



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: April 21, 2022

To: Humboldt County Planning Commission

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

Subject: **Renewable Properties, LLC Hatchery Road Solar Project Conditional Use Permit Extension**
Case Number PLN-2022-17636
Assessor's Parcel Number (APN) 313-091-019 and 313-091-020
Blue Lake Area

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Please contact Rebecca Jacobson, Planner, at 707-268-3727, or by email at rjacobson@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date April 21, 2022	Subject Conditional Use Permit extension	Contact Rebecca Jacobson
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A two-year extension of the following project: 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-foot tall as measured from existing grade. The project was originally approved on April 1, 2021 (PLN-2020-16320). **No changes to the project are proposed.**

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 Designations: Agricultural Exclusive (AE) Density: 60 acres per dwelling unit, Slope Stability: Low instability (1)

Present Zoning: Unclassified (U)

Application Number: PLN-2022-17636

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: An IS/MND (SCH #2021010092) was approved with the original project approval by the Planning Commission in April 2021.

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 HATCHERY ROAD SOLAR PROJECT
CONDITIONAL USE PERMIT EXTENSION**

Application Number PLN-2022-17636

Assessor's Parcel Number 313-091-019 and 313-091-020

Recommended Commission Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as part of the consent agenda:

Make all of the required findings, based on evidence in the staff report, and approve the Renewable Properties, LLC Hatchery Road Solar Project Conditional Use Permit extension subject to the recommended conditions.

Executive Summary: Renewable Properties, LLC seeks an extension of an approved 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 nonagricultural 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; and
- 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 "Agrovoltic" 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.

This is the first two-year extension and, if granted, the extension will expire on April 16, 2024.

It is staff's opinion having reviewed the application and supporting evidence that **the findings and conditions of the project, effective April 16, 2021, have not changed significantly based on the following staff analysis and are applicable to the proposed extension because:**

1. The proposed use is consistent with the Agricultural Exclusive (AE) land use designation of the General Plan, for which the original project was evaluated, has not changed;
2. The proposed use is consistent with the Unclassified (U) zone designation, for which the original project was evaluated, has not changed; and
3. The applicable development standards, for which the original project was evaluated, have not changed; and
4. All other standards and requirements to which the project is subject, and as administered by other departments or agencies have not changed; and
5. The Planning Commission adopted a Mitigated Negative Declaration (SCH #2021010092) for the project as required by Section 15074(b) of the CEQA Guidelines and found that there is no substantial evidence that the proposed project will have a significant effect on the environment.

Staff Recommendations: Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Conditional Use Permit Extension.

Alternatives: Several alternatives may be considered: 1) The Planning Commission could elect to add or delete conditions of approval; 2) The Planning Commission could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

Note: The original staff report and supporting documentation, including environmental review documents, are on file with the Planning Division and available for public inspection. The adopted MND is also available online at ceqanet.opr.ca.gov/2021010092/3

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

Resolution Number 22-

Case Number PLN-2022-17636

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

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Renewable Properties, LLC Hatchery Road Solar Project Conditional Use Permit Extension.

WHEREAS, Renewable Properties, LLC submitted application and evidence in support of approving a Conditional Use Permit Extension 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; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence for conformance with general plan policy and the goals and regulations of the zoning ordinance; and

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 Planning Commission adopted a Mitigated Negative Declaration (MND) on April 1, 2021 (SCH #2021010092), for the project as required by Section 15074(b) of the CEQA Guidelines and found that there is no substantial evidence that the proposed project will have a significant effect on the environment, and no new information or changes to the project or the circumstances under which the project is to be undertaken have become available necessitating the preparation of a subsequent MND pursuant to Section 15162 of the State CEQA Guidelines; and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for the Conditional Use Permit Extension; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on **April 21, 2022**.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Mitigated Negative Declaration was adopted for the project as required by Section 15074(b) of the CEQA Guidelines and no new information or changes to the project or the circumstances under which the project is to be undertaken have become available necessitating the preparation of a subsequent MND pursuant to Section 15162 of the State CEQA Guidelines; and
2. The Planning Commission makes the findings for approval of Application Number: PLN-2022-17636 based on the submitted evidence;

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Renewable Properties, LLC Hatchery Road Solar Project Conditional Use Permit extension 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 21, 2022**

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

ATTACHMENT 1
ORIGINAL CONDITIONS OF APPROVAL
(As modified by the Planning Commission on April 1, 2021)

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, Mitigation Monitoring and Reporting Program, 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. 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:

8. 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.]
9. 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.

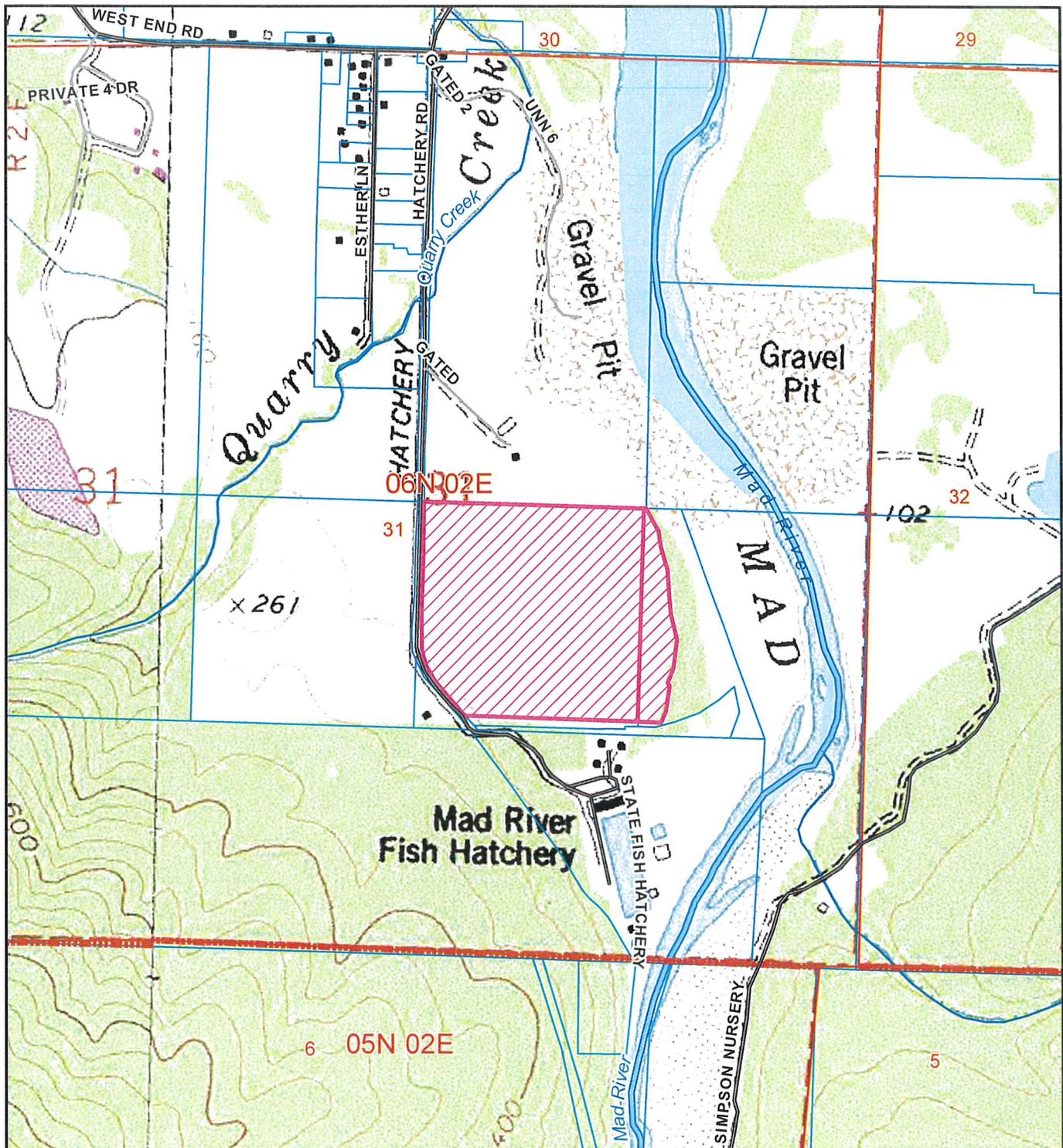
Fences and gates taller than 6 feet may require a building permit. The applicant is also advised to consult with the Planning and Building Department – Building Division at 707-445-7245 prior to constructing any fences or gates.

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

10. 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
Maps, Project Site Plan, and Photo Simulations



TOPO MAP

**PROPOSED RENEWABLE PROPERTIES
CONDITIONAL USE PERMIT
BLUE LAKE AREA
PLN-2020-16320**

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

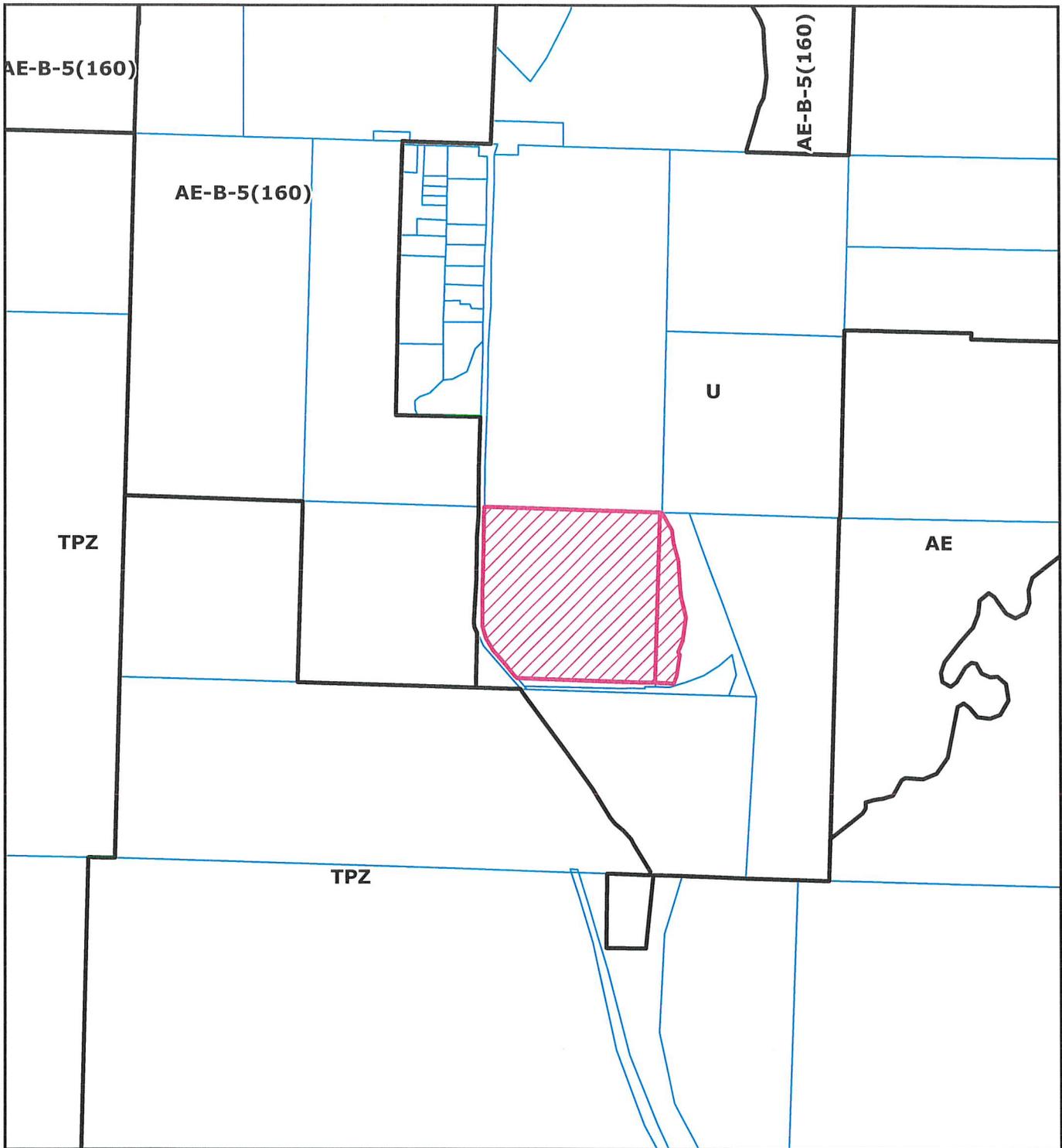
T06N R02E S31 HB&M (Arcata South)

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

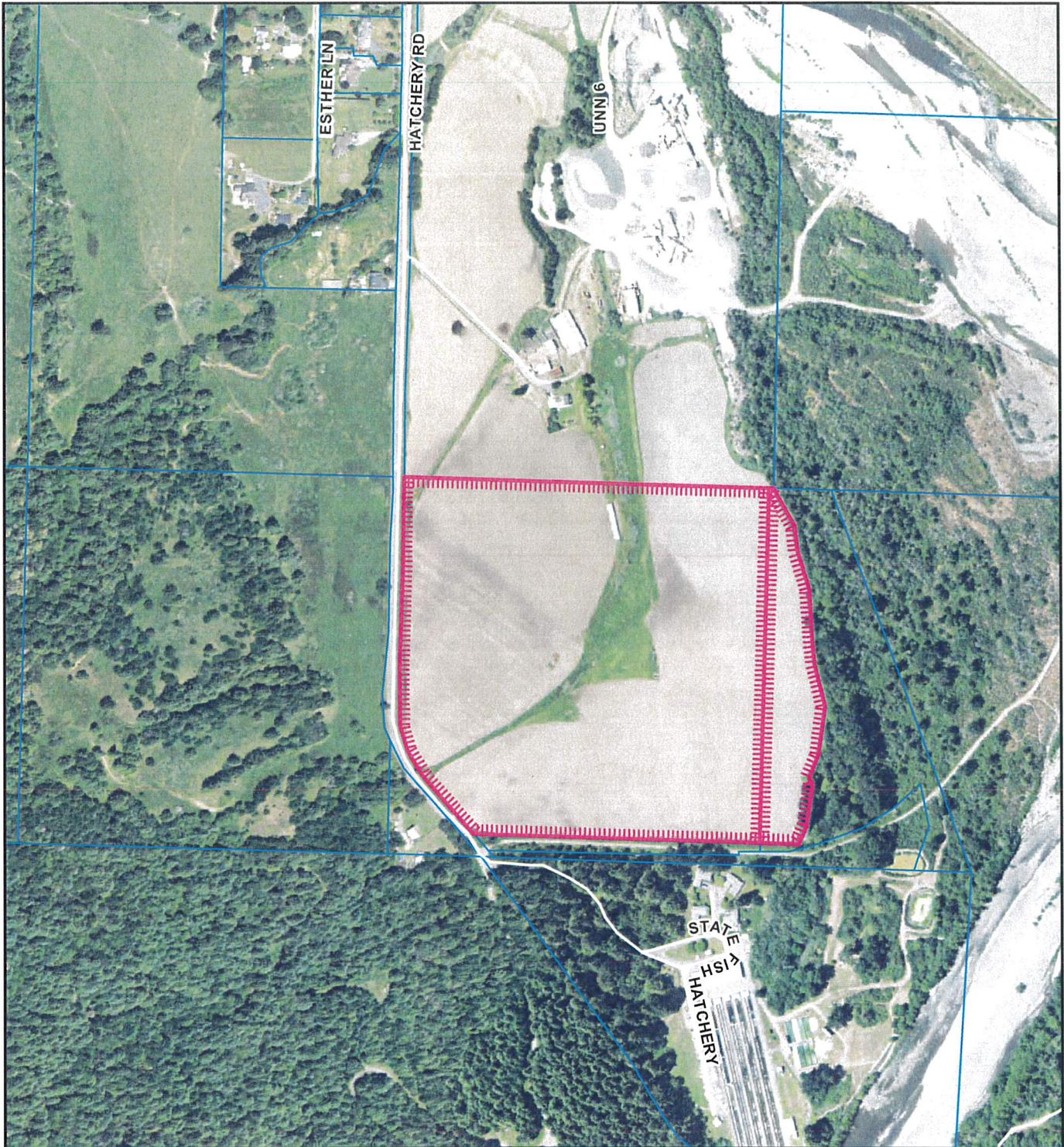
**PROPOSED RENEWABLE PROPERTIES
CONDITIONAL USE PERMIT
BLUE LAKE AREA
PLN-2020-16320**

**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**

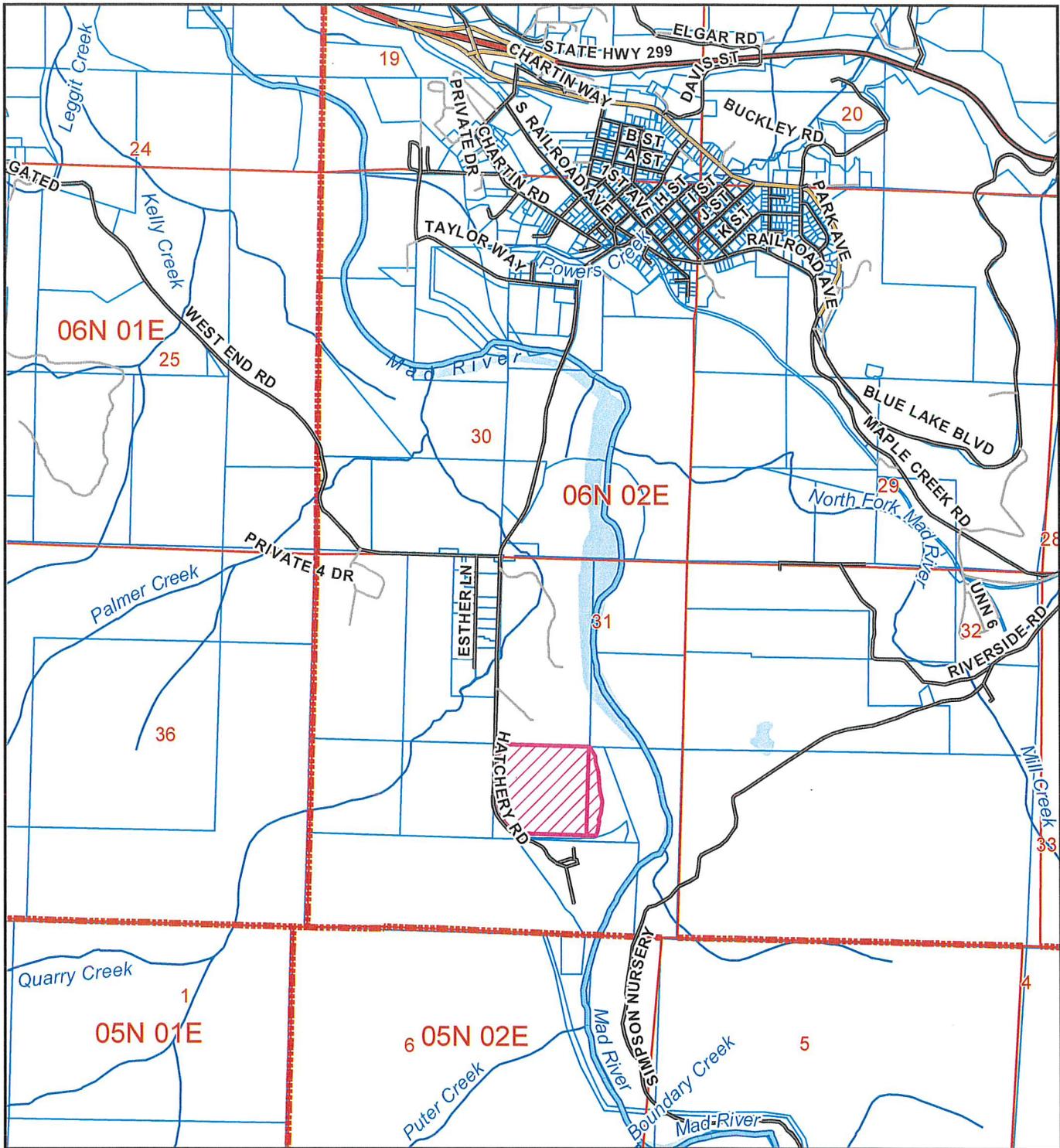
**APN: 313-091-019 & 313-091-020
T06N R02E S31 HB&M (Arcata South)**

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



LOCATION MAP

**PROPOSED RENEWABLE PROPERTIES
CONDITIONAL USE PERMIT**

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

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

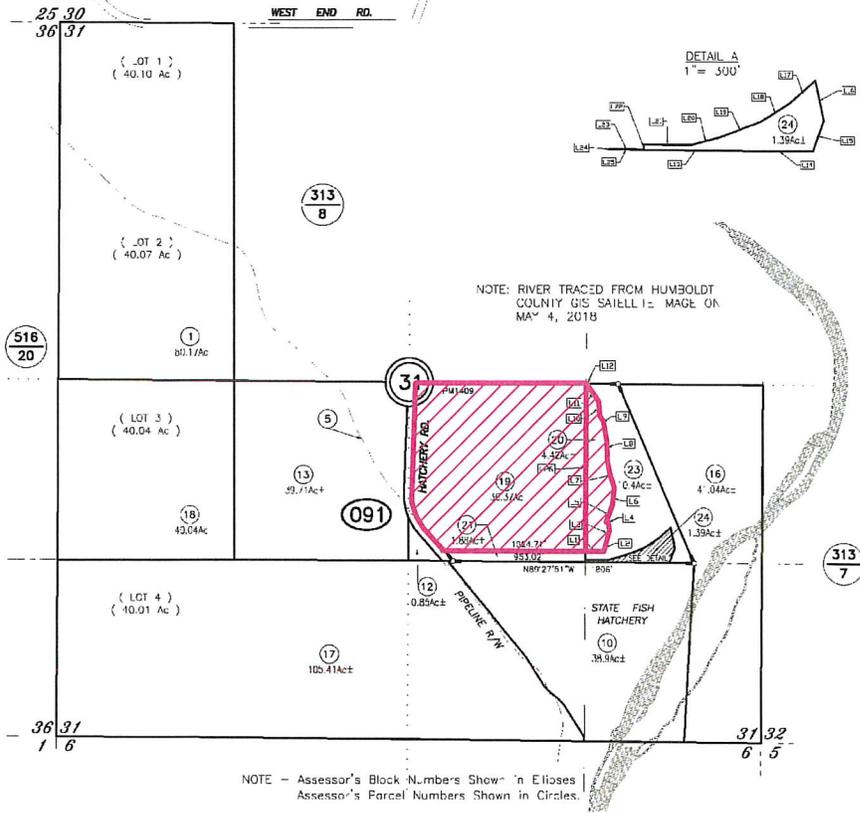
T06N R02E S31 HB&M (Arcata South)

Project Area = 

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LINE	LENGTH	BEARING
1	138.08'	N89°27'51"W
2	67.50'	N71°28'18"E
3	151.07'	N7°29'7"E
4	23.05'	N34°3'45"W
5	91.77'	N20°59'59"E
6	170.96'	N6°17'47"E
7	175.22'	N14°42'32"W
8	241.48'	N4°42'11"W
9	141.59'	N17°42'20"W
10	90.67'	N7°27'55"W
11	150.50'	N30°48"W
12	14.58'	S89°31'45"E
13	384.22'	S89°27'51"E
14	250.93'	S89°27'51"E
15	121.28'	N20°E
16	153.10'	N11°58'20"W
17	129.90'	S49°11'1"W
18	127.65'	S57°39'21"W
19	162.68'	S59°2'8"W
20	1'2.54'	S75°23'12"W
21	178.53'	N89°39'58"W
22	18.17'	S33°4'W
23	128.55'	N88°36'51"W
24	5.44'	S48°8'52"W
25	132.55'	S89°27'51"E
26	1250.37'	N28°39"E



RS, Bk. 23 of Surveys, Pgs. 121-122
RS, Bk. 72 of Surveys, Pg. 6
PM1409 of PM Bk. 12, Pg. 80

ASSESSOR'S PARCEL MAP

- THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
- NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN.
- ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL ORDINANCES OR BUILDING SITE ORDINANCES.

150' 300' 600'

RD. May 15, 2018
RUBELL DUTRA

ASSESSOR PARCEL 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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MAP NOT TO SCALE

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

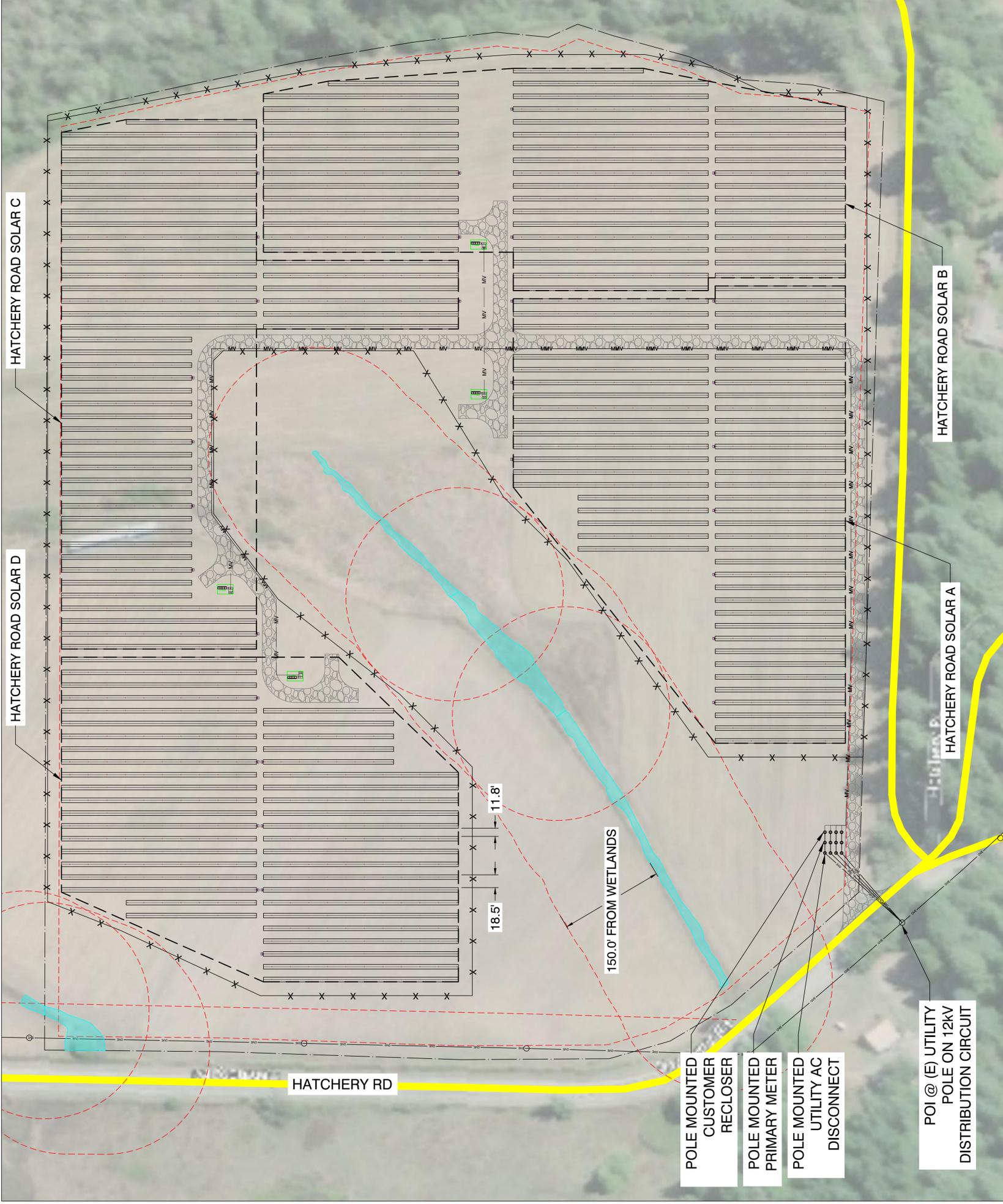
SCALE: AS SHOWN

PROJECT NO.:

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	5,602.24 kW
SYSTEM SIZE AC	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
MODULE MANUFACTURER	JINKO SOLAR			
MODULE MODEL	JKM410M-72HBDVP			
MODULE RATING	410 W			
TOTAL MODULE QTY	3,416	3,416	3,416	13,664
MODULES PER STRING	28			
TOTAL NO. OF STRINGS	122	122	122	488
INVERTER MODEL	SUNGROW SG125HV			
INVERTER RATING	125 kW			
INVERTER QTY	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	25,701,822			

LEGEND	
	ATI 84 MODULE TRACKER ROW (TYP. OF 108)
	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.



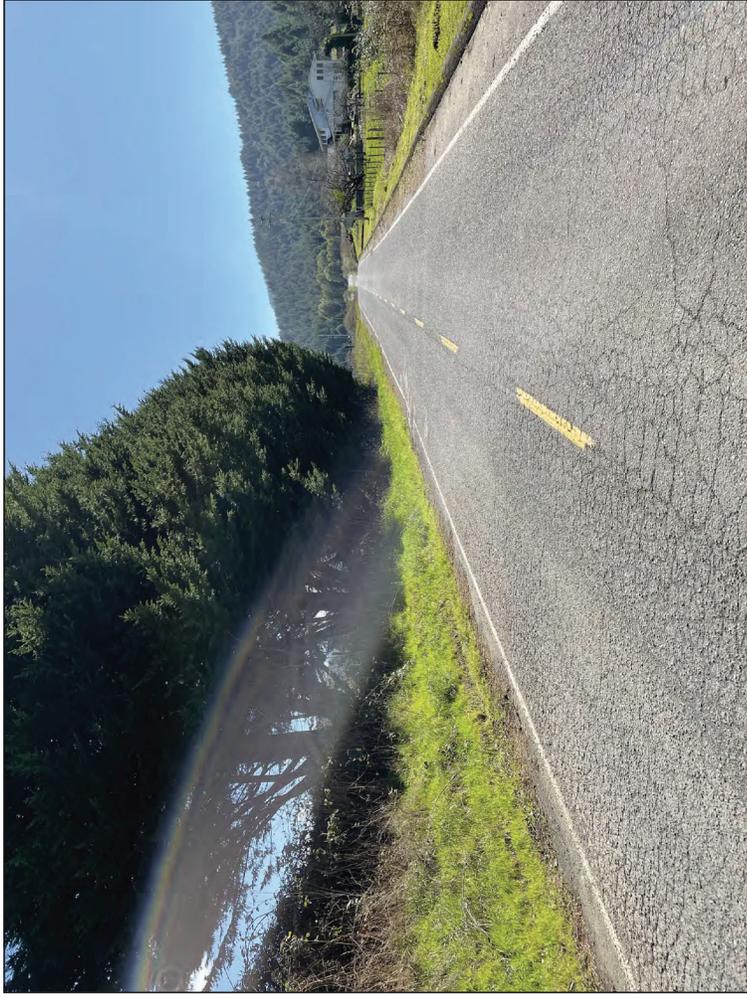
**NOT FOR CONSTRUCTION
- FOR INTERCONNECT
APPLICATION ONLY**



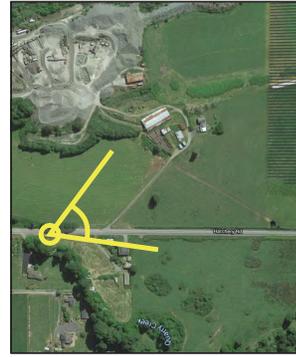
Hatchery Road Solar Visual Renderings



Existing
April 21, 2022



Proposed



Location B
Hatchery Road, looking south-east



Existing



Proposed



Location C2

Hatchery Road, looking south-east



Existing



Proposed



Location E2

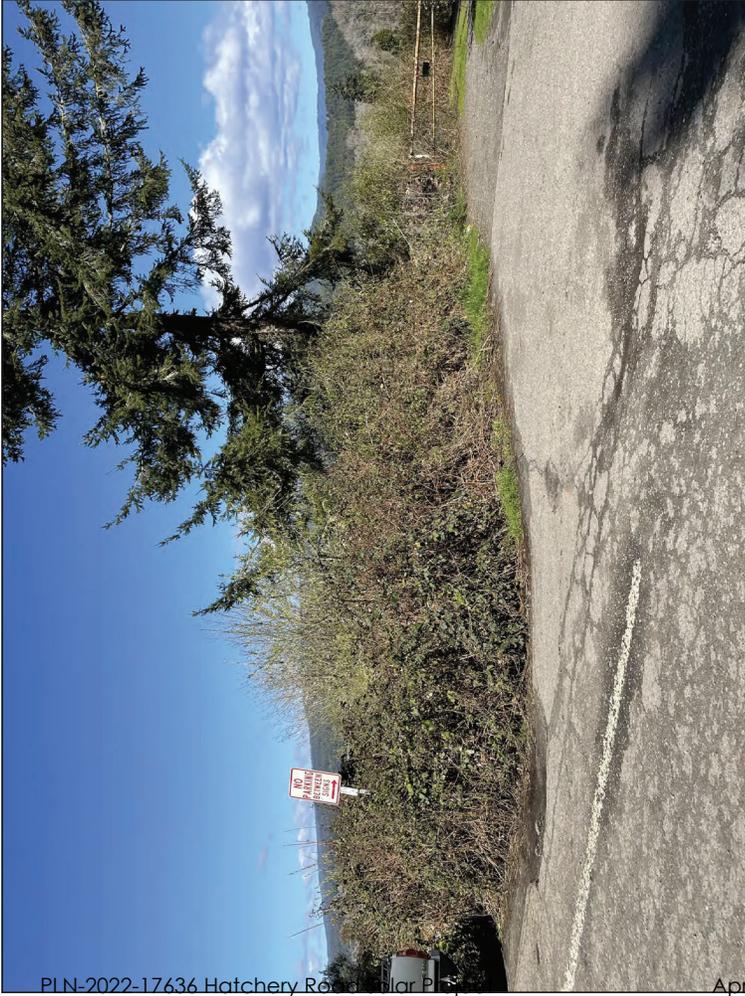
Hatchery Road, looking south-east



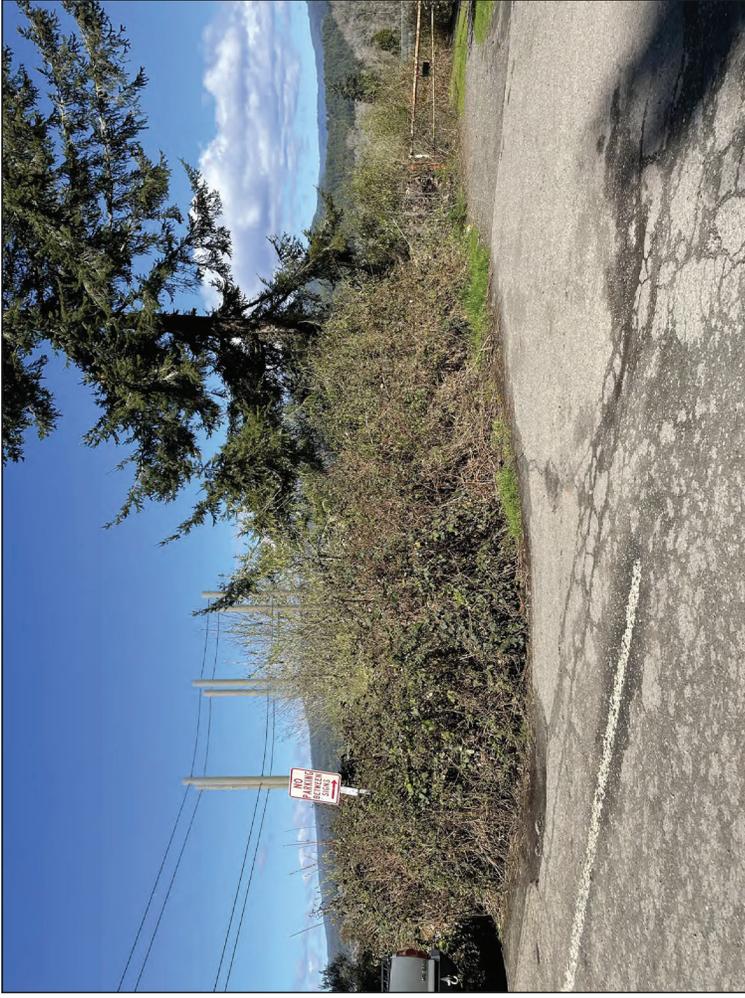
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Hatchery Road Visual Renderings

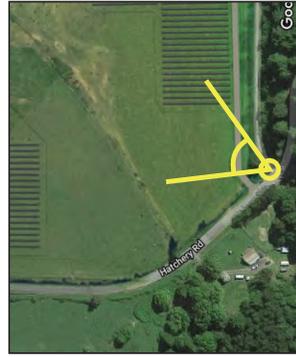
March 17, 2020



Existing



Proposed



Location F1

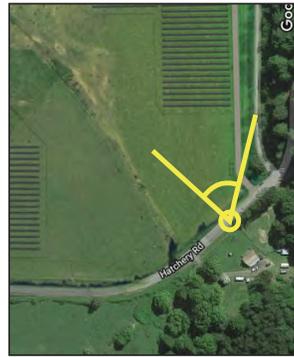
Hatchery Road, looking north-east



Existing



Proposed



Location F2

Hatchery Road, looking north-east



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ARCHITECTS ENGINEERS PLANNERS

Hatchery Road Visual Renderings

March 17, 2020

ATTACHMENT 3
Mitigation Monitoring and Reporting Program

ATTACHMENT 3
Mitigation Monitoring and Reporting Program

Environmental Factor	Mitigation Measure	Implementation Responsibility	Monitoring/Reporting Responsibility	Timing
<p>Agriculture and Forestry Resources</p>	<p>MM AG-1: Agriculture Management Plan. To maintain consistency with General Plan Policy AG-P6, to prevent a net reduction in land base and agricultural production, the project sponsor shall maintain continual operation of agricultural uses on the property, including but not limited to sheep grazing, the keeping of honey bees, or planting of row crops, on a rotational basis. Prior to issuance of a certificate of occupancy for the project, the applicant shall submit the Agricultural Management Plan to the County of Humboldt Planning Director, summarizing the types and duration of agricultural uses as well as operator information for the property. The Agriculture Management Plan shall be subject to review by the Planning Director to confirm the effectiveness of the agricultural operations.</p>	<p>Project Sponsor/County of Humboldt</p>	<p>County of Humboldt</p>	<p>Prior to Final Permit Approval</p>
<p>Biological Resources</p>	<p>MM BIO-1: Workers Environmental Awareness Training (WEAT). All workers will receive a WEAT training by a qualified biologist. The WEAT will educate workers about all special-status species and related habitats potentially present in the Project Area, and the nature and purpose of protective measures, including BMPs and other required measures. Work areas, including staging areas, will be limited to those shown in the final Project description and included in the WEAT training. All heavy equipment, vehicles, and construction activities will be confined to these designated areas. A copy of all applicable AMMs will be kept on site at all times.</p>	<p>Project Sponsor</p>	<p>County of Humboldt</p>	<p>Prior to construction</p>
<p>Biological Resources</p>	<p>MM BIO-2: Delineation of Work Area and Work Period. Work areas, staging areas, and access roads will be limited to those shown in the final project description. Exclusion buffers around environmentally sensitive areas (ESAs) such as wetlands or active bird nests will be clearly flagged or fenced with temporary construction fencing. All heavy equipment, vehicles, and construction activities will be confined to designated work areas.</p>			

	<p>Vehicle speeds on unpaved roads will not exceed 15 miles per hour. Because dusk, nighttime, and dawn are often the times when NRLF is most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and should not begin prior to one half hour before sunrise.</p>	Project Sponsor	County of Humboldt	Prior to construction
<p>Biological Resources</p>	<p>MM BIO-3: Site Maintenance. Trash dumping, firearms, open fires (such as barbecues), hunting, and pets will be prohibited at the work site. All trash and waste items generated by construction or crew activities will be properly contained in a covered trash receptacle and removed from the Project Area daily or secured inside a covered, locking container. This includes biodegradable items such as apple cores and banana peels that attract predators such as raccoons and American crows that could prey upon sensitive wildlife species, which would be considered a potentially significant impact under CEQA.</p>	Project Sponsor	County of Humboldt	Prior to construction
<p>Biological Resources</p>	<p>MM BIO-4: Wildlife Entrapment. All Project personnel will visually check for animals beneath vehicles and equipment immediately prior to operation to minimize the potential for special-status species to be harmed by crushing or entrapment, which would be considered a potentially significant impact under CEQA. Any pipes, culverts, or other open-ended materials and equipment stored onsite for one or more overnight periods will be inspected for animals prior to moving, burying, or capping to ensure that no animals are present within these materials and equipment. To prevent accidental entrapment of wildlife during construction, all excavated holes, ditches, or trenches greater than six inches deep will be covered at the end of each work day by plywood or a similar material, or escape routes will be constructed with the materials that allow trapped wildlife to escape without slipping or being injured. After opening and before filling, any holes, ditches, or trenches will be thoroughly inspected for trapped animals by the project biologist or construction crew.</p> <p>If a special-status species is discovered in the Project Area, the Project Manager or Project biologist will be contacted. The Project Manager or Project biologist will report the sighting to the appropriate natural resource</p>	Project Sponsor	County of Humboldt	Prior to construction

	<p>agency(ies) (e.g., CDFW, USFWS, etc.) within 24 hours when required by the agency. The animal will be allowed to move off site on its own. Special-status species will not be taken or harassed. No threatened or endangered species will be moved unless under the direction of the appropriate agency and by a qualified and/or permitted biologist.</p>			
<p>Biological Resources</p>	<p>MM BIO-5: Northern Red-legged Frog. A preconstruction survey will be performed no more than 3 days prior to the onset of construction to determine if any suitable burrows occur for NRLF on the site. Any small mammal burrows that will be impacted by pier installation or other ground penetrating activities shall be excavated by a permitted and agency approved biologist prior to construction activities. If any NRLF are observed during the preconstruction survey, CDFW shall be consulted to determine the best way to avoid impacts to NRLF. Ground-disturbing activities should be conducted during the dry season (May 15-October 15) to minimize take of NRLF. If construction activities are conducted within the dry season (May 15-October 15), exclusion fencing shall be installed around the work area prior to October 15 to prevent NRLF from migrating into work areas. The fencing material and design shall be reviewed and approved in writing by CDFW before installation. In the event a NRLF is encountered on site during construction, all construction activities will cease until the animal has left the project area on its own and is no longer in danger of harm. The project construction manager or project biologist will report the sighting to CDFW within 24 hours. No one other than a CDFW-approved biologist is permitted to handle or capture NRLF, and NRLF will not be taken or harassed.</p>	<p>Project Sponsor</p>	<p>County of Humboldt</p>	<p>Prior to construction</p>
<p>Biological Resources</p>	<p>MM BIO-6: Preconstruction Nesting Bird Survey: A nesting bird survey shall be completed by a qualified biologist no earlier than 14 days prior to any construction during the nesting season (February 15-August 31) to determine if any native birds are nesting on or near the site (including a 500-foot buffer for osprey, 660-foot buffer for bald eagle (USFWS 2007), and a 0.25 mile buffer for northern spotted owl (USFWS 2012). If any active nests are observed during surveys, a suitable avoidance buffer from the nests shall be determined by the qualified biologist based on species, location, and extent and type of planned construction activity. Construction within the buffer would be avoided until the chicks have fledged and the</p>	<p>Project Sponsor</p>	<p>County of Humboldt</p>	<p>Prior to construction</p>

	<p>nests are no longer active, as determined by the qualified biologist. Suitable nesting habitat (i.e., trees and vegetation) shall only be removed outside of the bird breeding season to avoid impacts to nesting birds. Upon completion of the survey, a memo will be provided to the Planning and Building Department that will describe the methods and results of the survey and any related recommendations.</p>			
<p>Biological Resources</p>	<p>MM BIO-7: Wetlands and Water Quality: When handling and/or storing chemicals (fuel, hydraulic fluid, etc.) near waterways, all applicable laws/regulations and best management practices (BMPs) will be followed to prevent chemical transmission into waterways. Appropriate materials will be kept on site to prevent and manage spills. All construction equipment will be well maintained to prevent fuel, lubricants, or other fluid leaks. Equipment, when not in use, will be stored in upland areas outside of the boundaries of aquatic features (e.g., marsh) or other water bodies. Use of erosion and sediment control BMPs will follow County requirements or the Project Stormwater Pollution Prevention Plan (SWPPP) if required. BMPs composed of straw must be certified weed free. BMPs will not include micro-filament netting to avoid entrapment of wildlife. No fill or runoff will be allowed to enter wetlands or waterways.</p>	<p>Project Sponsor</p>	<p>County of Humboldt</p>	<p>Prior to construction</p>
<p>Cultural Resources</p>	<p>MM CULT-1: Protect Archaeological Resources during Construction Activities. Although the surface and subsurface investigations did not locate any archaeological resources, unknown resources have the potential to occur and could be disturbed during project construction. To ensure protection of unknown resources, the following is recommended.</p> <ul style="list-style-type: none"> While the project has been designed to avoid potential impacts to historical site (HA-01), should this resource require removal to facilitate construction, a qualified archaeological monitor and consulting Native American monitor shall be present during the resulting ground-disturbing activity (including but not limited to vegetation clearing/grubbing, pile-driving, transformer and inverter pads, trenching, gravel access roads, etc.) for project development in order to assure there are no subsurface archaeological deposits present beneath the historic-period cultural resource. 	<p>Project Sponsor</p>	<p>County of Humboldt</p>	<p>During construction</p>

	<ul style="list-style-type: none"> If archaeological resources are encountered during any ground disturbing activities associated with the project, the applicant shall immediately suspend all ground disturbing work at the find location within 100 feet of the finding (or a reasonable buffer zone as determined by a qualified archaeologist), contact the County Planning & Building Department, and retain a qualified professional archaeologist to analyze the significance of the find and formulate further mitigation (e.g., Project relocation, excavation plan, and protective cover) in consultation with culturally affiliated tribes or other descendant groups, where applicable. Pursuant to California Health and Safety Code §7050.5, if known or suspected Native American or other human remains are encountered, all ground-disturbing work must cease in the vicinity of the discovery, and the County Coroner shall be contacted. The respectful treatment and disposition of remains and associated grave offerings shall be in accordance with Public Resource Code (PRC) §5097.98. The applicant and successors in interest are ultimately responsible for ensuring compliance with this condition. In the event the Project design changes and ground disturbance is anticipated beyond the APE as it is currently defined, further surveys shall be conducted in those new areas to assess the presence of cultural resources. Any newly discovered or previously recorded sites within the additional survey areas shall be recorded (or updated) on appropriate Department of Parks and Recreation (DPR) 523-series forms. If avoidance of these resources is not feasible, then an evaluation and/or data recovery program shall be drafted and implemented. 			
<p>Geology and Soils</p>	<p>MM GEO-1: Protect Archaeological Resources during Construction Activities. Should paleontological resources be encountered during project subsurface construction activities located in previously undisturbed soil and bedrock, all ground-disturbing activities within 25 feet shall be halted and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a “qualified paleontologist” shall be an individual with the following qualifications: 1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; 2) at least two years of</p>	Project Sponsor	County of Humboldt	During construction

			<p>professional experience related to paleontology; 3) proficiency in recognizing fossils in the field and determining their significance; 4) expertise in local geology, stratigraphy, and biostratigraphy; and 5) experience collecting vertebrate fossils in the field.</p> <p>If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the County for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.</p> <p>The Project sponsor shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract specification documents:</p> <p>“The subsurface of the construction site may contain fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be halted and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Contractor acknowledges and</p>	
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	understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5."				
Land Use and Planning	Implementation of MM AG-1: Agriculture Management Plan.	Project Sponsor/County of Humboldt	County of Humboldt	Prior to Final Permit Approval	
Tribal Cultural Resources	Implementation of MM CULT-1: Protect Archaeological Resources during Construction Activities.	Project Sponsor	County of Humboldt		During construction