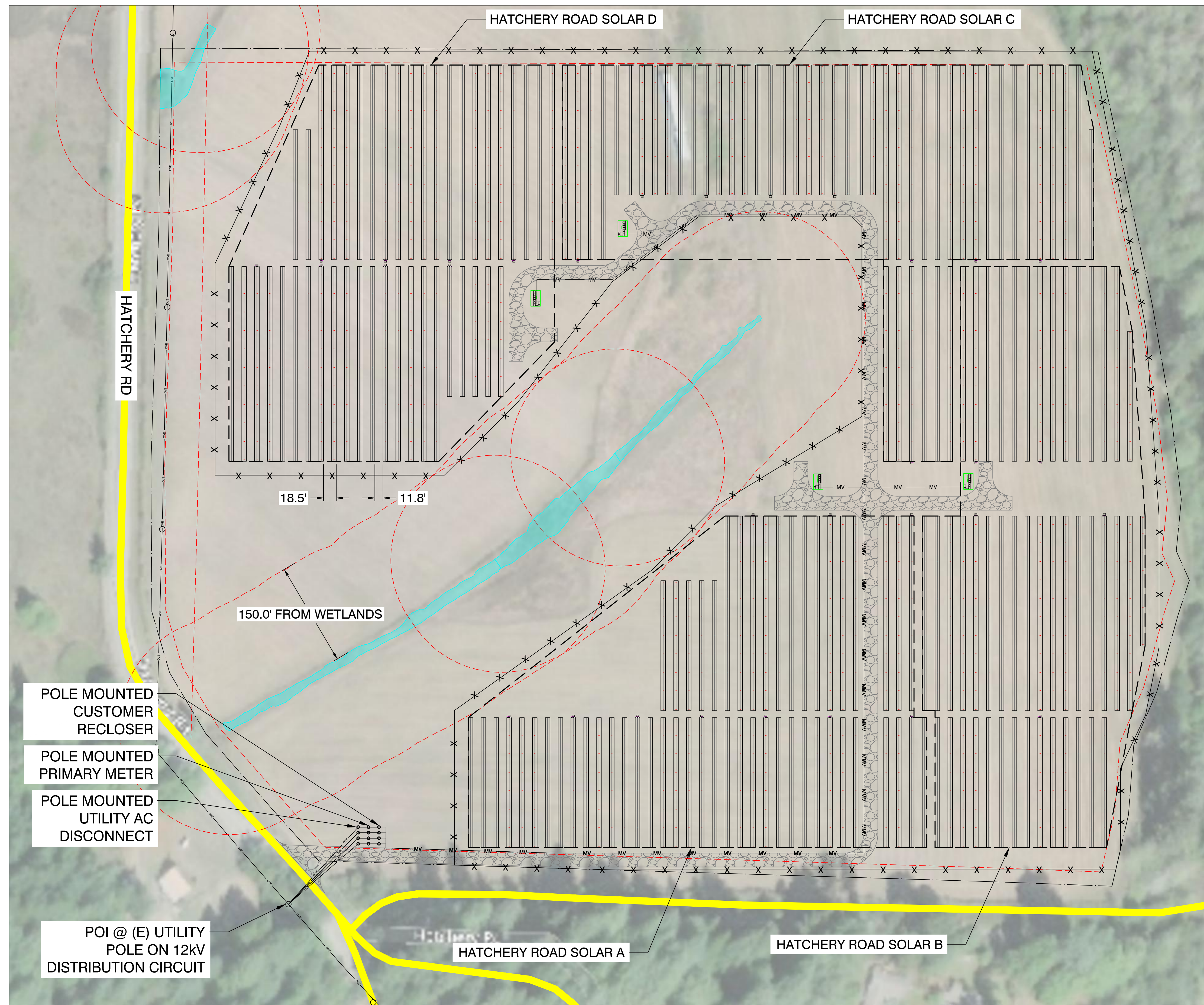
**PROPOSED RENEWABLE PROPERTIES
 CONDITIONAL USE PERMIT
 BLUE LAKE AREA
 PLN-2020-16320
 APN: 313-091-019 & 313-091-020
 T06N R02E S31 HB&M (Arcata South)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500
 Feet



SYSTEM SPECIFICATIONS					
HATCHERY ROAD SOLAR A, B, C & D					
	PROJECT A	PROJECT B	PROJECT C	PROJECT D	TOTAL
SYSTEM SIZE DC	1,400.56 kW	1,400.56 kW	1,400.56 kW	1,400.56 kW	5,602.24 kW
SYSTEM SIZE AC	1,000.00 kW	1,000.00 kW	1,000.00 kW	1,000.00 kW	4,000.00 kW
DC/AC RATIO	1.40	1.40	1.40	1.40	1.40
MODULE MANUFACTURER	JINKO SOLAR				
MODULE MODEL	JKM410M-72H-BDVP				
MODULE RATING	410 W				
TOTAL MODULE QTY	3,416	3,416	3,416	3,416	13,664
MODULES PER STRING	28				
TOTAL NO. OF STRINGS	122	122	122	122	488
INVERTER MODEL	SUNGROW SG125HV				
INVERTER RATING	125 kW				
INVERTER QTY	8	8	8	8	32
STEP-UP TRANSFORMER	(4) 12kV/600V, 1000kVA				
RACKING	ATI HSAT				
INTER-ROW SPACING	11.8'				
PITCH	18.5'				
GCR	36%				
SITE AREA INSIDE FENCE					25.701822

LEGEND	
	ATI 84 MODULE TRACKER ROW (TYP. OF 106)
	ATI 56 MODULE TRACKER ROW (TYP. OF 85)
	POWER STATION - (1) MV TRANSFORMER, (1) DAS, (1) WEATHER STATION (TYP. OF 4)
	SUNGROW 125kW STRING INVERTER (TYP. OF 32)
	20' WIDE SITE ACCESS GRAVEL ROAD
	WETLANDS
	PUBLIC ROAD
	PROPERTY LINE
	PROJECT SITE SECURITY FENCE
	SETBACK
	(E) OH LINES
	MV CABLE

- GENERAL NOTES**
- INSTALLATION TO COMPLY WITH NEC 2017 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.
 - EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
 - 20' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
 - DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.



HATCHERY ROAD SOLAR A,B,C & D

HATCHERY ROAD,
ARCATA, CA 95521, USA
LAT: 40.857947°
LON: -123.993043°

REV. NO.	DESCRIPTION	DATE
0	FOR UTILITY PRELIMINARY APPLICATION	07/24/20

SHEET TITLE:
PRELIMINARY LAYOUT

DRAWING NO.:
PV-100

DRAWN BY: LR
REVIEWED BY:
DATE: 07/24/20
SCALE: AS SHOWN
PROJECT NO.:

1 ARRAY PLAN
SCALE: 1" = 75'

**NOT FOR CONSTRUCTION
- FOR INTERCONNECT
APPLICATION ONLY**

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED PRIOR TO ISSUANCE OF BUILDING PERMITS.

A. General Conditions

1. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. New aerial power lines and power poles shall be configured in such a way to prevent electrocution risks for birds of prey as recommended by the memo provided by California Department of Fish and Wildlife, dated March 11, 2021.
3. The applicant is responsible for obtaining all necessary County permits, and for meeting all requirements set forth by other regulatory agencies.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. The applicant must apply for and obtain an encroachment permit to construct a rural driveway on Hatchery Road. The driveway apron shall be constructed in conformance with Rural Driveway No. 1 standard plan. [reference: County Code section 411-11(a)(b)]
6. Site visibility must be maintained at the driveway entrance in conformance with County Code. [reference: County Code section 341-1 et seq.]
7. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code section 314-109.1 et seq.]
8. Applicant shall be responsible to correct any involved drainage problems within the County road right of way, due to the project, to the satisfaction of the Humboldt County Department of Public Works.

Information Note (not a requirement):

9. The County road is not constructed to allow on-street parking. All parking must be developed onsite, or applicant must construct a parking land along the County road in a manner approved by the

Humboldt County Department of Public Works. All parking required by Code must be constructed prior to occupancy of building or “final” issued for building permit. [reference: County Code section 314-109.1 et seq.]

10. FENCES/GATES: Pursuant to County Code Section 411-11(j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way or County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of public right of way are still subject to the County’s visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is also advised to consult with the Planning and Building Department – Building Division at 707-445-.7245 prior to constructing any fences or gates.

B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

11. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

ATTACHMENT 2

**CEQA INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE HATCHERY ROAD SOLAR
PROJECT**

(State Clearinghouse # 2021010092), December 2020

(Attached separately)

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. Project Description. (Attached)
4. Site plan showing the entire parcel, including easements, streams, springs, ponds and other surface water features, and the location and area for the project. (Attached)
5. Title Report dated 10/2/2019. (On file)
6. Soils Report dated 4/14/2020. (On file)
7. Preliminary Wetland Delineation prepared by GANDA, Auburn, CA, dated July 2020. (On file)
8. Biological Resources Report prepared by GANDA, Auburn, CA, dated July 2020. (On file)
9. Reclamation Plan received 6/8/2020. (On file)
10. Cultural Resources Report for the Hatchery Road Solar Project prepared by GANDA, Auburn, CA, dated July 2020, revised December 2020. (On file and Confidential)
11. CEQA draft Mitigated Negative Declaration, State Clearinghouse Number 2021010092, December 2020. (Attached)

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Comments	On file
Division Environmental Health	✓	Conditional Approval	On file
Public Works, Land Use Division	✓	Conditional Approval	On file
City of Blue Lake		No response	
California Department of Fish & Wildlife		No response	
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band	✓	Comments	On file and confidential
Blue Lake Rancheria	✓	Comments	On file and confidential
Wiyot Tribe	✓	Comments	On file and confidential
Humboldt County Agricultural Commissioner		No response	
Humboldt County Cattlemen's Association		No response	
Humboldt County Farm Bureau	✓	Conditional Approval	On file
Redwood Coast Energy Authority		No response	
Pacific Gas and Electric	✓	Comments	On file

ATTACHMENT 5
PUBLIC COMMENTS
(Attached separately)

ATTACHMENT 6
PHOTO SIMULATIONS

March 19, 2021

Joshua Z. Dorris
Senior Planner
Humboldt County Planning and Building Department
3015 H. Street
Eureka, CA 95501

Dear Joshua,

**RE: Humboldt County Planning Case Number PLN-2020-16320
Hatchery Road Solar Applicant's Response to Community Meeting**

On April 20, 2020 RPCA Solar 5, LLC ("RP") submitted a land use application for the Hatchery Road Solar Project (PLN-2020-16320; the "Project"). On February 2, 2021, the Humboldt County Planning and Building Department hosted a Community Meeting for the Project. The Community Meeting provided a venue for members of the public to pose questions and provide feedback about the Project before the Project went before the Humboldt County Planning Commission. Approximately 65 members of the public participated, and many provided questions and comments largely focused on aesthetics and construction traffic from the Project. By way of this letter, RP wanted to provide a summary of its response to the questions and comments it received during the meeting as provided in *italics* below.

1. Applicant was requested to describe the construction process, including how many workers and truck trips the Project would require during the build-out period.

Construction of the Project is expected to last about 3 to 4 months. Construction will only occur during standard working hours, Monday through Friday, and will be conducted consistent with Humboldt County regulations. The number of workers on-site each day will vary according to the construction stage. Approximately 8 to 10 workers may be expected during non-peak activities, and up to 40 workers could be expected to have visited the site throughout an 8-hour workday during peak construction activities. Peak construction activities should last no more than 30 days, which would occur around the second month of the approximate 3 to 4-month construction period.

Workers will park their vehicles on the Project site to ensure no impacts to existing traffic flow or parking along Hatchery Road. Construction traffic is expected to generate about 2 to 3 total round trips per day during non-peak activities (i.e., delivery of materials and equipment to the Project site) and up to 10-12 total round trips per day during peak construction activities. Out of the 10-12 total round trips per day during the peak construction period, there will be approximately 9 daily round trips from semi-trucks (delivering construction materials) over a 5-day period as peak activities commence. All

Project related materials will be stored and staged on site and will not impact the local roadway system. The Project's construction traffic does not require modification to the roadway system.

Before obtaining building permits for construction, the County will require that RP provide a Construction Traffic Management Plan detailing the temporary haul routes and, as necessary, any measures to reduce potential impacts to local roadways and travel routes.

2. How visible will the Project be from surrounding residential uses? How will the project alter existing views in the area? Can you put the point of interconnect below ground?

RP prepared five simulations to depict the existing and proposed conditions along Hatchery Road pre- and post-Project construction. The visual simulations are enclosed as Attachment A of this submittal. As described in the draft Initial Study / Mitigated Negative Declaration required under the California Environmental Quality Act (CEQA), the Project would not result in any potentially significant impacts to Aesthetic resources as defined by CEQA Guidelines § 15064.7.

The simulations are intended to provide a representative understanding of views from Hatchery Road, and from the cluster of single-family homes located more than 1,000-feet northwest of the Project fence line.

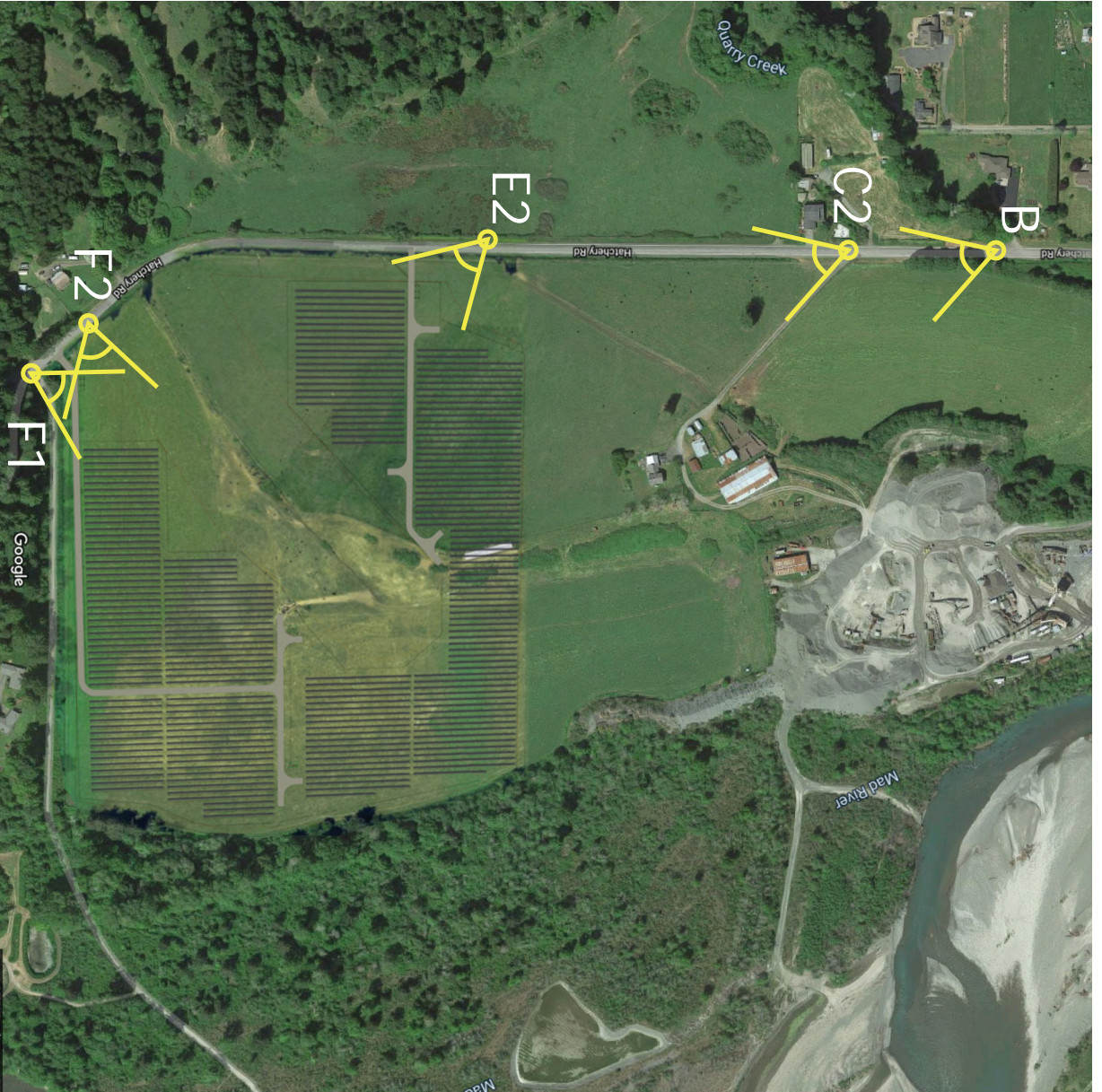
The simulations indicate that based on the height of the tallest features associated with the Project; and combined with the distance to the site from public viewpoints, the Project's solar array will not be highly visible or substantially alter the existing visual character or quality of views along Hatchery Road.

Viewpoint B demonstrates existing and proposed views toward the Project site from single family residences north of the Project site. The existing and proposed conditions are dominated by an existing row of mature evergreen trees. These trees currently obscure southeasterly views toward the Project site. This will not change as a result of the Project.

Viewpoint C2 captures one of the few open and panoramic perspectives along Hatchery Road. Facing southeast toward the Project site, the proposed view shows that no Project related feature extends above or beyond the ridgeline that dominates the horizon line of southerly views in this area. No aspect of the Project substantially contrasts with the existing dominant form, line, color, or texture of this landscape. As such, no mitigation such as vegetative screening is necessary or warranted.

Viewpoints E2, F1, and F2 capture typical views from Hatchery Road a motorist or pedestrian might experience. The existing and proposed conditions from these points show the Project does not substantially alter the dominant form, line, color or texture of existing views. As such, no mitigation such as vegetative screening is necessary or warranted.

Attachment A
Hatchery Road Solar Project
Visual Simulations



Hatchery Road Solar Visual Renderings



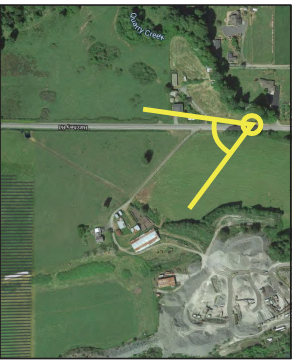
Existing



Proposed

April 1, 2021

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Location B

Hatchery Road, looking south-east



Existing



Proposed

April 1, 2021

Page 29



Location C2

Hatchery Road, looking south-east



Existing



Proposed



Location E2

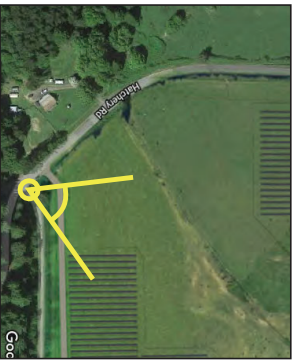
Hatchery Road, looking south-east



Existing



Proposed



Location F1

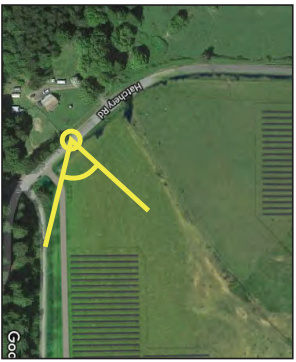
Hatchery Road, looking north-east



Existing



Proposed



Location F2

Hatchery Road, looking north-east