



Monterey County

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Board Report

Legistar File Number: 15-0086

February 03, 2015

Introduced: 1/27/2015

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Consider continuance of a public hearing to February 10, 2015 for:

- a. Adoption of a resolution to certify the Final Environmental Impact Report and adopt associated Findings of Fact and a Statement of Overriding Considerations for the California Flats Solar Project;
- b. Adoption of a resolution to approve a Use Permit to allow the construction of a 280 Megawatt solar generating facility on an approximately 3,000 acre site including: photovoltaic (PV) solar modules, two substations (approximately 6 acres each), a switching station (approximately 6 acres), a 4,000 square foot operations and maintenance building, an approximately 155 acre utility corridor, other infrastructure needed to serve the proposed project and grading of approximately 880,000 cubic yards of cut and 880,000 cubic yards of fill.; and to adopt a Mitigation Monitoring and Reporting Plan; and
- c. Adoption of an Ordinance to approve a Development Agreement between the County of Monterey and California Flats Solar, LLC and to authorize the Chair of the Board to execute the Development Agreement.

(PLN120294/California Flats, southeastern corner of Monterey County, approximately 7 miles southeast of Parkfield, South County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN120294

Owner: California Flats Solar LLC

Project Location: approximately 7 miles southeast of Parkfield

APN: 143-011-001-000, 143-011-002-000, 143-011-003-000, 143-011-004-000, 143-011-007-000, 143-011-008-000, 143-011-012-000, 143-011-023-000, 143-011-024-000, 143-011-025-000, 423-191-037-000, 423-191-038-000, 423-191-039-000, 424-181-012-000, 424-181-013-000, 424-181-014-000, 424-181-015-000, 424-181-016-000, 424-081-018-000, 424-081-036-000, 424-181-038-000, 424-191-015-000, 424-191-016-000, 424-201-007-000, 424-201-009-000, 424-201-010-000, 424-201-011-000, 424-211-001-000, 424-211-004-000, 424-211-024-000, and 424-211-025-000

Agent: Anthony Lombardo

Plan Area: South County Plan Area

Flagged and Staked: No

CEQA Action: EIR

RECOMMENDATION:

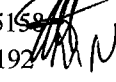
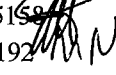

It is recommended that the Board of Supervisors continue the public hearing to February 10, 2015 for:

- a. Adoption of a resolution to certify the Final Environmental Impact Report and adopt

- associated Findings of Fact and a Statement of Overriding Considerations for the California Flats Solar Project;
- b. Adoption of a resolution to approve a Use Permit to allow the construction of a 280 Megawatt solar generating facility on an approximately 3,000 acre site including: photovoltaic (PV) solar modules, two substations (approximately 6 acres each), a switching station (approximately 6 acres), a 4,000 square foot operations and maintenance building, an approximately 155 acre utility corridor, other infrastructure needed to serve the proposed project and grading of approximately 880,000 cubic yards of cut and 880,000 cubic yards of fill.; and to adopt a Mitigation Monitoring and Reporting Plan; and
 - c. Adoption of an Ordinance to approve a Development Agreement between the County of Monterey and California Flats Solar, LLC and to authorize the Chair of the Board to execute the Development Agreement.

SUMMARY:

This project was noticed for a public hearing on February 3, 2015. The report and attachments are large and technical in nature. Staff recommends continuance of this public hearing to February 10, 2015 to complete final resolutions and development agreement and provide more time for the Board to review these documents.

Prepared by: John H. Ford, RMA Services Manager, ext. 5158 
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192 
Carl Holm, Acting Director Resource Management Agency 

cc:

Front Counter Copy; Board of Supervisors; CAL FIRE; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Department of Transportation; California Department of Fish and Wildlife; Monterey Bay Unified Air Pollution Control District; Shandon Joint Unified School District; California Department of Industrial Relations, Division of Occupational Safety and Health; San Luis Obispo County Department of Planning and Building; San Luis Obispo County Air Pollution Control District; U.S. Army Corps of Engineers; Pacific Gas and Electric Company; John Ford, RMA Services Manager; Hearst Corporation, Owner; California Flats Solar LLC/First Solar, Inc., Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); W.J. Van Bortel; Jane Wooster and Ann Myhre; Ann Gaglioti; Cameron Hunter; Holly Temple; Kathleen D. Lambeth; Tristan James Mabry; The Offset Project; Adams Broadwell Joseph & Cardozo; California Native Plant Society; Extreme Impact, Inc.; Defenders of Wildlife; Audubon California; Center for Biological Diversity; Monterey Audubon; Sierra Club Ventana Chapter Planning File PLN 120294