

**Before the Planning Commission  
in and for the County of Monterey, State of California**

In the matter of the application of:

**MYHRE ARVID J TR ET AL (AERA ENERGY LLC/  
CALIFORNIA RESOURCES CORPORATION)  
(PLN210174)**

**RESOLUTION NO. 25 - 001**

Resolution by the County of Monterey Planning  
Commission:

- 1) Adopting a Negative Declaration pursuant to  
Section 15074 of the CEQA Guidelines;
- 2) Approving a General Development Plan and  
Combined Development Permit consisting of:
  - a. Use Permit to allow construction of an  
approximately 35.5-acre 11 megawatt  
alternating current solar photovoltaic  
facility and associated site  
improvements; and
  - b. Use Permit to allow development on  
slopes exceeding 25 percent; and
- 3) Adopting a Condition Compliance Reporting  
Plan.

[MYHRE ARVID J TR ET. AL., PLN210174] 66880  
Sargents Road, San Ardo, South County Area Plan  
(APN 423-081-019-000)]

**The MYHRE ARVID J TR ET AL. (AERA ENERGY LLC/CALIFORNIA RESOURCES CORPORATION) application (PLN210174) came on for a public hearing before the County of Monterey Planning Commission on November 13, 2024, and January 8, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** - The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the County of Monterey 2010 General Plan, South County Area Plan, County of Monterey Zoning Ordinance - Inland (Title 21), and other County health, safety, and welfare ordinances related to land use development.  
**EVIDENCE:** a) The project has been reviewed for consistency with the text, policies, and regulations in the:
  - 2010 County of Monterey General Plan (General Plan);
  - South County Area Plan; and
  - County of Monterey Zoning Ordinance - Inland (Title 21).

Communications were received during staff review of the project indicating potential inconsistencies with the text, policies, and regulations in these documents. Comments have been considered in review of this application. However, as set forth in this Resolution, the evidence shows that this project is consistent with the applicable text, policies, and regulations in the above-identified plans and the County Zoning Ordinance.

- b) The project involves construction of an 11-megawatt alternating current solar photovoltaic (PV) facility that will cover approximately 35.5 acres of land. Associated site improvements include PV solar module blocks, as well as related and supporting facilities, including electrical collection lines, on-site service roads, two gates, and approximately 5,555 linear feet of security fencing, and temporary construction staging areas. The project includes installation of approximately 23,348 solar PV panels to convert solar energy into direct current electricity. The generated power will be routed from the proposed PV facility to an existing point of interconnection (power line) using an underground medium voltage collection system. The point of interconnection consists of a series of poles with pole-mounted metering and safety devices before connecting to the existing Aera Energy overhead power line, located just east of the Project site. The existing Aera Energy power line connects to the existing Aera Energy-owned and operated substation. Further, the energy generated from the Project's solar panels will be routed to three central inverters to be converted from DC to AC power. Three medium voltage transformers will increase the AC voltage from 600 volts to 12.47 kilovolts. The generated solar power will be used solely at the Aera Energy oil field and fully offset Aera Energy's energy demand currently supplied by the Pacific Gas and Electric Company (PG&E). All energy generated from the project will be consumed on-site and battery storage is not necessary. Site improvement includes approximately 5,000 square feet of development on slopes exceeding 25 percent. The Project would disturb approximately 35.5 acres of land. However, only 4.5 acres of grading (over 5 months) will occur, with cut and fill to be balanced on site. The PV facility is expected to be operational in 2025 and remain in operation through 2045-2060. Upon decommissioning of the project, the subject site will be restored to existing, or better, conditions.
- c) Allowed Uses. The property is located at 66880 Sargents Road, also known as Ferrini Flats, [Assessor's Parcel Number (APN): 423-081-019-000], South County Area Plan. The parcel is zoned Heavy Industrial (HI) with a Mineral Extraction land use designation, which allows "commercial and noncommercial wind energy conservation systems" and other uses of a similar character, density and intensity to those uses listed in this section," subject to the granting of a Use Permit. The Planning Commission finds that solar energy collection project, as described in preceding Evidence "b", is a similar

renewable energy land use as wind energy collection and is therefore allowed subject to approval of a Use Permit. Development on slopes exceeding 25 percent is an allowed use subject to the granting of a Use Permit (see subsequent evidence “1”, as well as Finding No. 7 and supporting evidence).

- d) In 1949, the County of Monterey Planning Commission approved a Use Permit (Resolution No. 631) to allow the Jergins Oil Company to explore, drill and remove oil and gas on various tracts of land near San Ardo (approximately 22,000 acres). Aera Energy (a parent company of DG West) has been producing crude oil on approximately 50 acres at the San Ardo oil fields since 1952. Consistent with South County Area Plan Policy SC-3.1, the electricity generated from the proposed solar PV facility will fully offset Aera Energy’s PG&E demand, resulting in overall energy conservation.
- e) Lot Legality. The subject 159.75-acre property (Assessor’s Parcel Number 423-081-019-000) is identified in its current configuration as the Northeast quarter of Section 11 in Township 23 South, Range 10 East of Mount Diablo Base and Meridian, as shown on the Monterey County Assessors Map (book 423, page 08). Therefore, the County recognizes the subject property as a legal lot of record.
- f) Development Standards. Development standards for the HI zoning district are identified in Monterey County Code section 21.28.070 and subsection A.2 state that setbacks shall be established by an approved General Development Plan. As specified in the attached General Development Plan, the minimum required setbacks are: 30 feet (front), 10 percent of the lot width (side) and 20 feet (rear). These setbacks are consistent with the surrounding land uses and nearby development. The maximum allowed height for main structures in the HI zoning district is 35 feet above average natural grade. The proposed solar arrays and security fencing will have a height of 8 feet. The site coverage maximum in the HI zoning district is 50 percent. The property is 159.75 acres which would allow site coverage of approximately 79.9 acres. The existing site is developed with blowdown venting system, substation, tank/vessel facility, a 1,700 square foot barn and various concrete pads for a total lot coverage of 0.87 acres. While the proposed PV facility will disturb and occupy approximately 35.5 acres, the site coverage resulting from installation of solar panels will be approximately 13.95 acres, less than 10%. As proposed, the development conforms to the required and applicable site development standards.
- g) Visual Resources. The project site is not located near a scenic highway or within an area designated as a visually sensitive. A Visibility Assessment (LIB210238, see Finding 2, Evidence “b”) and Glare Analysis was prepared for the project. The project’s installation of eight-foot solar panels will introduce low vertical, geometric elements into a landscape ranging from relatively flat to moderately steep, with rolling hills and mountainous topography, dominated by

oil rigs, rural residential properties, and dispersed vegetation. At its closest, the project site is located approximately 0.9 miles east of Highway 101. The existing dense vegetation surrounding the Salinas River, adjacent east of Highway 101, screens a majority of the subject site when viewed from Highway 101. While traveling south on Highway 101, the potential for visual impacts, such as glare, is less than significant as the solar panels will face south and are designed to capture rather than reflect sunlight, which has a lower index of refraction/reflectivity than common sources of glare in commercial environments. The proposed project has the potential to be partially visible from the north but would not be considered a dominant visual feature due to the existing vegetation, topography, distance, and the proposed security fencing. While traveling north, a majority of the project will be screened by the adjacent mountainous terrain and existing vegetation. If nighttime activities are required during the project construction and future decommissioning, use of any lighting will be directed downward to minimize impacts to neighboring properties and wildlife in the project vicinity. The project's operational component includes motion-activated security lighting and small lighting features equipped with motion detectors or on/off switches. Accordingly, a condition of approval has been incorporated requiring review and approval of an exterior lighting plan. The project, as proposed, is consistent with the 2010 General Plan and South County Area Plan.

- h) The project planner reviewed the project via the County's GIS records, and conducted a site visit on January 27, 2022, to verify that the proposed project conforms to the applicable plans and Monterey County Code.
- i) Cultural Resources. According to County of Monterey GIS, the project site is located in an area of high archaeological sensitivity. Pursuant to MCC section 21.66.050, a Phase 1 Archaeological Assessment (LIB210234, see Finding 2, Evidence "b") was prepared. The assessment identified two previously conducted reports within the project site and 10 previously conducted surveys in the 0.25-mile buffer area. One previously recorded cultural resource site was identified in proximity of the project site. However, no cultural resources have been identified within the project site itself. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction. As proposed and conditioned, the project will have a less than significant impact on tribal or cultural resources.
- j) Land Use Advisory Committee. The project was referred to the South County Land Use Advisory Committee (LUAC) for review on February 16, 2022. The LUAC, at a duly-noticed public meeting for which all persons had the opportunity to be heard, reviewed the



project and voted 4 – 0 (4 ayes and 0 noes) to support the project as proposed. The LUAC members inquired about the potential visual impacts from Highway 101 and nearby neighbors which is addressed in preceding Evidence “g.”

- k) Environmentally Sensitive Habitat Area (ESHA). The project site has been previously graded and currently supports annual grassland, coyote brush scrub, and ruderal vegetation, which is similar to the surrounding area used for oil and gas production facilities. As demonstrated in Finding 6 and supporting evidence, implementation of the project avoids or minimizes impacts on ESHA and no issues remain.
- l) Development on Slope Exceeding 25 Percent. The subject property contains rolling hills and valleys containing slopes in excess of 25% and one large flat, previously disturbed area. The project includes a Use Permit to allow approximately 5,000 square feet of development on slopes exceeding 25 percent. In this case, relocating the 35.5-acre solar facility to another portion of the subject property would result in a greater amount of development on slopes, would threaten active or idle oil wells that surrounding the project site, and would require additional ground disturbance to connect to the existing substation. Additionally, the designated location of the proposed development better achieves the goals and objectives of the General Plan and SCAP by generating renewable electricity to fully offset an oil operation’s PG&E demand while minimizing natural landform alteration. As demonstrated Finding 7 and supporting evidence, the required findings to support the development can be made in this case.
- m) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210174.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the South County Fire Protection District. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.
  - b) The following technical reports have been prepared:
    - “Geotechnical Engineering Investigation” (County of Monterey Document No. LIB210236), prepared by Ryan Privett, Krazan & Associates, Inc, Bakersfield, California, August 13, 2017;
    - “Biological Resources Habitat Assessment” (County of Monterey Document No. LIB210235) prepared by Tetra Tech, Irvine, California, March 15, 2021;
    - “Cultural Resource Record Search Report” (County of Monterey Document No. LIB210234) prepared by Tetra Tech, Irvine,

California, September 8, 2021, and response letter to HCD-Planning Services comments dated December 16, 2021

- “Preliminary Federal Aquatic Resources Delineation & State Aquatic Resource Delineation” (County of Monterey Document No. LIB210237) prepared by Padre Associates, Inc., San Luis Obispo, California, May 2021;
  - “Visual Assessment” (County of Monterey Document No. LIB210238) prepared by NextEra Energy Resources, San Francisco, California, September 17, 2021, and Glare Analysis letter, September 1, 2021;
  - “Preliminary Drainage Review for San Ardo Solar,” prepared by Valerie Huff, PE, Wallace Group, San Luis Obispo, California, October 7, 2021; and
  - “Biological Survey Report for Solar Start Light Park” (County of Monterey Document No. LIB240194) prepared by Althouse and Meade, Inc., dated June 30, 2024
- c) County staff independently reviewed the above referenced reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
- d) The project planner reviewed submitted plans and conducted a site visit on January 27, 2022, to verify that the project conforms to the plans listed above and that the project area is suitable for this use.
- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210174.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**EVIDENCE:** a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the South County Fire Protection District. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) All necessary utility facilities are available to the project site. During construction, approximately 150,000 to 250,000 gallons of non-potable water (approximately 0.8 acre-feet) is anticipated to be required for dust suppression and other purposes. Water will be pumped from an existing well, located approximately 0.2-mile northeast of the project site. Portable restroom facilities will be provided for workers during construction; no permanent sanitary facilities would be installed for project operation. Water use during operation would be less than 1.0 acre-foot per year for panel washing and general maintenance and would thus have a de minimus impact on the surrounding hydrology.
- c) Air Quality. The distance between the nearest receptor and the project site is greater than the 500-foot screening distance recommended by California Air Resources Board for the preparation of health risk assessments, indicating that potential toxic air contaminants would disperse enough to be below the emissions threshold. However, given the project's larger disturbance footprint of approximately 35.5 acres, Mitigation Measures AQ1-AQ-3 have been applied (see Finding 4, Evidence "g").

Ground-disturbing construction activities and extended periods of high heat or unusually windy conditions at the project site could increase fugitive dust and expose sensitive receptors to Coccidioidomycosis, or San Joaquin Valley Fever (Valley Fever). Valley Fever is an infectious disease caused by the inhalation fungus *Coccidioides immitis* spores that become airborne when dry, dusty soil or dirt is disturbed by natural processes or by human induced ground-disturbing activities. The project has the potential to elevate levels of the incidence of Valley Fever cases resulting from uncontrolled fugitive dust during construction activities. To ensure compliance with Labor Code Section 6709 and California Department of Public Health's guidelines and reduce safety risks, EHB has applied a non-standard condition of approval (Condition No. 5) requiring the Applicant/Owner prepare and submit a Valley Fever Management Plan to HCD-Planning and the County of Monterey Health Officer for review and approval. The plan shall be prepared in consultation with a licensed occupational medicine physician and include a job hazard analysis, a Model Valley Fever Worker Training Program, and dust suppression measures such as minimizing the area of soil disturbed, watering exposed soils, using appropriate soil stabilizers, re-vegetating graded areas to reduce airborne dust, and/or providing half-face respirators equipped with a minimum N-95 protection factor. Therefore, as conditioned and mitigated, the project will have a less than significant impact on air quality and exposed sensitive receptors, such as the construction crew.

- d) Oil Wells. A 2024 underground utility survey detected and confirmed 60 abandoned well head locations within or near the limits

of the Project and noted that all detected well heads were between 8 feet to 10 feet below grade. As designed, all cut and fill within 15 feet of abandoned oil well locations will be limited to a maximum depth of 3 feet to provide a safe buffer above the abandoned depth of the well heads (8-10 feet below the surface). Limiting the excavation to 3 feet in depth will reduce well head depths to approximately 5 to 7 feet below grade. However, these depths are consistent with CalGEM requirements, which mandate that well heads are capped or cut off and welded closed with steel plates at least 5 feet below grade, but no more than 10 feet (California Code of Regulations Title 14 § 1723.5 - Surface Plugging). Racking for the solar arrays will be supported by a combination of ballast foundations (concrete foundations set on grade) and driven piles. At locations where an abandoned oil well is known to exist, only ballasted foundations would be installed, and no driven piles would be installed within a 15 foot radius of the oil well. This design approach would ensure no driven piles come in contact with an abandoned oil well.

- e) Release of Toxic Gasses. If impacts to known or unknown wells were to occur, hydrogen sulfide steam, methane gas, or other toxic gasses could be released and pose a potential hazard to the construction workers or nearby occupants. Although designed to avoid impacts to the on-site wells, impacts to wells are required to comply with applicable CalGEM requirements and Public Resources Code section 3208.1. These state regulations establish well re-abandonment responsibility when a previously plugged and abandoned well is impacted by planned property development or construction activities and require impacted or leaking well(s) are re-abandoned or re-capped in accordance with applicable CalGEM requirements. Mitigation Measure HM-1 requires the Applicant prepare and implement an Emergency Action Plan that contains emergency contact information, procedures to follow if toxic gasses or other substances are released, construction crew safety zones, and remediation measures. Should impacts to oil wells occur during construction, operation, or decommissioning activities, this mitigation measure requires compliance with applicable CalGEM, Public Resource Code, and California Code of Regulation sections. Additionally, this mitigation measure requires remediation of any soil discovered to be contaminated with hydrocarbons. Finally, this mitigation measure requires that the Applicant/Owner/Project Operator shall also enter into a non-standard Indemnification Agreement with the County of Monterey explaining that the Applicant/Owner/Project Operator, and all applicable successors-in-interest, will defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from all claims, damages, injuries, accidents, and losses arising from the Proposed Project. This includes, but is not limited to, the Applicant/Owner/Project Operator being fully responsible for: any costs associated with damaging or impacting on-site oil well(s); the

removal of solar panels necessary to access impacted well sites, re-abandonment of impact well(s); re-installation of solar panels (and associated equipment); remediation of contaminated soils; and other consequential activities.

- f) Soil Remediation. The project site's soils were remediated in March 2015 and therefore contaminated soils are unlikely to be encouraged during construction. However, should such soils, including hydrocarbon-contaminated soils, be discovered during ground-disturbing activities, Mitigation Measure HM-1 requires that the Applicant/Owner/Project Operator remediate contaminated soils in accordance with applicable state requirements.
- g) The project planner reviewed submitted plans and conducted a site visit on January 27, 2022, to verify that the project, as proposed and conditioned/mitigated, would not impact public health and safety.
- h) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN2100174.

4. **FINDING:**

**CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the County of Monterey Planning Commission, there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

**EVIDENCE:**

- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.
- b) County of Monterey as Lead Agency, through HCD-Planning, prepared an Initial Study pursuant to CEQA. The initial study is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN210174).
- c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the initial study, HCD-Planning prepared a mitigated negative declaration.
- d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN210174 was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on September 25, 2024, and circulated for public review from September 25, 2024, through October 25, 2024 (State Clearinghouse Number 2022060506).

- e) Resource areas that were analyzed in the IS/MND included: aesthetics, air quality, biological resource, cultural resources, geology and soil, greenhouse gas emissions, energy, hazards and hazardous materials, hydrology and water quality, noise, transportation, wildfires, and tribal cultural resources.
- f) The IS/ND identified no impacts to recreation, utilities and service systems, agriculture and forest resources, land use and planning, population and housing, mineral resources and public services.
- g) The County identified potentially significant impacts on biological resources, air quality, hazards and hazardous materials, and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Mitigation Measures AQ-1 through AQ-3 require adherence to specific dust control practices, preparation and implementation of a Construction Staging Management Plan, and address vehicle emissions, the use of diesel vehicles, and idling. Mitigation Measure BIO-1 requires that the Applicant to enter into a contract with a qualified biologist to prepare and implement a Biological Education Program for Employees, monitor of initial ground disturbing and trenching activities, and conduct pre-construction and pre-decommissioning surveys for the American badger, Coast horned lizard, Western spadefoot, Salinas pocket mouse, and the Burrowing owl. While no known Tribal cultural resources exist at the Project site, construction-related activities could potentially affect a buried Tribal cultural resource or a previously unknown Tribal cultural resource. To reduce this potential impact to a level less than significant level, Mitigation Measure TR-1 has been applied to require that a tribal member traditionally and culturally affiliated with the vicinity project site monitor ground-disturbing activities. Finally, in the event that inadvertent impacts to on-site oil wells occur, Mitigation Measure HM-1 requires preparation and implementation of an Emergency Action Plan that contains emergency contact information, procedures to follow if toxic gasses or other substances are released, construction crew safety zones, and remediation measures. These mitigation measures have been incorporated into the project as conditions of approval (Condition Nos. 11 through 16). All other standard topics of environmental analysis were found to have less than significant impacts or no impacts.
- h) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (HCD-Planning File No. PLN210174) and are hereby incorporated herein by reference.
- i) Pursuant to Public Resources Code section 21080.3.1 et seq., County of Monterey HCD-Planning formally notified the Salinan Tribe and Esselen Tribe that the proposed project required environmental review. No responses or formal consultation were requested during

the 30-day period. Following the public review period of the draft IS/MND, the Salinan Tribe called County staff and requested tribal monitoring for all ground disturbance below four feet. The draft IS/MND includes Mitigation Measure TR-1, which requires that a tribal monitor observe all project-related grading and excavation.

- j) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with County of Monterey regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (Condition No. 10).
- k) Analysis contained in the initial study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a state filing fee plus the County recording fee, unless CDFW determines that the project will have no effect on fish and wildlife resources. In this case, for purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The initial study was sent to CDFW for review, comment, and to recommend necessary conditions to protect biological resources in this area. The project will be required to pay the state fee plus a fee payable to the County of Monterey Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 8).
- l) Prior to circulation of the draft IS/MND, the County prepared and circulation a draft Initial Study/Negative Declaration (IS/ND) in 2022. During and following the public review period for the draft IS/ND, the County received comments on the draft IS/ND from the California Department of Fish and Wildlife, the Salinan Tribe, the California Department of Conservation (Geologic Energy Management Division; “CalGEM”), and Adams Broadwell Joseph & Cardozo. CDFW raised concerns about water pollution and potential impacts on special status plant and animal species, specifically, the State threatened and federally endangered San Joaquin kit fox, the State threatened tricolored blackbird, the State and federally Least Bell’s vireo, the California species of special concern Northern California legless lizard, the pale yellow layia, small flowered gypsum loving larkspur, and Abbott’s bush mallow. The Salinan Tribe raised concerns about impacts on tribal cultural resources. Though CalGEM’s comment letter noted that the project site has approximately 65 “plugged and abandoned oil and gas wells”, CalGEM requested additional review time to determine whether oil wells would be impacted with development activities. Finally, Adams Broadwell Joseph & Cardozo comment letter claimed

that the Negative Declaration failed to provide an adequate description of the existing setting, failed to properly analyze potential impacts on hazards and hazardous materials, failed to adequately analyze or describe potential impacts on biological resources, and failed to adequately analyze potential air quality impacts. Additionally, this comment letter argued that there is substantial evidence supporting a fair argument that the project will result in potentially significant, unmitigated impacts on biological resources and air quality resources, including with the release Valley Fever fungus spores. Following consideration of these concerns and given the new information in the record, the County revised the draft Initial Study and circulated a Mitigated Negative Declaration. The revised draft IS/MND provided information and mitigation measures addressing CDFW, Salinan Tribe, Adams Broadwell Joseph & Cardozo, and CalGEM concerns. No comments were received during the public review period for the draft IS/MND. However, after the public review period for the re-circulated draft IS/MND, the County received one comment from CalGEM. This comment letter acknowledges that the project site and surrounding area contains approximately 65 oil wells and requests additional review time to determine that the abandonment status for each well. Per the CalGEM's online mapping database, all wells within the project boundaries have a "plugged" status. CalGEM's comment letter also provides a summary of its regulations and general recommendations. Per this letter, CalGEM categorically advises against building over, or in any way impeding access to oil, gas, or geothermal wells (note: Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street). Should a local jurisdiction, such as the County of Monterey, permit development over abandoned wells, liability and re-abandonment responsibility is shifted from CalGEM to the property owner and permitting authority/local jurisdiction. An additional comment letter from CalGEM was submitted on November 8, 2024, outlining the abandonment status of each well and recommending that the Applicant/Owner remediate soils containing hydrocarbons and record a notice disclosing the existence of all wells located on the property and the potential significant issues associated with any improvements near oil or gas wells. Mitigation Measure HM-1 addresses potential impacts to the on-site wells, requires adherence to applicable State and CalGEM requirements, including well re-abandonment and remediation of hydrocarbon contaminated soils requirements, places all well re-abandonment responsibility on the Applicant/Owner/Project Operator, and requires that Applicant/Owner/Project Operator hold harmless the County the from all claims, damages, injuries, accidents, and losses arising from the Proposed Project (see Finding No. 3, Evidence "f"). Condition No. 19 requires the Applicant/Owner to record a notice disclosing the existence of all wells located on the property and the potentially significant issues associated with any improvements near oil or gas wells. Adherence to Mitigation Measure HM-1 and Condition



No. 19 adequately address CalGEM comments. Additionally, following the public review period of the draft IS/MND, the Salinan Tribe called County staff and requested tribal monitoring for all ground disturbance below four feet. The draft IS/MND includes Mitigation Measure TR-1, which requires that a tribal monitor observes all project-related grading and excavation. All other commentors on the 2022 draft Initial Study/Negative Declaration did not comment on the 2024 draft Initial Study/Mitigated Negative Declaration and their initial concerns are presumed to be resolved with implementation of Condition No. 5 and Mitigations Measures AQ-1, AQ-2, AQ-3, BIO-1.

- m) Pursuant to CEQA Guidelines section 15073.5 and 15074.1, on January 8, 2025, the Monterey County Planning Commission modified the language of Mitigation Measure HM-1 to be more effective by clarifying required actions. The modified language does not create a new adverse environmental effect and reduces the potentially significant environmental impact to the same degree as the original mitigation measure.
- n) The Planning Commission finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.
- o) The County of Monterey Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at duly noticed public hearings held on November 13, 2024.
- p) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) County staff reviewed records of County of Monterey HCD-Planning and HCD-Building Services, and is not aware of any violations existing on the subject property.
  - b) Staff conducted a site inspection on January 27, 2022, to assess and confirm that no violations exist on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210174.

6. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)** – The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the South County Area Plan, 2010 General Plan, and applicable zoning codes.

- EVIDENCE:**
- a) In accordance with Title 21 section 21.66.020, a Biological Resources Habitat Assessment (HCD-Library No. LIB210235), Preliminary Federal Aquatic Resources Delineation and State Aquatic Resource

Delineation Report (HCD-Library No. LIB210237), Biological Survey Report for Solar Start Light Park (HCD-Library No. LIB240194) and Preliminary Drainage Report were prepared for the proposed project. The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA).

- b) The project site previously supported oil operations and has since been graded and partially developed with a construction staging area, oil well, road, concrete pad, transformers, processing piping, and fencing.
- c) The Project Biologist determined that implementation of the proposed project (construction and/or decommissioning activities) has the potential to impact five special status animal species that have a moderate to high potential of being on-site and/or their habitat: American badger, Coast horned lizard, Western spadefoot, Salinas pocket mouse, and the Burrowing owl. Mitigation Measure BIO-1 has been applied and will reduce the potentially significant impact on these species to a level less than significant. Mitigation Measure BIO-1 requires that the Applicant to enter into a contract with a qualified biologist to prepare and implement a Biological Education Program for Employees, monitor of initial ground disturbing and trenching activities, and conduct pre-construction and pre-decommissioning surveys for the American badger, Coast horned lizard, Western spadefoot, Salinas pocket mouse, and the Burrowing owl.
- d) The California Department of Fish and Wildlife (CDFW) also informed staff that the San Joaquin kit fox and Northern California legless lizard have the potential to be on-site. The Project Biologist determined that both of these species have a very low to low potential to occupy the site. Though no adverse impacts on the San Joaquin kit fox and Northern California legless lizard are anticipated, the Applicant proposes to conduct a pre-construction survey for the San Joaquin kit fox; this requirement has been incorporated into Mitigation Measure BIO-1.
- e) The project site was evaluated through a literature review to determine if any wetlands and waters potentially subject to jurisdiction by the Army Corps of Engineers, Regional Water Quality Control Board, or CDFW were present and concluded that a man-made drainage basin and ephemeral drainage, totaling approximately 1.4 acres, meet the definitions for State wetlands and waters. By design, the proposed project includes a 100-foot buffer to avoid potential impacts to the basin and drainage features during construction, operation, and decommissioning. Although all proposed site disturbance is located outside of the 100-foot buffer, protective construction fencing and fiber rolls would be installed prior to construction and decommissioning activities along the development boundaries adjacent to the identified basin and drainage features to further avoid potential impacts (Condition No. 18).
- f) Several avian species of concern have the potential to occupy nearby trees, including the Tricolored blackbird and Least Bell's vireo.

Although no trees are proposed for removal, the project would also be required to implement Condition No. 6, which requires obtaining a nesting bird survey prior initiation of construction to avoid potential impacts to avian species. Further, as detailed in the draft General Development Plan, the proposed security fencing would incorporate design measures that increase the fence's visibility to reduce the potential for wildlife entanglement. Application of Condition No. 17 ensures this design component is implemented prior to final inspection by HCD-Building Services.

- g) Consistent with Title 21 section 21.66.020.D and General Plan Policy OS-5.4, adherence to Mitigation Measure BIO-1 and Condition Nos. 6 and 11 will ensure that implementation of the proposed project will not harm sensitive species with a potential of being on-site and will ensure long-term maintenance of the project site's sensitive habitats, including the drainage feature.
- h) The project planner conducted a site inspection on January 27, 2022, to verify that the proposed project on the subject parcel conforms to the applicable plans and Title 21.
- i) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210174.

**7. FINDING: DEVELOPMENT ON SLOPE EXCEEDING 25 PERCENT–**

There is no feasible alternative which would allow development to occur on slopes of less than 25 percent, and there is no alternative location to position the proposed development. Also, the location of the proposed development better achieves the goals, policies, and objectives of the applicable land use plan than other development alternatives.

- EVIDENCE:**
- a) The project includes application for development on slopes exceeding 25 percent to allow approximately 5,000 square feet of grading and trenching for utilities. Pursuant to General Plan Policy OS-3.5, a Use Permit is required and the criteria to grant such permit has been met in this case.
  - b) Development on slopes that exceed 25 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25 percent, and/or the proposed development better achieves the goals, policies, and objectives of the 2010 General Plan. In this case, the proposed project has reduced development on slopes by 5,000 square feet (original proposed to impact 10,000 square feet of steeper slopes), and the selected project location contains the largest amount of relatively flat and vacant land. The remainder of the parcel primarily contains hills with slopes exceeding 25 percent and is developed with active and idle oil and gas wells. Relocating the 35.5-acre solar facility would result in a greater quantity of development on slopes exceeding 25 percent than proposed and could pose a greater hazard to the environment by potentially impacting active or idle oil and gas wells that may release toxic gasses or other contaminants. Further, the current project

location is directly adjacent to the existing substation, which the generated energy will be transmitted to, and thus is the most appropriate location for the proposed development. The designed location of the proposed development also better achieves the goals and objectives of the 2010 General Plan and South County Area Plan by generating renewable electricity to offset an oil operation's PG&E demand, minimizing landform alteration, and avoiding impacts to active or idle oil wells. This project is consistent with Senate Bill 100, which established a landmark policy requiring renewable energy and zero-carbon resources supply 100 percent of California's electricity by 2045.

- c) The Proposed Project would include 4.5 acres of grading, all of which was previously disturbed, and approximately 1,872 cubic yards of cut and 2,103 cubic yards of fill. Ground disturbance for installation of the solar panels would occur to a depth of approximately three to five feet below ground level. Due to the low-strength characteristics of the soils on the project site, there is the potential for soil settlement associated with liquefaction to occur on site, which could result in damage to the proposed structures and equipment. The site-specific Geotechnical Report recommends over-excavation and re-compaction of the upper loose native soil and fill material, which would reduce the potential for significant settlement associated with soil liquefaction within the project site. As required by MCC Title 16 section 16.08.110.D, all recommendations from the project's geotechnical report shall be incorporated into the approved grading plans prior to issuance of the grading permit.
- d) The proposed project would also be required to comply with MCC Chapter 16.12, Erosion Control, which sets forth required provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions. Condition No. 4 requires the applicant to obtain a Stormwater Pollution Prevention Plan, which would reduce erosion and topsoil loss from stormwater runoff during construction.
- e) County staff reviewed the project plans and visited the site on January 27, 2022 to analyze possible development alternatives and verify that the subject project minimizes development on slopes exceeding 25 percent.
- f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210174.

8. **FINDING:** **GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if the lot is in excess of one acre.

**EVIDENCE:** a) The proposed project is located in a HI zoning district (MCC Chapter 21.28). The subject parcel is 159.75 acres; therefore, a GDP is

required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.

- b) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the South County Fire Protection District. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general (see Finding 3).
- c) The draft General Development details the proposed project's major components and supporting facilities, construction, operation/maintenance, and decommissioning activities, and proposed measures and design features (including setbacks; see Finding No. 1, Evidence f'). The GDP is attached hereto and incorporated herein by reference.
- d) Construction. Project construction will occur over approximately five-months anticipated to begin in March 2025, with operation commencing in the fourth quarter of 2025. Construction will include site preparation, grading, preparation of staging areas and on-site access routes, assembling the racking system, and constructing electrical interconnection facilities. The existing fencing, transformers, and equipment in the staging area on site will be removed, as well as the processing piping, and the existing road would be abandoned. On-site roads will be used and may be improved or surfaced with compacted gravel. During construction, approximately 150,000 to 250,000 gallons of non-potable water (approximately 0.8 acre-feet) is anticipated to be required for dust suppression and other purposes. If hazardous wastes do occur on-site, they would be removed and disposed of in accordance with local, state, and federal laws.
- e) Operation and Maintenance. Once constructed, the project will operate 7 days per week, 365 days per year. The facility will be operated by Aera Energy or an affiliated company. Only minimal, infrequent on-site maintenance activities will be required for panel washing, equipment repair, replacement, and vegetation control. The expected maintenance would be incorporated into the existing Aera Energy operation and maintenance activities and would therefore generate minimal traffic during operation. Operation will not require any additional workers beyond those already employed by Aera Energy. Water use during operation would be less than 1.0 acre-foot per year for panel washing and general maintenance. The need for panel washing would be infrequent (e.g., months to years between washings) and determined based on the actual condition of the solar panels and any expected benefit from cleaning.
- f) Decommissioning. The proposed solar array is expected to be operational in 2025 and to remain in operation through 2045-2060. Pre-dismantling activities include de-energizing and isolating the

project from external electrical lines and delineated staging areas. As reclamation and equipment removal can take a year or more, access roads, fencing, sanitary facilities, and electrical power may temporarily remain in place for use by the reclamation and restoration workers until no longer needed. Environmental protection measures installed during construction activities would be implemented during project reclamation and restoration. Consistent with current standard decommissioning practices, the PV solar modules and rack supports would be removed in their entirety from the site using cranes, dump trucks, and flat-bed and rear-loader garbage trucks. Some or all of the components (i.e., aluminum and steel components) would be salvaged and/or recycled, as feasible. Components that cannot be salvaged would be removed and disposed of in accordance with applicable laws and regulations. The PV modules are not considered hazardous waste and would be disposed of in an approved landfill near the project site or recycled by an approved module recycler. Electrical equipment including inverters, transformers, cables, overhead lines, and substation infrastructure would be reclaimed in accordance with local, state, and federal laws. Hazardous wastes are not anticipated to be on-site. If hazardous wastes do occur on-site, they would be removed and disposed of in accordance with local, state, and federal laws. Roads that will not be reused for future uses would be restored to preconstruction conditions.

- g) Restoration. Once the Proposed Project is decommissioned, the site would be restored to current conditions. This would include removal of roads, parking areas, and the substation, de-compaction of soils using disking, and reseeded of disturbed areas. Reseeding would be accomplished with manually operated cyclone-type bucket spreaders, mechanical seed spreaders, blowers, hydroseeders, rubber-tired all-terrain vehicles equipped with mechanical spreaders, or other similar or more effective measures. If site restoration through reseeded is not feasible due to lack of water or other environmental factors, the Applicant/Owner would work with County of Monterey to identify and implement an alternate solution.
- h) Staff conducted site inspections on January 27, 2022, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site.
- i) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210174.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the County of Monterey Board of Supervisors.

**EVIDENCE:** a) Board of Supervisors. Pursuant to CEQA Guidelines Section 15074(f), when a non-elected decision-making body within a local lead agency adopts a negative declaration, that adoption may be appealed to the agency's elected decision-making body. Therefore, and pursuant to Section 21.80.040 of the County of Monterey Zoning

Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

## **DECISION**

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

1. Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
2. Approve a General Development Plan and Combined Development Permit consisting of a:
  - a. Use Permit to allow construction of an approximately 17.3-acre 11 megawatt alternating current solar photovoltaic facility and associated site improvements; and
  - b. Use Permit to allow development on slopes exceeding 25 percent; and
3. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

All work must be in general conformance with the attached plans and this approval is subject to 19 conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of January, 2025, upon motion of Commissioner Getzelman, seconded by Commissioner Work, by the following vote:

AYES: Shaw, Getzelman, Mendoza, Work, Gomez, Diehl

NOES: None

ABSENT: Roberts, Gonzalez, Monsalve

ABSTAIN: Hartzell

DocuSigned by:

*Melanie Beretti*

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Melanie, Beretti, ACIP

Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON **JANUARY 21, 2025.**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEBRUARY 3, 2025.**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

### **NOTES:**

1. You will need a building permit and must comply with the County of Monterey Building Ordinance in every respect.



Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from County of Monterey HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

# County of Monterey HCD Planning

## Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN210174

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** General Development Plan and Combined Development Permit consisting of: 1) a Use Permit to allow construction of a 35.5 acres 11 megawatt (MW) alternating current (AC) solar photovoltaic facility and associated site improvements; and 2) a Use Permit to allow development on slopes exceeding 25%. The property is located at 66880 Sargents Road, San Ardo (Assessor's Parcel Number 423-081-019-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A General Development Plan and Combined Development Permit (Resolution Number 25-001) was approved by the Planning Commission for Assessor's Parcel Number 423-081-019-000 on January 8, 2025. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. County of Monterey HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

### 4. CALIFORNIA CONSTRUCTION GENERAL PERMIT

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to HCD-Environmental Services. In lieu of a SWPPP, a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (HCD-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

## 5. EHSP01 – VALLEY FEVER MANAGEMENT PLAN

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** To ensure compliance with Labor Code Section 6709 and California Department of Public Health's guidelines, the Applicant shall prepare a Valley Fever Management Plan (the Plan) to minimize potential exposure to the coccidioides fungus by workers and other potentially sensitive receptors. The plan shall include the following components and/or provisions, and is subject to review and acceptance by the Monterey County Health Officer:

- The Plan shall be developed in consultation with a licensed occupational medicine physician specializing in pulmonary epidemiology;
- The Plan shall include a job hazard analysis [in compliance with California Occupational Safety and Health Administration (Cal/OSHA) regulations] for any worker that will be exposed to dust;
- The Plan shall describe the roles and the responsibilities of construction personnel to apply appropriate Valley Fever safety procedures and dust control measures to minimize potential worker and public exposure to dust;
- The Plan shall include specific measures to reduce the potential for exposure to Valley Fever, including but not limited to the following:
  - o Model Valley Fever Worker Training Program and Safety Measures.
  - o Provide National Institute for Occupational Safety and Health-approved half-face respirators equipped with a minimum N-95 protection factor for use during soil-disturbing activities.
  - o Dust suppression measures, including specific measures that must be taken if daily wind speeds exceed 15 mph or peak daily temperatures exceed 95 degrees Fahrenheit for three consecutive days.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading/construction permit(s), submit to the Environmental Health Bureau a Valley Fever Management Plan for review and acceptance by the Health Officer. Components of the accepted plan shall be included as notes on the approved plan set.

On and on-going basis, the Applicant/Owner shall adhere to the Valley Fever Management Plan for the duration of construction and future decommissioning activities.

## 6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any ground disturbing activity that occurs during the typical bird nesting season (February 1-August 31), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance, the Owner/Applicant shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

## 7. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

## 8. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

## 9. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All permanent and temporary exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 10. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

## 11. MM AQ-1 - DUST CONTROL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To reduce the exposure of nearby sensitive receptors to dust emissions from grading, construction, and decommissioning activities on the project site, the following language shall be included on all grading, construction, and demolitions plans for the project prior to issuance of grading permits, subject to review and approval by County of Monterey HCD.

Dust control measures shall be employed to reduce visible dust leaving the site. The following measures recommended by the air district, or equally effective substitute measures shall be used:

- a. Use non-potable on-site well water to add moisture to the areas of disturbed soils twice a day, every day until all grading activities are complete and disturbed soils are revegetated and/or developed, to prevent visible dust from being blown by the wind;
- b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
- c. Apply non-toxic binders to and/or hydroseed disturbed soils where grading is completed and on disturbed soils that are unused for at least four consecutive days prior to paving, foundation construction, or placement of other permanent cover.
- d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;
- e. Maintain at least 12 inches of freeboard and cover all trucks hauling dirt, sand, or loose materials;
- g. Stop grading and earth moving if winds exceed 15 miles per hour or peak daily temperatures exceed 95 degrees Fahrenheit for three consecutive days;
- h. Pave or lay down gravel on roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
- i. Post a publicly visible sign on the nearest public road intersection with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of MBARD shall also be visible to ensure compliance with Rule 402 (Nuisance); and
- j. Limit the area under construction at any one time.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading and/or building permit, the Applicant shall include a note on the construction plans that includes the language contained in Mitigation Measure AQ-1.

The applicant/contractor shall adhere and implement the measures contained in Mitigation Measure AQ-1 until completion of grading and construction of the Project.

Prior to final of any grading and/or building permit, the Applicant shall provide evidence to County of Monterey HCD that Mitigation Measure AQ-1 has been successfully implemented.

## 12. MM AQ-2 - CONSTRUCTION STAGING MANAGEMENT PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to the issuance of any grading and/or building permits, the Applicant shall prepare a Construction Staging Management Plan. The Construction Staging Management Plan shall be provided to Monterey County HCD for review and approval. The plan shall include the following restrictions:

- a. Heavy-duty diesel vehicles shall be required to have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation; and
- b. Construction equipment and heavy-duty diesel trucks idling shall be avoided, where feasible, and if idling is necessary, it shall not exceed five minutes or beyond regulatory requirements – saves fuel and reduces emissions.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading and/or building permit, the HCD-Planning and Engineering Services shall review and approve the Construction Staging Management Plan to ensure that it contains the restrictions on construction equipment identified in Mitigation Measure AQ-2.

## 13. MM AQ-3 - VEHICLE EMISSIONS

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to the issuance of any grading and/or building permits (construction and demolition), the following language shall be included in all construction or demolition plans: "All construction or demolition equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall, at a minimum, meet Tier 3 emission or Tier 4 emission standards (depending on when year vehicle was added to the fleet) listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment shall include the use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel."

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading and/or building permit, HCD-Planning shall review and approve the construction documents to ensure that they contain the language contained in Mitigation Measure AQ-3.



#### 14. MM BIO-1 - PROJECT BIOLOGIST

Responsible Department: Planning

**Condition/Mitigation  
Monitoring Measure:**

To ensure grading, construction, and decommissioning activities do not adversely affect the special-status species that may inhabit the Project site or its surroundings, including but not limited to the Coast Horned Lizard (CHL), Salinas Pocket Mouse (SPM), Western Spadefoot (WS), American Badger (AB), and Burrowing Owl (BO), the Applicant/Owner shall contract with an Althouse and Meade, Inc or another qualified biologist ("Project Biologist") with appropriate scientific collection/handling permits, to prepare and implement a Biological Education Program for Employees ("BEPE"), monitor of initial ground disturbing and trenching activities, and conduct pre-construction surveys for CHL, SPM, WS, SJKF, AB, and BO. All survey results shall be submitted to HCD-Planning. After initial ground-disturbing project activities are complete, the qualified biologist will train an individual from the construction crew to act as the on-site construction biological monitor. The construction biological monitor will be the contact for any special-status wildlife species encounters, will conduct daily inspections of equipment and materials stored on site and any holes or trenches prior to the commencement of work, and will ensure that all installed fencing stays in place throughout the construction and decommissioning period. The qualified biologist and the construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the project. Any handling and relocation protocols of special-status wildlife species will be conducted by a qualified biologist with appropriate scientific collection/handling permits. Upon completion of construction and decommissioning activities, a final report shall be submitted to HCD-Planning for review and approval.

1) The BEPE training session shall be conducted prior to ground disturbance and with all project staff and construction personnel. The BEPE shall instruct attendees on habitat sensitivity, identification of special-status species, required practices prior to start of construction, general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, penalties for non-compliance, and the ability for the Project Biologist to halt work.

2) 14-days prior to the start of ground-disturbing activities (construction and decommissioning), the Project Biologist shall conduct a pre-construction survey for CHL, SPM, WS, SJKF, AB and their habitat.

a. If CHL or SPM are found in work areas, the Project Biologist will first attempt to allow the individuals to move out of the work area on their own accord, but if conditions do not allow this, the Project Biologist will capture individuals and relocate them to the nearest suitable habitat outside the work area, as allowed under the Scientific Collecting Permit.

b. If any areas are determined to be occupied by WS, these areas shall be staked or fenced with a minimum 50-foot buffer. No construction/maintenance activities shall occur within the buffer area until the individuals and/or larvae have left of their own accord or are relocated to a suitable habitat by the Project Biologist, as allowed under the Scientific Collecting Permit.

c. If occupied SJKF dens or AB burrows are present with either adults or pups, exclusionary fencing with a minimum buffer of 100 feet shall be installed and maintained until the den/burrows are vacant. If dens or burrows are not occupied, they may be collapsed under the supervision of the Project Biologist, and no further mitigation is necessary.

ADDITIONAL TEXT BELOW:

**Compliance or  
Monitoring  
Action to be  
Performed:**

**ADDITIONAL TEXT:**

- 3) The Project Biologist shall conduct a standard burrowing owl survey, per the guidelines set forth by the 1993 CDFW Burrowing owl survey protocol, prior to the start of construction. If the Burrowing owl is determined to be present, then the Project Biologist shall follow the guidelines of the 1993 CDFW Burrowing owl survey protocol and set forth mitigation to avoid and minimize impacts. If the results of the pre-construction surveys are negative for Burrowing owls, no further mitigation is required.
- 4) The Project Biologist shall be retained to monitor initial grading and trenching activities. Any special status wildlife observed during monitoring shall be allowed to move out of work limits of their own volition or shall be captured and relocated to nearby suitable habitat by the qualified biologist, as necessary and in compliance with state and federal Endangered Species Act regulations.
- 5) Upon completion of construction and decommissioning activities, a final report shall be submitted to HCD-Planning for review and approval that is sufficient in detail to explain how protection objectives have been met and any impacts incurred outside those previously analyzed including, though not limited to deviation from measures, modifications required in the field, occurrences of halting construction and/or any other issues identified.

**ACTIONS NEEDED:**

Prior to issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist detailing the requirements of this mitigation measure.

14 days prior to project-related ground disturbance, the project biologist shall submit the CHL, SPM, WS, SJKF, AB, and BO pre-construction survey results to HCD-Planning. If occurrences were documented, the Project Biologist shall adhere to the requirements of this mitigation.

Prior to project-related ground disturbance, the project biologist shall conduct a worker training session for all project staff, and upon completion of the training session, the Applicant/Owner shall provide to HCD-Planning a copy of the form signed by all training attendees.

Prior to final inspection of grading, construction, or demolition permits from Building Services, Owner/Applicant/Project Biologist shall submit to HCD-Planning for review and approval a final report detailing how protection objectives have been met and any impacts incurred outside those previously analyzed including, though not limited to deviation from measures, modifications required in the field, occurrences of halting construction and/or any other issues identified.

## 15. MM HM-1 - EMERGENCY ACTION PLAN AND WELL RE-ABANDONMENT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Approximately 65 abandoned wells are within or near the limits of the Proposed Project, and have well heads between 8 feet to 10 feet below grade. If impacts to known or unknown wells were to occur, hydrogen sulfide steam, methane gas, or other toxic gasses could be released and pose a potential hazard to the construction workers or nearby occupants. Therefore, the Applicant/Owner shall prepare and implement an Emergency Action Plan (EAP) that contains emergency contact information, procedures to follow if toxic gasses or other substances are released, construction crew safety zones, and remediation measures. If impacts to wells were to occur during construction or decommissioning activities, the Proposed Project shall comply with applicable California Department of Conservation, Geologic Energy Management Division (CalGEM) requirements, California Public Resources Code section 3208.1, and California Code of Regulations Title 14 section 1723.5, which establish well re-abandonment responsibility when a previously plugged and abandoned well is impacted and requires impacted/leaking wells to re-abandoned or re-capped. CalGEM is the appropriate body to determine whether impacts to wells have occurred. The Applicant/Owner/Project Operator shall also enter into an agreement with the County of Monterey explaining that the Applicant/Owner/Project Operator, and all applicable successors-in-interest, will defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from all claims, damages, injuries, accidents, and losses arising from the Proposed Project. This includes, but is not limited to, the Applicant/Owner/Project Operator being fully responsible for: any costs associated with damaging or impacting on-site oil well(s); the removal of solar panels necessary to access the impacted well sites, re-abandonment of impact well(s); re-installation of solar panels (and associated equipment); remediation of contaminated soils; and other consequential activities. Hydrocarbon-contaminated soil, as regulated by CalGEM, must be disposed of at a permitted hazardous waste landfill. The Applicant/Owner/Project Operator shall consult with CalGEM and the California Department of Toxic Substances Control for specific guidance on disposal procedures. If no impacts or leaks occur during construction, general maintenance, and/or decommissioning activities, re-abandoning or re-capping of wells is not required.

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner/Project Operator shall submit an EAP to HCD-Planning for review and approval. This EAP shall be adhered to on an on-going basis during ground-disturbing activities.

Prior to the issuance of construction or grading permits from HCD-Building Services, the Applicant/Owner/Project Operator shall enter into an agreement with the County of Monterey complying with the language of this mitigation measure and shall record the agreement on title.

Prior to final inspection, the Applicant/Owner shall submit a report to HCD-Planning detailing whether oil wells were impacted during construction, compliance with the EAP and CalGEM requirements, and what remediation measures were implemented, if any.

## 16. MM TR-1 - ON-SITE TRIBAL MONITOR

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To ensure that Tribal Cultural Resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately California Native America Heritage Commission (NAHC)-recognized representative, shall be on-site and observe all project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the Applicant/Owner/contractor shall refer to and comply with Condition PD003(A) as applicable. This mitigation is not intended to alleviate the responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of initial project-related grading.

Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the Property Owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the fieldwork. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University prior to final of construction permits. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and the penalty for violation pursuant to PRC section 5097.994.

Prior to final inspection from HCD-Building Services, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

## 17. PDSP001 - SECURITY FENCING DESIGN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The project site has the potential to be used by migratory bird species, specifically as a fly over location. To reduce and/or avoid potential wildlife entanglement, the Applicant/Owner shall submit security fencing schematics that incorporate design measures that increase the fence's visibility. While the fence's visibility shall not impact the public viewshed, special design measures shall be introduced to increase the visibility of the fence for wildlife. The Project Biologist shall be consulted with on the final design.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction of grading permits, the Applicant/Owner shall submit security fencing designs meeting the requirement of this condition to HCD-Planning for review and approval.

Prior to final inspection, the Applicant/Owner shall demonstrate that the final security fencing design has been installed.

## 18. PDSP002 - WETLAND BUFFER

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** A man-made drainage feature, totaling approximately 1.4 acres and meeting the definition for State wetlands and waters, is adjacent to the project site. The Proposed Project has been designed with a 100 foot buffer from this wetland feature. Although all proposed site disturbance is located outside of the 100-foot buffer and no impacts to this wetland are anticipated, the GDP proposes the installation of protective construction fencing and fiber rolls. These protective measures would be installed prior to construction and decommissioning activities along the development boundaries adjacent to the identified basin and drainage features. Accordingly, prior to the start of construction, the Applicant/Owner to submit evidence to HCD-Planning confirming the installation of this design/project component.

**Compliance or Monitoring Action to be Performed:** 15 days prior to the start of construction, the Applicant/Owner to submit evidence to HCD-Planning confirming the installation of protective construction fencing and fiber rolls along the 100 foot buffer from the drainage feature.

On and on-going basis during ground disturbing activities (construction, grading, and decommissioning), the protective fencing and fiber rolls shall remain in place.

## 19. PDSP004 - OIL & GAS WELL DISCLOSURE NOTICE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of construction or grading permit, the Applicant/Owner/Project Operator shall record on title a notice disclosing the existence of all oil and gas wells located on the Proposed Project site and the potentially significant issues associated with developing improvements near and/or over oil or gas wells.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction or grading permit, the Applicant/Owner/Project Operator shall record on title a notice disclosing the existence of all oil and gas wells located on the Proposed Project site and the potentially significant issues associated with developing improvements near and/or over oil or gas wells.



# SOLAR STAR LIGHT PARK, LLC

## SAN ARDO SOLAR - 11MW<sub>ac</sub> SOLAR PV FACILITY

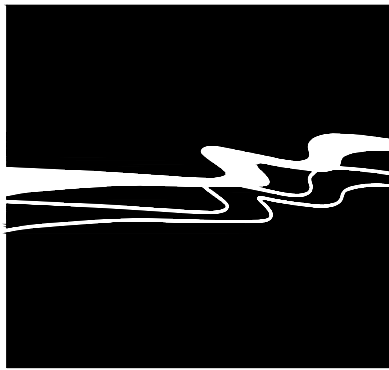
### PLN210174

#### PLANNING SUMMARY DATA

PARCEL SIZE (AC)	159.73
GENERAL PLAN LAND USE DESIGNATION	HEAVY INDUSTRIAL
ZONING DESIGNATION	MINERAL EXTRACTION
LOT COVERAGE (AC)	REQUIRED: N/A
	EXISTING: 0.87
	PROPOSED: 13.95
FLOOR AREA RATIO	N/A
GRADING/EARTHWORK	SEE C-300
TREE REMOVAL	NONE
IMPERVIOUS COVERAGE	SEE EROSION & SEDIMENTATION CONTROL PLAN, SHEET C-500
PARKING COUNTS	REQUIRED: 0 (TO BE CONFIRMED)
	PROPOSED: 0
AVERAGE NATURAL GRADE	5%
EXISTING OR NEW WATER WELLS	(1) EXISTING NON-POTABLE WATER WELL FOR CONSTRUCTION.
SEPTIC SYSTEM(S) ON SITE	NONE

#### PROJECT SITE INFORMATION

SITE ADDRESS	66893 SEARGENTS ROAD, SAN ARDO, CA 93450
APN	423-081-019
GPS COORDINATES	LATITUDE: 35.948089° LONGITUDE: -120.856745°
SITE ELEVATION	610'
UTILITY NAME	N/A (CONNECTING BEHIND THE METER)
UTILITY ADDRESS	N/A
UTILITY CONTACT INFO	N/A
DEVELOPER NAME	SOLAR STAR LIGHT PARK, LLC
DEVELOPER ADDRESS	1201 LOUISIANA ST, SUITE 1800 77002 - HOUSTON - USA
DEVELOPER CONTACT INFO	
CIVIL ENGINEER OF RECORD (EOR)	ERIK S. RUTHERFORD
CIVIL EOR ADDRESS	612 CLARION COURT, SAN LUIS OBISPO, CA 93401
CIVIL EOR CONTACT INFO	805-544-4011
BUILDING PERMIT AUTHORITY	MONTEREY COUNTY



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MECHANICAL ENGINEERING  
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WATER RESOURCES

612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011 F 805 544-4294  
www.wallacegroup.us



SIGNATURE

DATE SIGNED

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#### SHEET LIST TABLE

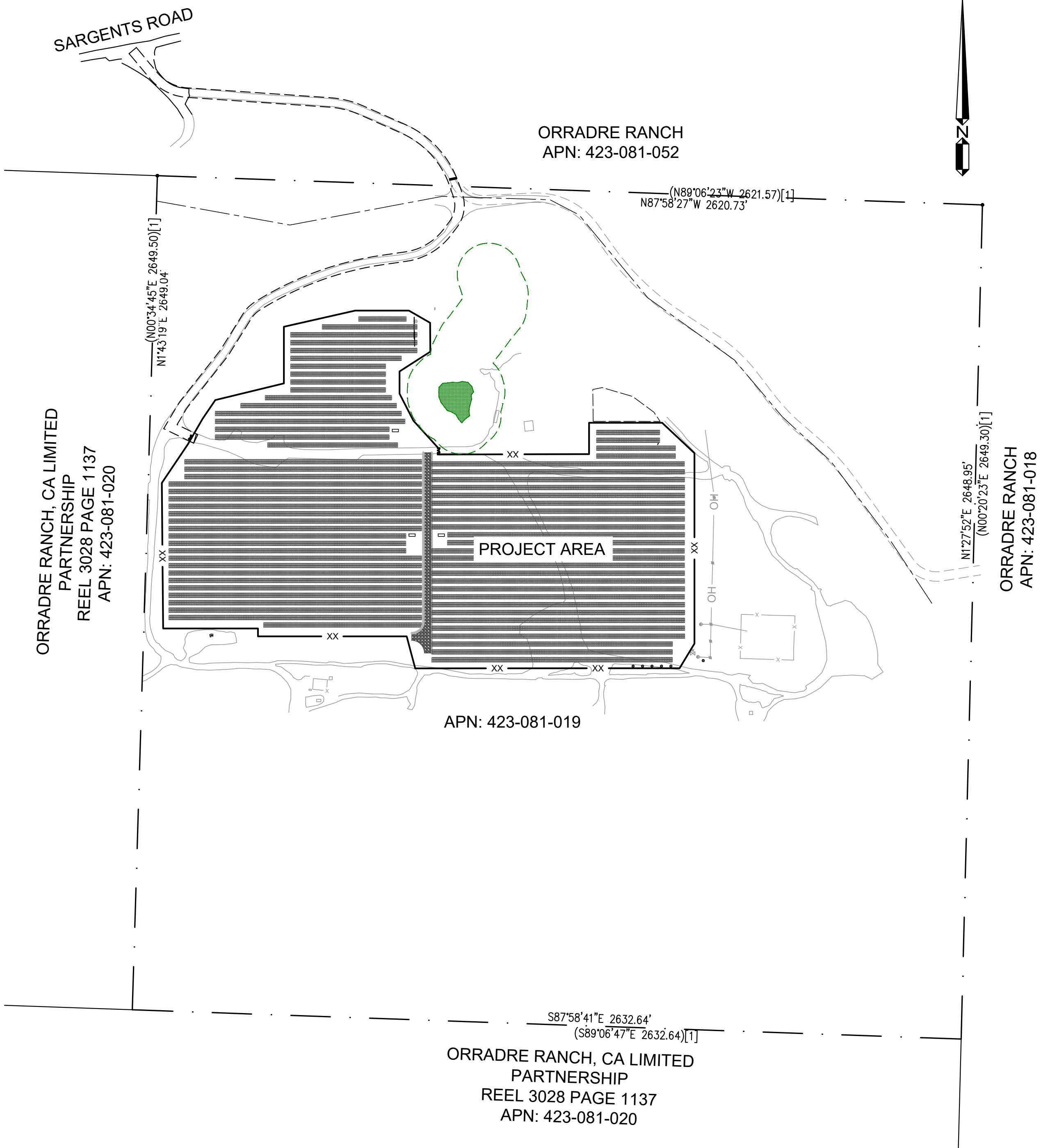
Sheet Number	Sheet Title
C-000	TITLE SHEET
C-001	CIVIL NOTES
C-200	SITE PLAN
C-201	FUEL MANAGEMENT PLAN
C-300	GRADING AND DRAINAGE PLAN
C-301	SECTIONS AND ELEVATIONS
C-302	CUT AND FILL PLAN
C-500	EROSION & SEDIMENTATION CONTROL PLAN
C-700	CIVIL DETAILS
C-701	SITE PHOTOS



SITE LOCATION



VICINITY MAP AND ACCESS ROUTE



SITE OVERVIEW



Know what's below.  
Call before you dig.

A		30% SUBMITTAL	ESR
REV	DATE	DESCRIPTION	BY

SOLAR STAR LIGHT PARK, LLC  
SAN ARDO SOLAR - 11MW<sub>ac</sub> SOLAR PV FACILITY  
TITLE SHEET

JOB #: 1723-0002  
DESIGNERS: ESR  
DRAWN BY: ESR  
DATE: 07/05/24  
DRAWING NO.  
C-000  
1 OF 10 SHEETS



SCOPE OF WORK

- CONSTRUCTION OF A 11-MWac SOLAR PHOTOVOLTAIC GENERATING FACILITY. THE PROJECT WILL BE COMPRISED OF PV SOLAR MODULE BLOCKS, AS WELL AS RELATED AND SUPPORTING FACILITIES INCLUDING AN ELECTRICAL COLLECTION SYSTEM, ON-SITE SERVICE ROADS, GATES AND SECURITY FENCING, AND TEMPORARY LAYDOWN AND CONSTRUCTION AREAS. CONSTRUCTION IS SCHEDULED TO BE DETERMINED.
- EXISTING FACILITIES SHOWN ON THIS PLAN ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF EXISTING FACILITIES AND NOTIFY ENGINEER IN ADVANCE OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCEMENT OF WORK.

GENERAL NOTES

- THESE PLANS ARE PART OF A SET OF CONTRACT DOCUMENTS AND SHALL NOT BE CONSIDERED THE SOLE SOURCE OF CONSTRUCTION INFORMATION. ALL ROAD CONSTRUCTION WORK SHALL CONFORM TO MONTEREY COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED CONTRACT DOCUMENTS FOR THIS PROJECT ON THE SITE AT ALL TIMES AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES IS BASED ON RECORD INFORMATION AND IS AS SHOWN FOR INFORMATIONAL PURPOSES ONLY. UNDERGROUND FEATURES SHOWN IN PLAN VIEW ON THE PLANS ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT, AND MAY NOT APPEAR IN PROFILE OR SECTIONS VIEWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO EXCAVATION IN ANY AREA. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), TOLL FREE AT 811 FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED CONSTRUCTION.
- THESE DRAWINGS REPRESENT THE FINISHED CONDITION AND UNLESS OTHERWISE INDICATED, THEY DO NOT SHOW THE METHOD OF CONSTRUCTION.
- ALL IMPROVEMENTS SHOWN OR INDICATED ON THESE DRAWINGS ARE TO BE CONSTRUCTED AND/OR INSTALLED BY THE CONTRACTOR IN THIS PROJECT, UNLESS THEY ARE CALLED OUT AS: "EXISTING", "FUTURE", "NIC", "NOT A PART" OR HAVE SOME OTHER EXCLUDING NOTATION.
- CONTRACTOR SHALL KEEP A SET OF PROJECT DRAWINGS ON WHICH RECORD INFORMATION SHALL BE PLACED NOTING DEVIATIONS FROM THE PLANS IN THE LOCATION, GRADE, SIZE, TYPE, AND SCOPE OF WORK WHICH IS CONSTRUCTED.
- THE ENGINEER OF WORK SHALL PERFORM PERIODIC REVIEWS OF COMPLETED WORK TO DETERMINE CONFORMANCE WITH THE APPROVED PLANS. CONTRACTOR SHALL CORRECT ANY DIFFERENCES FOUND BY SUCH SURVEY AND WILL PROVIDE ALL CONTRACTOR'S RECORDS KEPT DURING THE COURSE OF CONSTRUCTION TO THE ENGINEER OF WORK FOR PREPARATION OF RECORD DRAWINGS.
- OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS AND STANDARDS SHALL BE OBSERVED AT THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF WORK. THE MEETING SHALL INCLUDE (AT A MINIMUM) THE OWNER/REPRESENTATIVE, CONTRACTORS, ENGINEER OF WORK, SOILS ENGINEER, PERTINENT UTILITY COMPANIES, AND COUNTY STAFF. THIS MEETING IS REQUIRED WITH THE INSPECTOR AND THE PURPOSE OF MEETING IS TO REVIEW THE INSPECTION PROCEDURES, REPORTS REQUIRED, FREQUENCY OF INSPECTIONS AND SPECIAL INSPECTION REQUIRED FOR THE PROJECT.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL QUESTIONS OCCUR, CONSULT WITH THE CIVIL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDE BRACING DURING CONSTRUCTION TO SUPPORT ALL LOADS TO WHICH STRUCTURES MAY BE SUBJECTED.

SITE PREPARATION

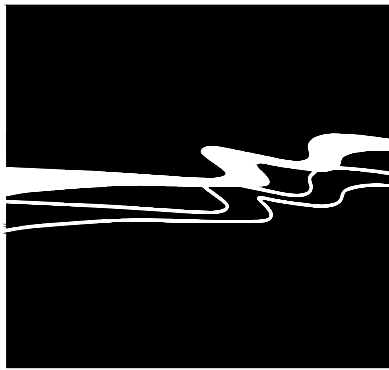
- ALL SITE PREPARATION, EARTHWORK, GRADING, AND INSPECTIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
- PRIOR TO THE START OF EARTHWORK OPERATIONS, ALL EXISTING HAZARDS SUCH AS ACTIVE UTILITY SERVICES, IRRIGATION LINES, ETC. SHALL BE LOCATED AND SECURED OR REMOVED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES SHALL DEPEND UPON THEIR DEPTH AND LOCATIONS, AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE APPLICABLE BUILDING STANDARDS REQUIREMENTS.
- ALL IMPROVEMENTS NOT INTENDED TO REMAIN SHALL BE REMOVED FROM THE SITE PRIOR TO THE START OF ANY EARTHWORK OPERATION. ALL REMOVALS SUCH AS BURIED TANKS, OIL WELLS, WATER WELLS, ETC SHALL BE DONE IN ACCORDANCE WITH APPLICABLE STANDARDS. EXCAVATIONS OR DISTURBED SOILS RESULTING FROM DEMOLITION AND REMOVAL OPERATIONS MUST BE RECOMPACTED UP TO ADJACENT NATURAL GRADES USING ENGINEERED FILL MATERIAL.
- SITE STRIPPING IN THE AREAS REQUIRING EARTHWORK SHALL EXTEND TO A MINIMUM DEPTH OF 2-4 INCHES, OR UNTIL ALL ORGANICS IN EXCESS OF 3% BY VOLUME HAVE BEEN REMOVED. DEEPER STRIPPING MAY BE REQUIRED IN LOCALIZED AREAS. THESE MATERIALS WILL NOT BE SUITABLE FOR USE AS ENGINEERED FILL. STRIPPED TOPSOIL MAY BE SPREAD ONSITE TO A THICKNESS NOT EXCEEDING 6 INCHES. NOTE THAT THE DEPTH OF DRIVEN PILES SHALL NOT INCLUDE THE THICKNESS OF SPREAD TOPSOILS.
- IN AREAS OF STRUCTURES SUPPORTED BY SHALLOW FOUNDATIONS, OVEREXCAVATE THE FOUNDATION A MINIMUM OF 5 FEET BEYOND THE PROPOSED FOOTING LINES. THE UPPER 12 INCHES BENEATH ENGINEERED FILL SECTIONS SHALL BE EXCAVATED, MOISTURE CONDITION, AND RECOMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DESCRIBED IN THE SOILS REPORT. STRUCTURAL ELEMENTS SHALL BE SUPPORTED ON A MINIMUM OF 2 FEET OF ENGINEERED FILL. NOTE THAT SOME AREAS OF THE SITE HAVE BEEN FOUND TO CONTAIN UNSUITABLE FILL MATERIAL TO DEPTHS UP TO 8 1/4 FEET. IF UNSUITABLE FILLS ARE FOUND IN AN AREA WHERE IS A STRUCTURAL ELEMENT IS TO BE LOCATED, NOTIFY THE ENGINEER. UNSUITABLE FILLS IN STRUCTURAL AREAS MUST BE COMPLETELY REMOVED AND/OR RECOMPACTED PER THE RECOMMENDATIONS OF THE SOILS REPORT.
- IN AREAS OF ALL WEATHER ACCESS ROADS, FOLLOWING STRIPPING, FILL REMOVAL, AND DEMOLITIONS, EXCAVATE/SCARIFY THE UPPER 12 INCHES OF NATIVE SUBGRADE AND RECOMPACT TO A MINIMUM OF 95% RELATIVE COMPACTION AS DESCRIBED IN THE SOILS REPORT. IF UNSUITABLE FILLS ARE FOUND IN AN AREA WHERE A ROAD IS TO BE LOCATED, NOTIFY THE ENGINEER. UNSUITABLE FILLS IN STRUCTURAL AREAS MUST BE COMPLETELY REMOVED AND/OR RECOMPACTED PER THE RECOMMENDATIONS OF THE SOILS REPORT.
- ONSITE NATIVE SOILS MAY BE USED AS NON-EXPANSIVE ENGINEERED FILL PROVIDED THEY ARE CLEANSED OF ORGANICS, DEBRIS, AND FRAGMENTS LARGER THAN 4 INCHES IN DIMENSION. SOILS WITH AN EXPANSION INDEX OF 15 OR GREATER MAY NOT BE USED AS ENGINEERED FILL WITHIN THE UPPER 12 INCHES OF LIGHTLY LOADED FOUNDATIONS, SLAB-ON-GRADE, AND EXTERIOR FLATWORK.
- REFER TO SOIL REPORT FOR IMPORTED FILL MATERIAL REQUIREMENTS.
- PLACE FILL SOILS IN LIFTS NOT EXCEEDING 6 INCHES, MOISTURE CONDITION AND COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION AS DESCRIBED IN THE SOILS REPORT. DO NOT PROCEED WITH PLACING A NEW LIFT IF THE PREVIOUS LIFT DID NOT MEET COMPACTION OR IF SOIL CONDITIONS ARE NOT STABLE.

CIVIL SITE BASIS AND QUANTITY ESTIMATE

PROJECT ZONING	SEE C-000
CODE(S) APPLIED	MONTEREY COUNTY CODE OF ORDINANCES, TITLES 16 & 18 (CHAPTERS 16.08-GRADING CODE & 18.09-FIRE CODE)
SETBACKS	SEE C-200
ENTRANCE WIDTH MIN. BY CODE (FT)	N/A
ENTRANCE WIDTH DESIGNED (FT)	N/A (EXISTING ACCESS VIA OFFRAMP)
ROAD WIDTH MIN. BY CODE (FT)	10
ROAD WIDTH DESIGNED (FT)	20 (EXISTING)
MAX. STRUCTURE HEIGHT BY CODE (FT)	35
MAX. STRUCTURE HEIGHT DESIGNED (FT)	8
MAX. FENCE HEIGHT BY CODE (FT)	N/A
FENCE HEIGHT DESIGNED (FT)	8
MAX. STRUCTURE COVERAGE BY CODE (%)	50
STRUCTURE COVERAGE DESIGNED (%)	<10
PROPERTY AREA (ACRES)	SEE C-000
FENCED AREA (ACRES)	30.5
EQUIPMENT AREA (ACRES)	.01
LAYDOWN AREA (ACRES)	0.4
DRIVEN POST SINGLE CROSS SECTION AREA (SF) <sup>1</sup>	.05
DRIVEN POST QUANTITY <sup>1</sup>	TBD
DRIVEN POST TOTAL AREA (ACRES) <sup>1</sup>	TBD
TOTAL DISTURBED AREA (ACRES)	SEE C-500
BALLAST FOUNDATION QUANTITY	TBD
BALLAST FOUNDATION AREA EACH	TBD
BALLAST FOUNDATION TOTAL AREA	TBD
ACCESS ROAD LENGTH (FT)	636
AGGREGATE BASE MATERIAL (CY)	260
FIBER ROLL (FT)	2,412
CHAIN-LINK FENCE (FT)	5,555
GATE COUNT	2
CUT/FILL	SEE C-302
<sup>1</sup> FOUNDATION TYPE HAS NOT BEEN SELECTED. VALUES PRESENTED ABOVE ARE ESTIMATES BASED ON SAMPLE MANUFACTURER DATA	

PROJECT SUMMARY TABLE

SYSTEM SIZE (AC)	11 MW
SYSTEM SIZE (DC)	12.7 MW
MODULE COUNT	23, 556
INVERTER COUNT	3
SWITCHGEAR COUNT	3
TRANSFORMER COUNT	3
EQUIPMENT PAD COUNT	3
POLE COUNT	5 POLES



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WATER RESOURCES

612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011 F 805 544-4294  
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SIGNATURE

DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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UTILITY TRENCHES

- TRENCH EXCAVATION SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS. REFER TO THE SOILS REPORT FOR RECOMMENDATIONS PERTAINING TO MAXIMUM TEMPORARY EXCAVATION SLOPES AND BRACING.
- UNLESS OTHERWISE RECOMMENDED, UTILITY TRENCHES ADJACENT TO FOUNDATIONS SHOULD NOT BE EXCAVATED WITHIN THE ZONE OF INFLUENCE OF SHALLOW FOUNDATIONS. THE BOTTOMS OF UTILITY TRENCHES PARALLEL TO FOUNDATIONS SHOULD NOT EXTEND BELOW AN IMAGINARY PLANE SLOPING DOWNWARD AT A 1H:1V ANGLE FROM THE BOTTOM, OUTSIDE EDGE OF THE FOUNDATIONS.
- A SELECT, NONCORROSIVE, GRANULAR, EASILY COMPACTED MATERIAL SHOULD BE USED AS BEDDING AND SHADING IMMEDIATELY AROUND UTILITIES. TRENCH BACKFILL ABOVE THE SELECT MATERIAL CAN CONSIST OF SITE SOILS, CRUSHED BEDROCK OR IMPORTED NONEXPANSIVE MATERIALS. IN TRENCHES ADJACENT TO FOUNDATIONS OR SLABS ON GRADE, BACKFILL MATERIALS MUST BE COMPACTED A MINIMUM OF 90% RELATIVE COMPACTION AS DESCRIBED IN THE SOILS REPORT. TRENCH BACKFILL IN BUILDING AREAS, VEHICLE FLATWORK, OR PAVEMENT AREAS SHOULD MATCH THE THICKNESS OF THE NONEXPANSIVE MATERIAL OR AGGREGATE BASE BELOW THE FLATWORK.
- THE RECOMMENDATIONS OF THIS SECTION ARE MINIMUMS ONLY, AND MAY BE SUPERSEDED BY THE REQUIREMENTS OF THE CLIENT, PIPE MANUFACTURERS, UTILITY COMPANIES, OR THE GOVERNING JURISDICTION BASED UPON SOIL CORROSIVITY OR OTHER FACTORS.

DRAINAGE AND MAINTENANCE

- UNPAVED GROUND SURFACES SHOULD BE GRADED DURING CONSTRUCTION AND, PER SECTION 1804.3 OF THE CBC, SHOULD BE FINISH GRADED TO DIRECT SURFACE RUNOFF AWAY FROM FOUNDATIONS, SLOPES, AND OTHER IMPROVEMENTS AT A MINIMUM 5 PERCENT GRADE FOR A MINIMUM DISTANCE OF 10 FEET. IF THIS IS NOT PRACTICABLE DUE TO TERRAIN, SURFACE IMPROVEMENTS, PROXIMITY OF PROPERTY LINES, ETC., SWALES WITH IMPROVED SURFACES, AREA DRAINS, OR OTHER DRAINAGE FEATURES SHOULD BE PROVIDED TO DIVERT DRAINAGE AWAY FROM THESE AREAS.
- FINISHED SURFACES SHOULD BE SLOPED TO FREELY DRAIN TOWARD APPROPRIATE DRAINAGE FACILITIES. WATER SHOULD NOT BE ALLOWED TO STAND OR POND ON OR ADJACENT TO FOUNDATIONS.

DRIVEN PILES

- REFER TO STRUCTURAL DRAWINGS FOR DRIVEN PILE REQUIREMENTS.



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REV	DATE	DESCRIPTION	BY

SOLAR STAR LIGHT PARK, LLC  
SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
CIVIL NOTES

JOB #: 1723-0002  
DESIGNERS: ESR  
DRAWN BY: ESR  
DATE: 07/05/24

DRAWING NO.

C-001

2 OF 10 SHEETS



SITE PLAN NOTES

- ACCESS GATES ARE 24-FT WIDE DOUBLE LEAF SWING GATES UNLESS NOTED OTHERWISE
- PERIMETER SECURITY FENCING SHALL BE 7-FT TALL CHAINLINK PER DETAIL ON SHEET C-700.
- LAYDOWN AREA(S) SHOWN ON PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE.
- NO EXCAVATION/PENETRATION DEEPER THAN 36" WITHIN 15-FT OF ABANDONED WELL HEADS. USE BALLAST TYPE FOUNDATION FOR ANY RACKING FOUNDATION WITHIN 15-FT OF ABANDONED WELL HEADS.
- SOLAR PROJECT WILL INTERCONNECT AT AN OVERHEAD POWER LINE THAT IS NOT PART OF THIS PROJECT AND TO BE INSTALLED BY OTHERS

LEGEND

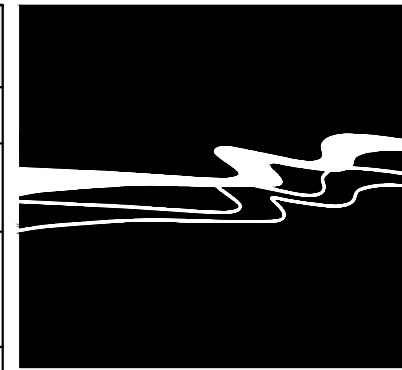
XX	FENCELINE/ PROJECT BOUNDARY
	ALL WEATHER ACCESS ROAD
	BIOLOGIST-DELINEATED WETLAND
	ARRAYS
	POLES
	BIOLOGIST-DELINEATED WETLAND
ELE	12.47 KV UG COLLECTION SYSTEM
	ABANDONED WELL HEAD WITH 15-FT BUFFER. SEE NOTE 4.

SETBACK TABLE

ID	SETBACK	REQUIREMENT	REFERENCE
A	FRONT SETBACK	30-FT MINIMUM	21.28.070, 21.42.030 (B4 DESIGNATION)
B	SIDE SETBACK	10% OF AVERAGE LOT WIDTH MINIMUM. LOT WIDTH = 2,649-FT MINIMUM SETBACK = 265-FT	21.28.070, 21.42.030 (B4 DESIGNATION)
C	REAR SETBACK	20-FT MINIMUM, 20-FT MAXIMUM	21.28.070, 21.42.030 (B4 DESIGNATION)
D	WETLAND SETBACK	TBD	BIOLOGICAL RESOURCES SURVEY

CIVIL SITE BASIS AND QUANTITY ESTIMATE

PROJECT ZONING	SEE C-001
CODE(S) APPLIED	2022 CCR TITLE 24 (BUILDING CODE) MONTEREY COUNTY CODE OF ORDINANCES, TITLES 16 & 18 (CHAPTERS 16.08-GRADING CODE & 18.09-FIRE CODE)
SETBACKS	SEE C-200
ENTRANCE WIDTH MIN. BY CODE (FT)	N/A
ENTRANCE WIDTH DESIGNED (FT)	N/A (EXISTING ACCESS VIA OFFRAMP)
ROAD WIDTH MIN. BY CODE (FT)	10
ROAD WIDTH DESIGNED (FT)	20 (EXISTING)
MAX. STRUCTURE HEIGHT BY CODE (FT)	35
MAX. STRUCTURE HEIGHT DESIGNED (FT)	8
MAX. FENCE HEIGHT BY CODE (FT)	N/A
FENCE HEIGHT DESIGNED (FT)	8
MAX. STRUCTURE COVERAGE BY CODE (%)	50
STRUCTURE COVERAGE DESIGNED (%)	<10
PROPERTY AREA (ACRES)	SEE C-001
FENCED AREA (ACRES)	30.5
EQUIPMENT AREA (ACRES)	.01
LAYDOWN AREA (ACRES)	0.4
DRIVEN POST SINGLE CROSS SECTION AREA (SF)	.05
DRIVEN POST QUANTITY <sup>1</sup>	TBD
DRIVEN POST TOTAL AREA (ACRES) <sup>1</sup>	TBD
TOTAL DISTURBED AREA (ACRES)	SEE C-500
ACCESS ROAD LENGTH (FT)	636
AGGREGATE BASE MATERIAL (CY)	260
FIBER ROLL (FT)	2,412
CHAIN-LINK FENCE (FT)	5,555
GATE COUNT	2
CUT (CY)	1872
FILL (CY)	2103
<sup>1</sup> FOUNDATION TYPE HAS NOT BEEN SELECTED. VALUES PRESENTED ABOVE ARE ESTIMATES BASED ON SAMPLE MANUFACTURER DATA	



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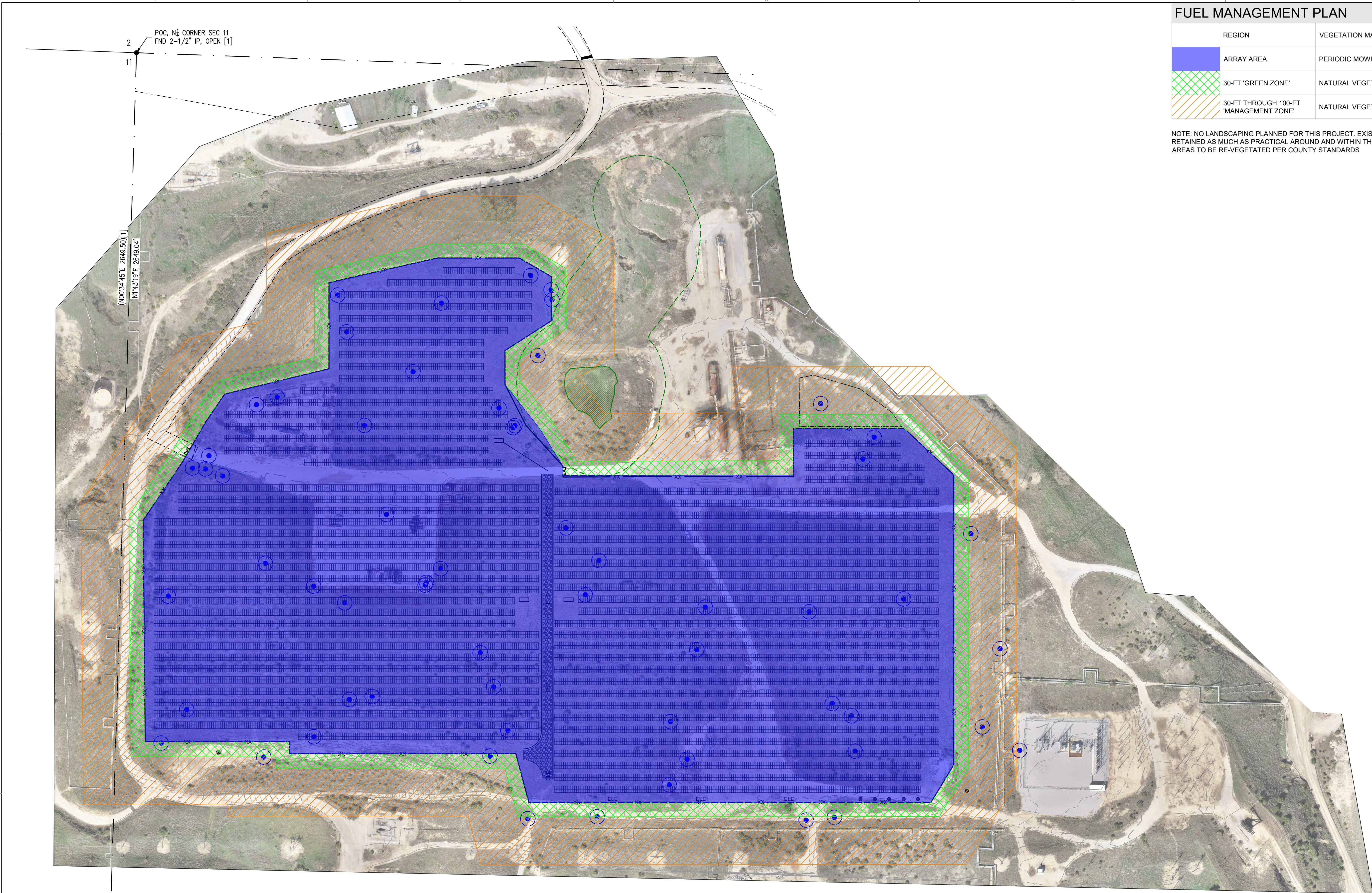
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SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
SITE PLAN

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DRAWN BY: ESR  
DATE: 07/05/24  
DRAWING NO.  
C-200  
3 OF 10 SHEETS

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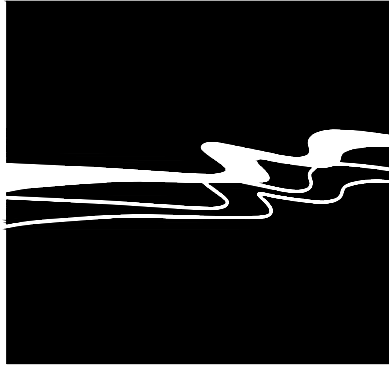




FUEL MANAGEMENT PLAN

REGION	VEGETATION MANAGEMENT PROPOSED
ARRAY AREA	PERIODIC MOWING OR GRAZING AS NEEDED
30-FT 'GREEN ZONE'	NATURAL VEGETATION TO BE RETAINED
30-FT THROUGH 100-FT 'MANAGEMENT ZONE'	NATURAL VEGETATION TO BE RETAINED

NOTE: NO LANDSCAPING PLANNED FOR THIS PROJECT. EXISTING VEGETATION TO BE RETAINED AS MUCH AS PRACTICAL AROUND AND WITHIN THE PROJECT SITE. DISTURBED AREAS TO BE RE-VEGETATED PER COUNTY STANDARDS



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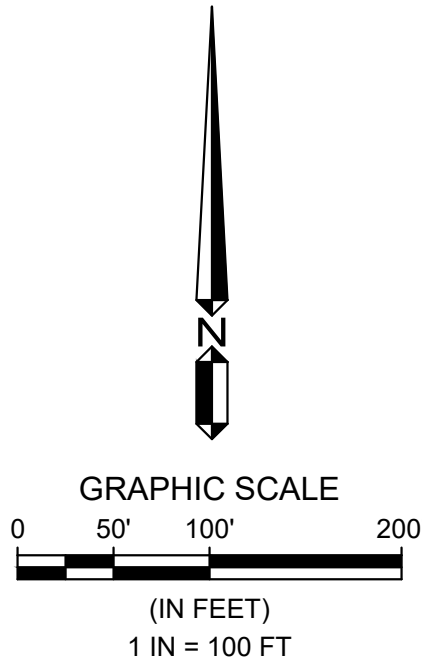


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FUEL MANAGEMENT PLAN

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C-201

4 OF 10 SHEETS

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LEGEND

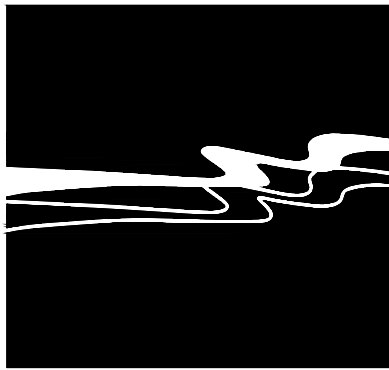
— xx —	SECURITY FENCE/ PROJECT LIMITS
	ALL WEATHER ACCESS ROAD
- - - - -	LIMITS OF GRADING
	100-FT BUFFER FROM WETLAND
	BIOLOGIST-DELINEATED WETLAND
	AREAS WHERE EXISTING SLOPES EXCEED 25%
	ABANDONED WELL HEAD WITH 15-FT BUFFER, SEE C-200

DEVELOPMENT ON STEEP LAND

AREA OF PROPOSED DEVELOPMENT ON EXISTING SLOPES EXCEEDING 25%	5,000 FT <sup>2</sup>
---	-----------------------

GRADING PLAN NOTES

- CUTS AND FILLS WITHIN 15-FT OF ABANDONED WELL TO A MAXIMUM OF 3-FT.
- EARTHMOVING ACTIVITIES ARE LIMITED TO LESS THAN 2.2 ACRES PER DAY



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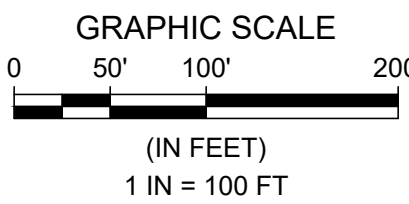
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SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
GRADING AND DRAINAGE PLAN

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C-300  
5 OF 10 SHEETS



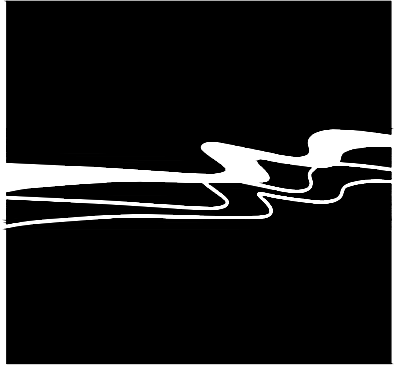
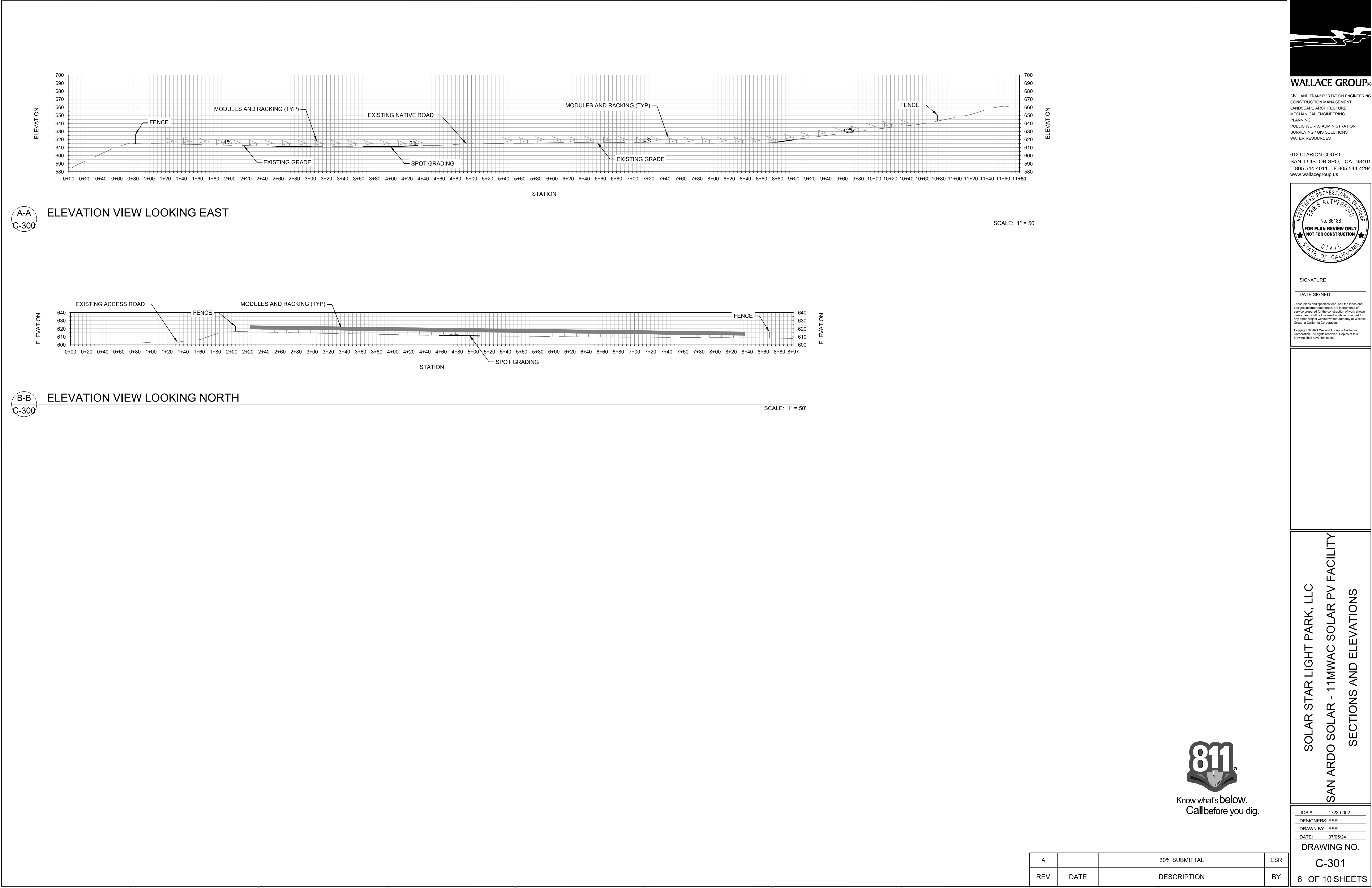
N127°52'27\"/>



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SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
SECTIONS AND ELEVATIONS



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C-301  
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CUT & FILL PLAN NOTES

1. STOCKPILING OF NATIVE MATERIALS TO BE CONTAINED WITHIN LIMITS OF GRADING SHOWN. STOCKPILING OUTSIDE OF THE LIMITS OF GRADING MAY OCCUR WITH ENGINEER'S APPROVAL AND MUST BE STABILIZED CONSISTENT WITH THE EROSION & SEDIMENTATION CONTROL PLAN.
2. STOCKPILING OF IMPORTED MATERIALS TO BE CONTAINED WITHIN LIMITS OF LAYDOWN AREA(S) SHOWN.
3. CUTS AND FILLS WITHIN 15-FT OF ABANDONED WELL TO A MAXIMUM OF 3-FT.

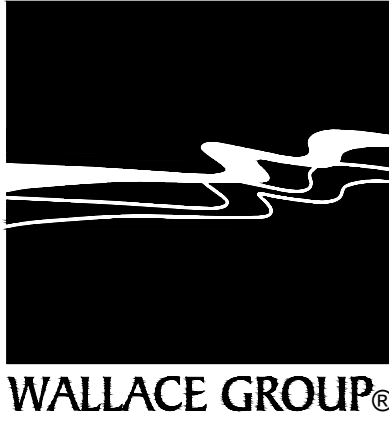
LEGEND

	CUT DEPTH (EG VS. FG)
	FILL DEPTH (EG VS. FG)
	ABANDONED WELL HEAD WITH 15-FT BUFFER. SEE C-200

EARTHWORK QUANTITIES

	AREA (ACRES)	CUT (CY)	FILL (CY)	NET (CY)
TOTAL	4.5	1872	2103	230

NOTE: 15% SHRINKAGE ASSUMED FOR FILL QUANTITIES



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SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
CUT AND FILL PLAN

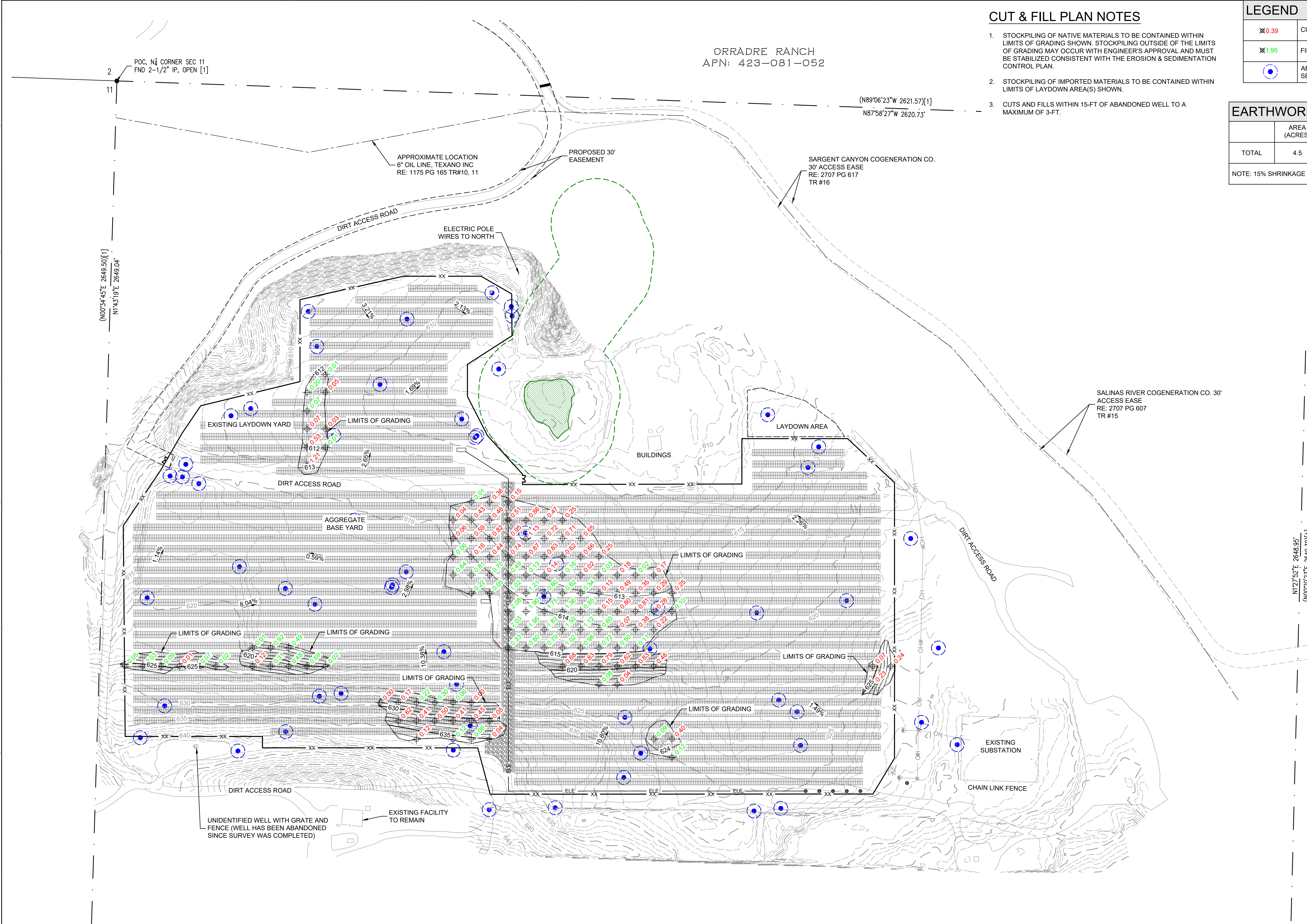
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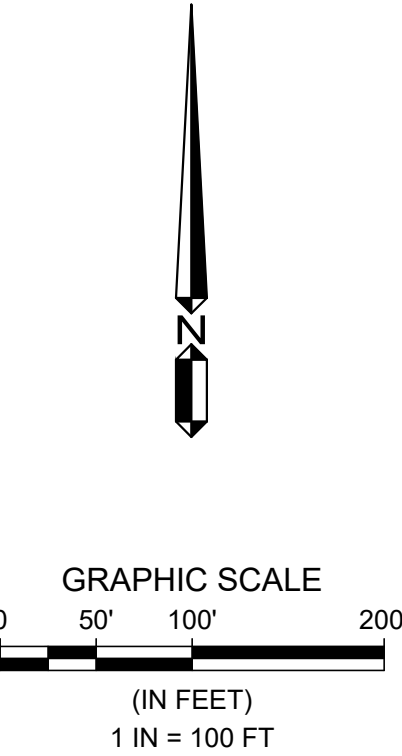
C-302

7 OF 10 SHEETS

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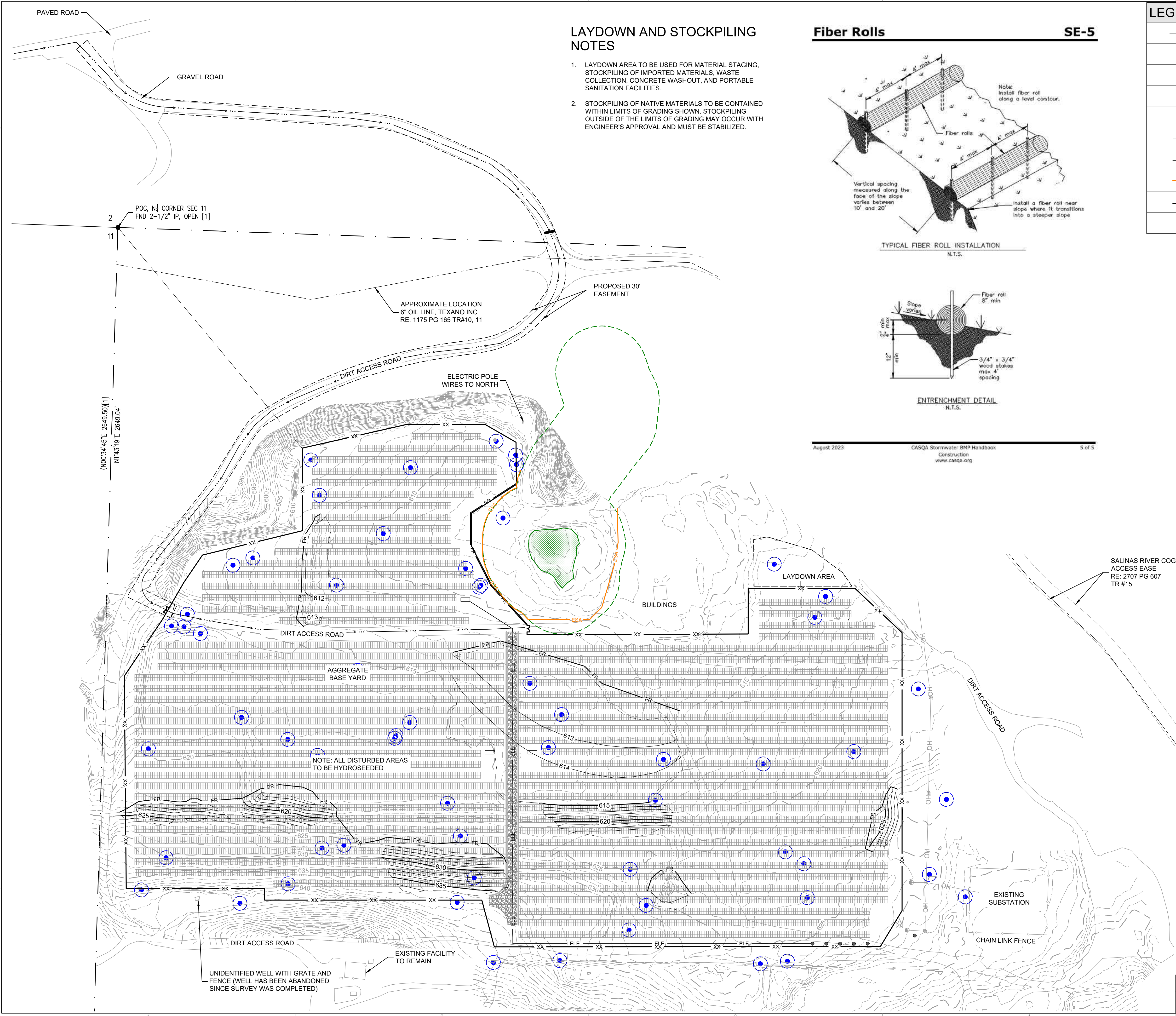


N127°52'E 2648.95'  
(N00°20'23"E 2649.30')[1]  
ORRADRE RANCH  
APN: 423-081-018



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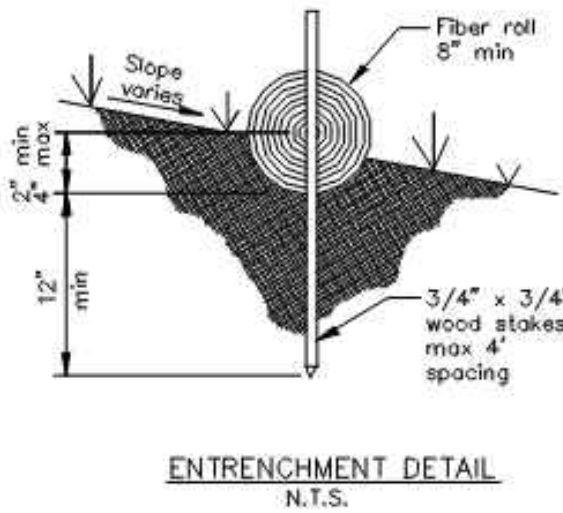
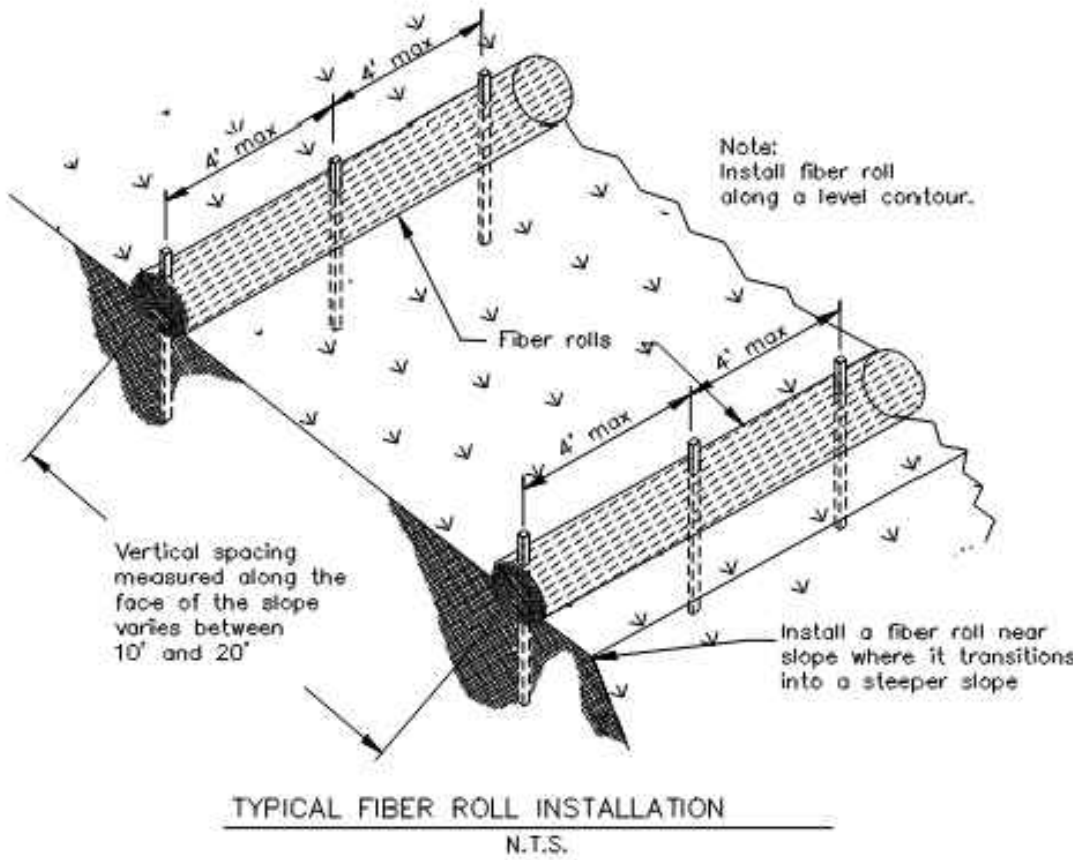




LAYDOWN AND STOCKPILING NOTES

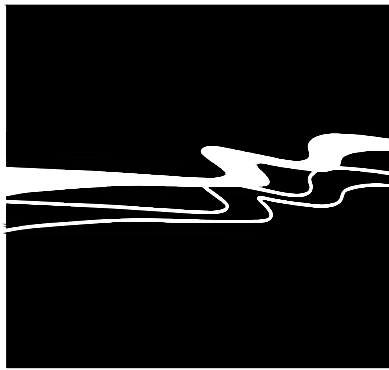
- LAYDOWN AREA TO BE USED FOR MATERIAL STAGING, STOCKPILING OF IMPORTED MATERIALS, WASTE COLLECTION, CONCRETE WASHOUT, AND PORTABLE SANITATION FACILITIES.
- STOCKPILING OF NATIVE MATERIALS TO BE CONTAINED WITHIN LIMITS OF GRADING SHOWN. STOCKPILING OUTSIDE OF THE LIMITS OF GRADING MAY OCCUR WITH ENGINEER'S APPROVAL AND MUST BE STABILIZED.

Fiber Rolls SE-5



LEGEND	
XX	FENCELINE/ PROJECT BOUNDARY
	BIOLOGIST-DELINEATED WETLAND
	ARRAYS
	POLES
	BIOLOGIST-DELINEATED WETLAND
ELE	12.47 KV UG collection system
	SITE ACCESS
ESA	ORANGE CONSTRUCTION FENCING
FR	FIBER ROLL
	ABANDONED WELL HEAD WITH 15 -FT BUFFER. SEE C-200

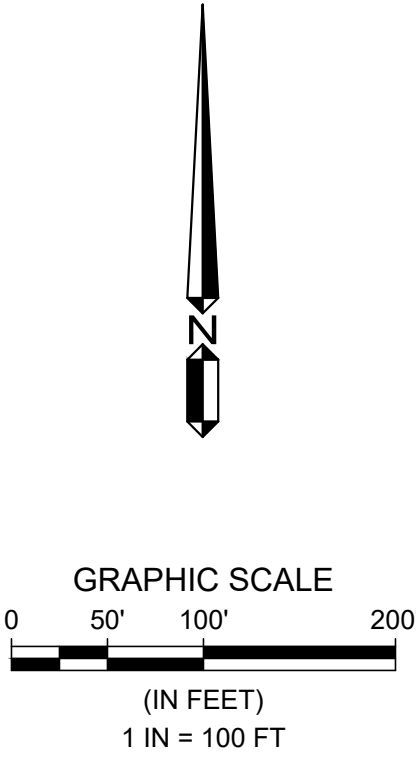
IMPERVIOUS AREA CALCULATIONS	
TOTAL DISTURBED AREA (AC)	35.50
PRE-DEVELOPMENT IMPERVIOUS AREA (FT²)	39,775
COVERED BY STRUCTURES	0
IMPERVIOUS SURFACES	0
POST-DEVELOPMENT IMPERVIOUS AREA (FT²)	85,825
COVERED BY STRUCTURES	1,940
TRANSFORMERS	480
FENCE FOUNDATIONS	450
RACKING FOUNDATIONS	278
ALL WEATHER ACCESS ROADS	12,720
ALL WEATHER ACCESS ROAD ASSUMED TO BE IMPERVIOUS FOR PURPOSE OF CALCULATIONS	



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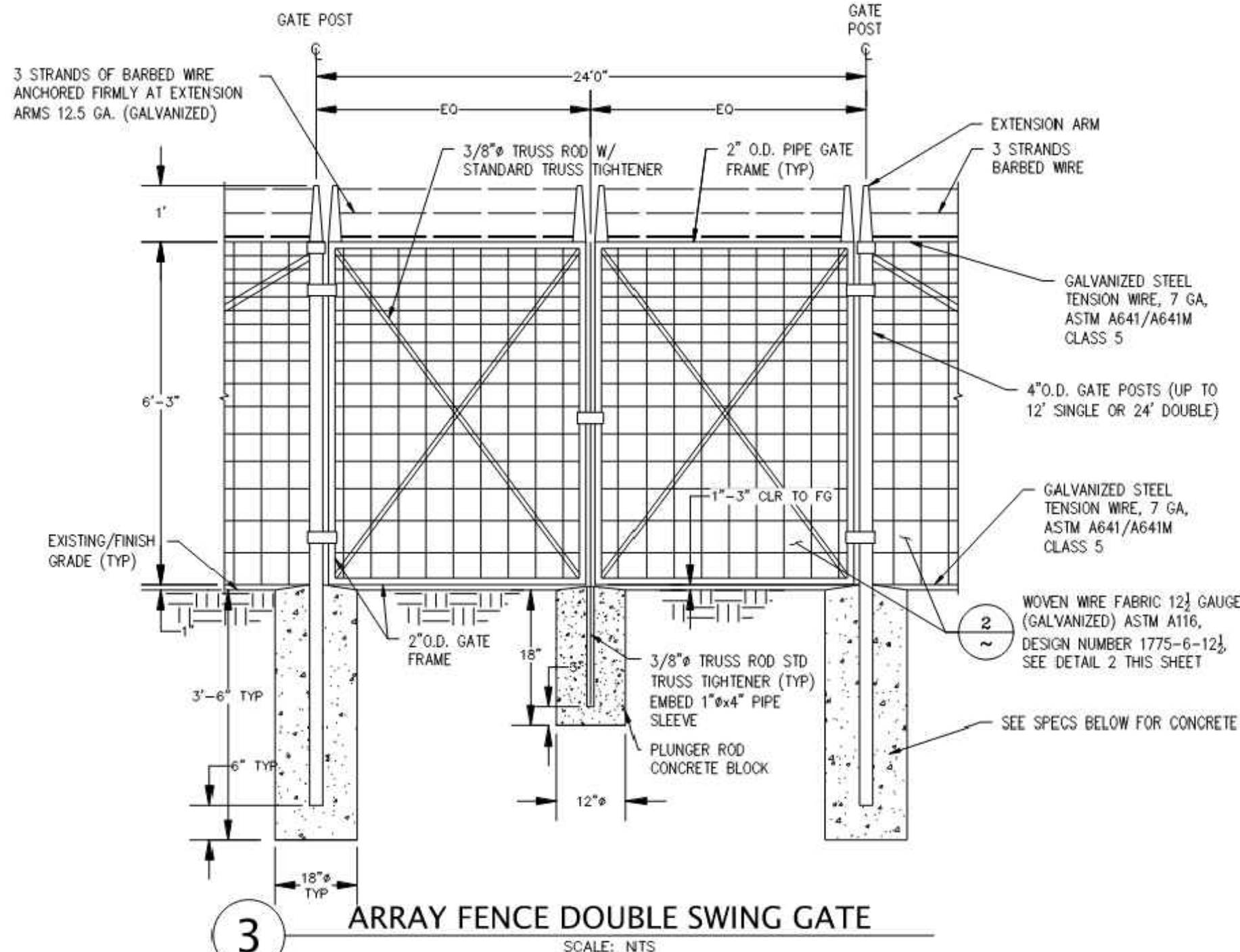
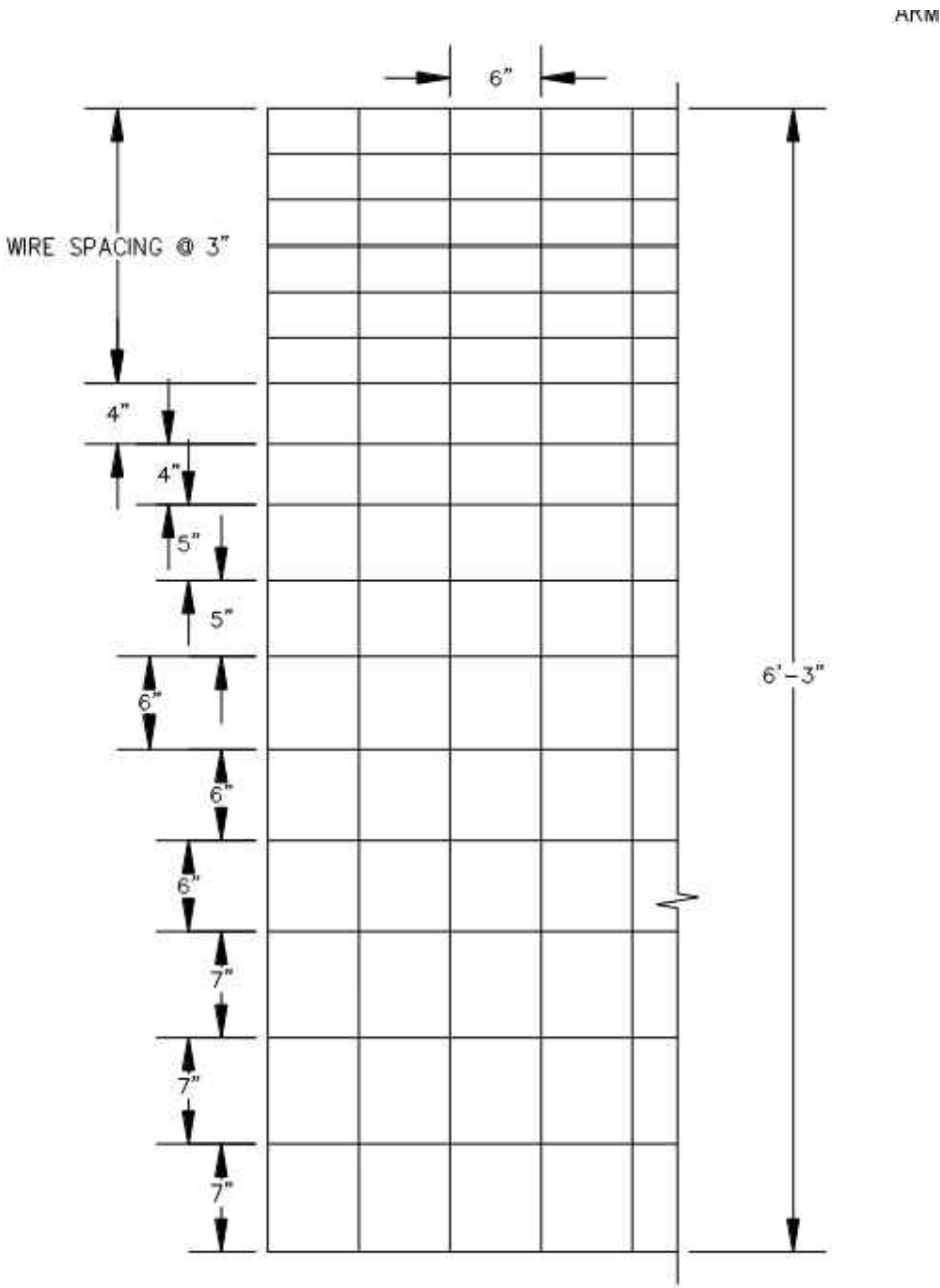
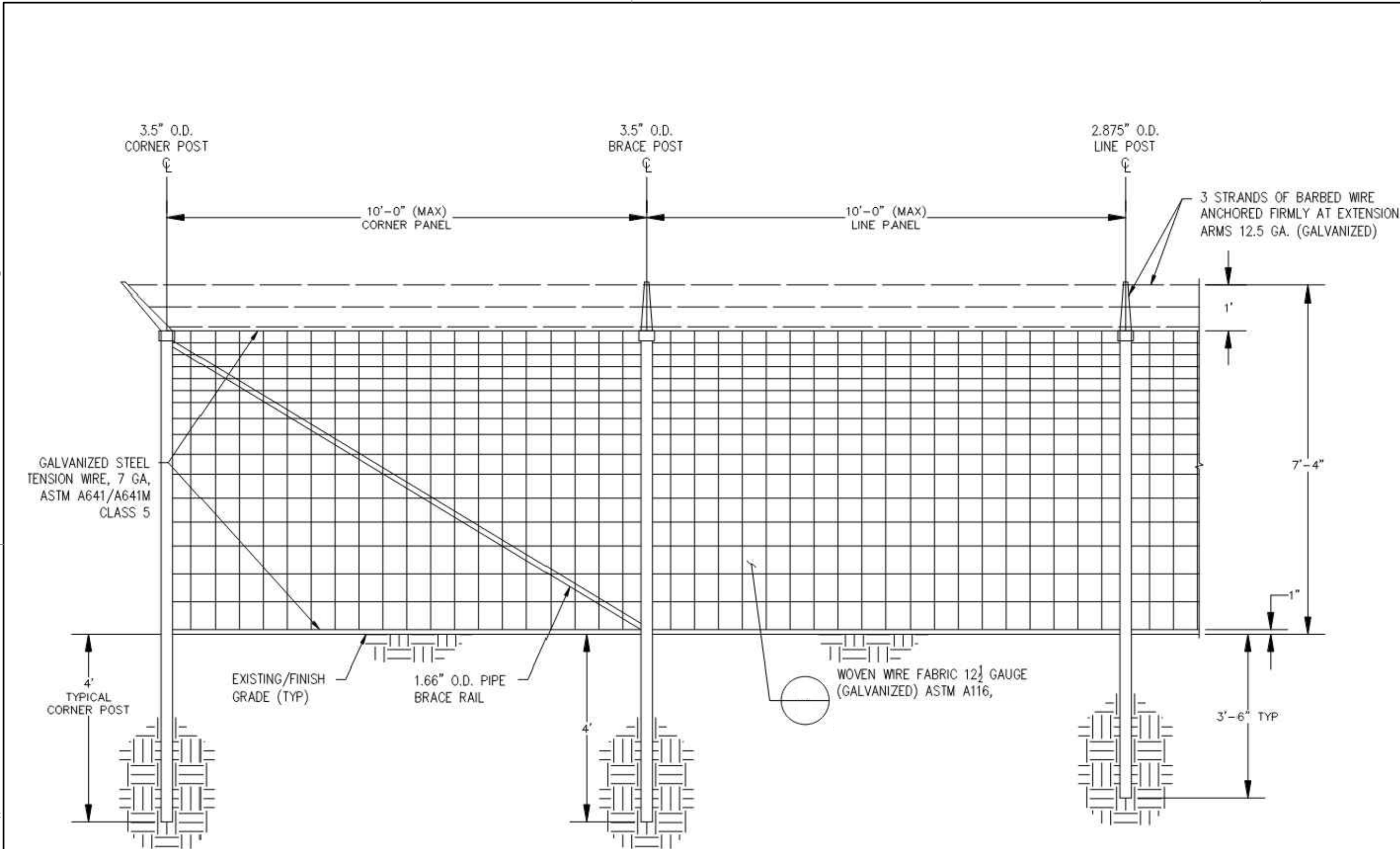
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SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
EROSION & SEDIMENTATION CONTROL PLAN

JOB #:	1723-0002
DESIGNERS:	ESR
DRAWN BY:	ESR
DATE:	07/05/24
DRAWING NO.	
C-500	
8 OF 10 SHEETS	

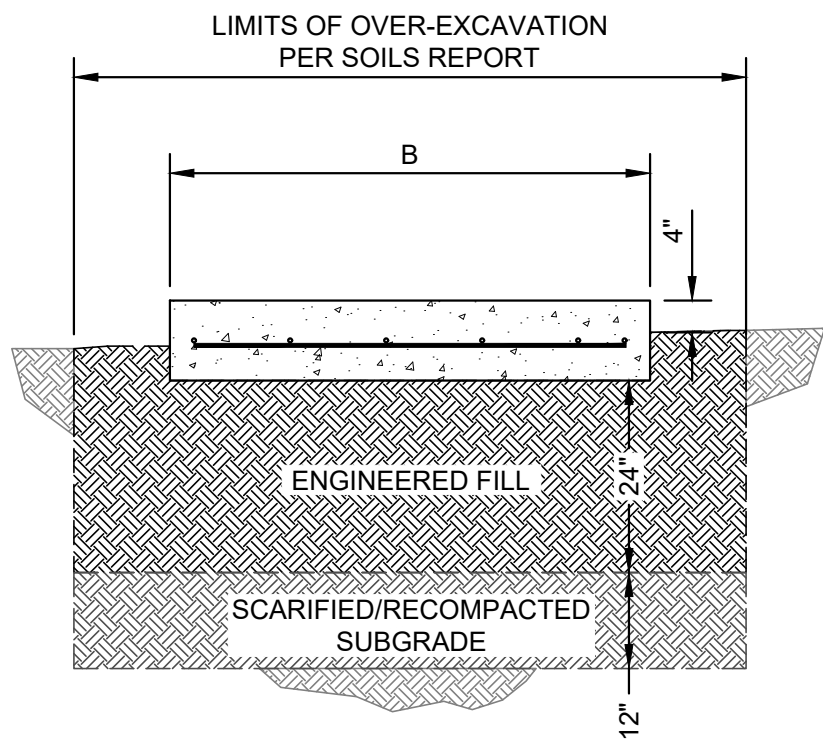
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TYPICAL PERIMETER SECURITY FENCE

NOT TO SCALE

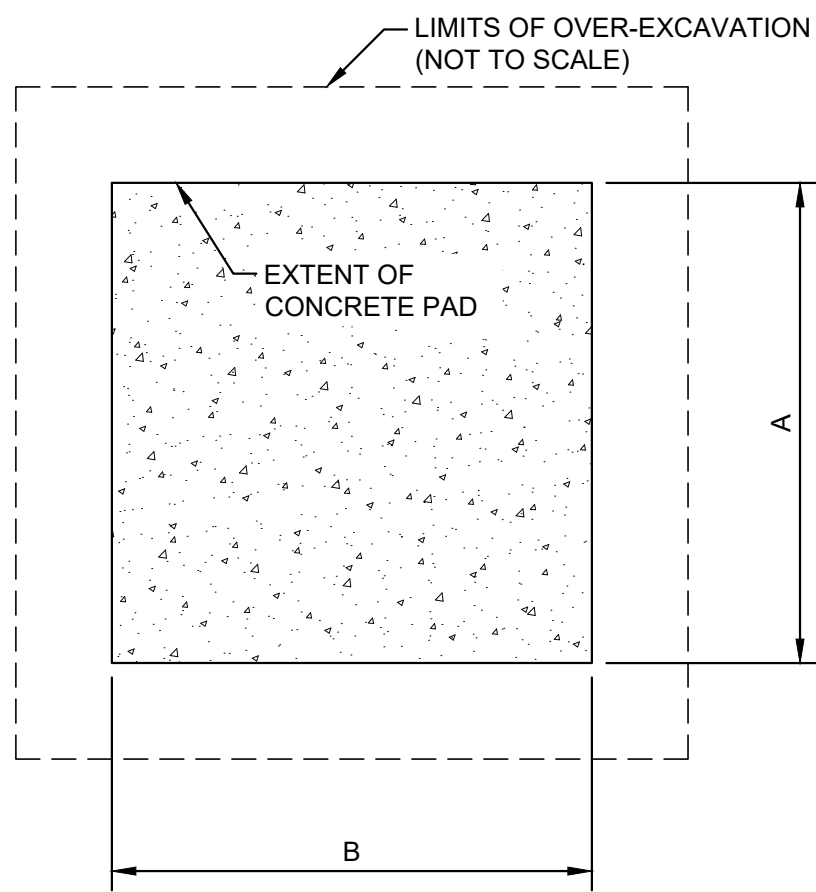


CONCRETE PAD DIMENSIONS

EQUIPMENT TYPE	DIM A (FT)	DIM B (FT)
TRANSFORMER PADS	8	20
MAIN EQUIPMENT PADS	8	20

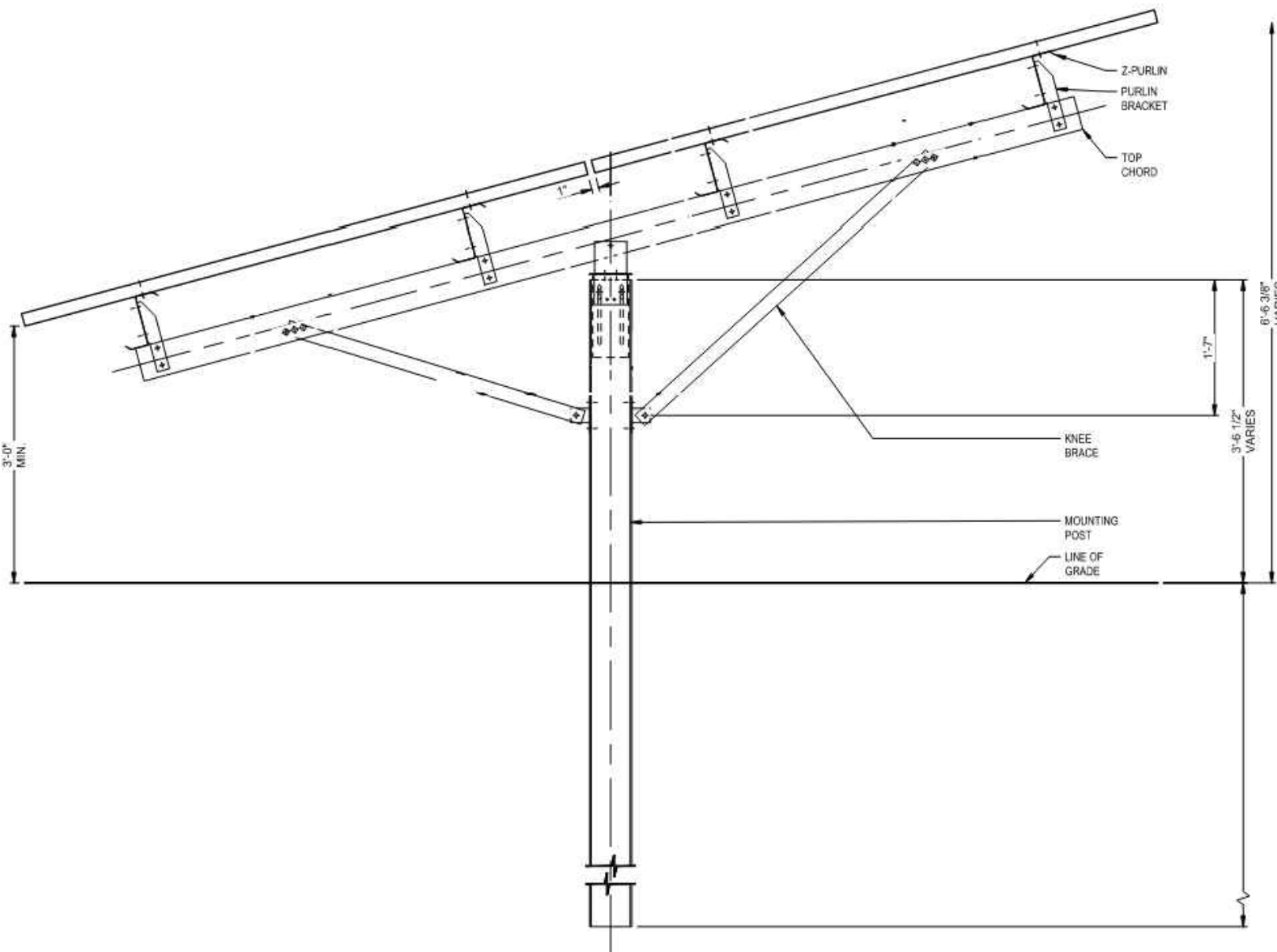
NOTES:

1. LOCATION OF ALL ELECTRICAL EQUIPMENT AND PADS TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
2. TO BE DETERMINED - CONCRETE PAD THICKNESS AND SPECIFICATIONS, REBAR PLACEMENT AND SPECIFICATIONS, AND ANCHORAGE
3. TO BE DETERMINED - EQUIPMENT LAYOUT, CONDUIT LOCATIONS, AND GROUNDING.
4. SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE SOILS REPORT.



CONCRETE EQUIPMENT PAD

NOT TO SCALE



TYPICAL FIXED TILT RACKING SUPPORTED ON DRIVEN PILE

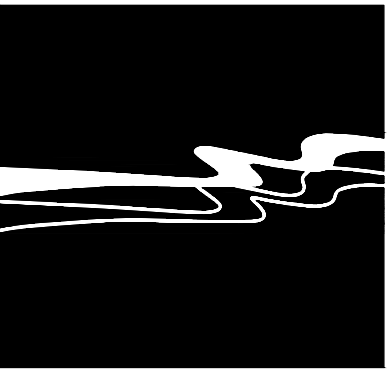
NOT TO SCALE



TYPICAL FIXED TILT RACKING ON BALLASTED FOUNDATIONS

NOT TO SCALE

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SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
CIVIL DETAILS

JOB #: 1723-0002

DESIGNERS: ESR

DRAWN BY: ESR

DATE: 07/05/24

DRAWING NO.

C-700

9 OF 10 SHEETS

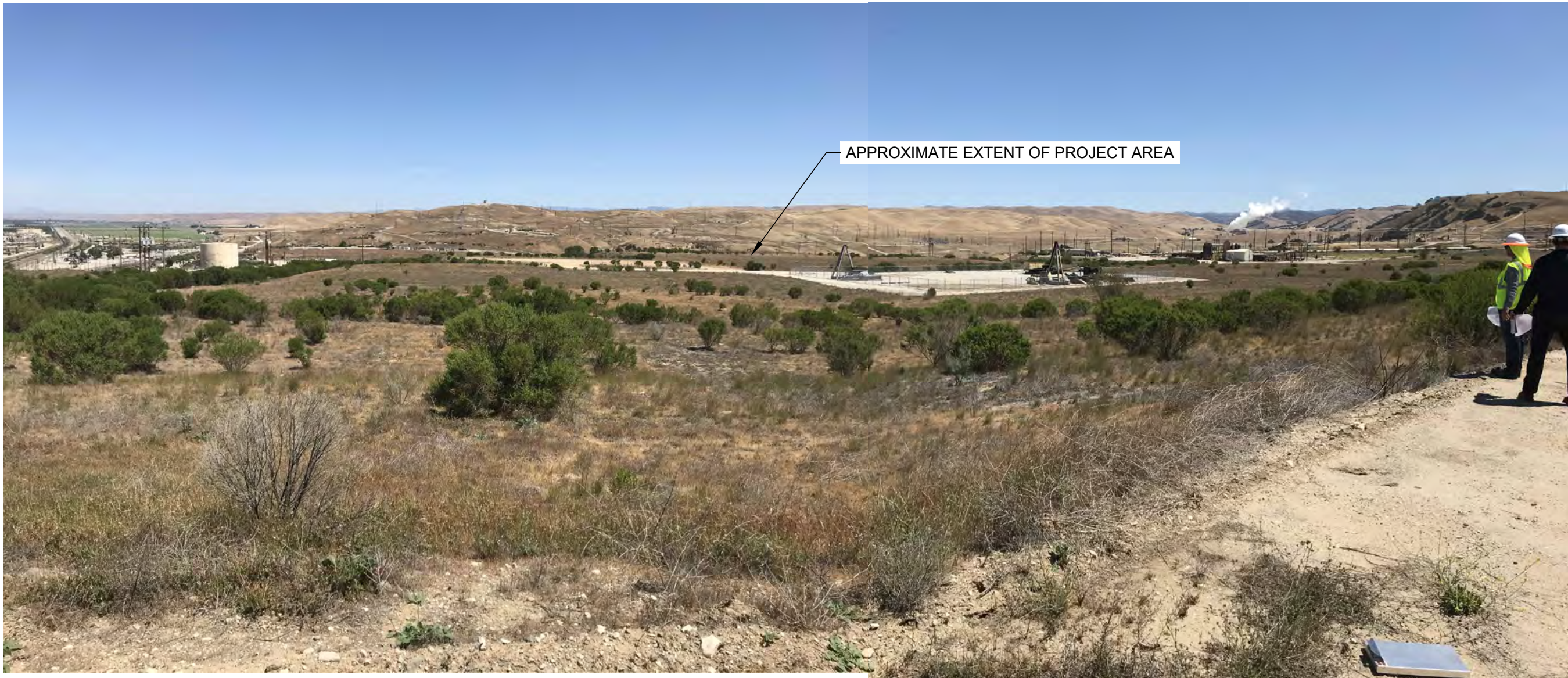




1 VIEW FROM NORTHBOUND HWY 101



2 VIEW FROM SOUTHBOUND HWY 101



3 VIEW LOOKING NORTHEAST



4 POTENTIAL WETLAND AREA - LOOKING SOUTH



5 VIEW LOOKING SOUTHWEST

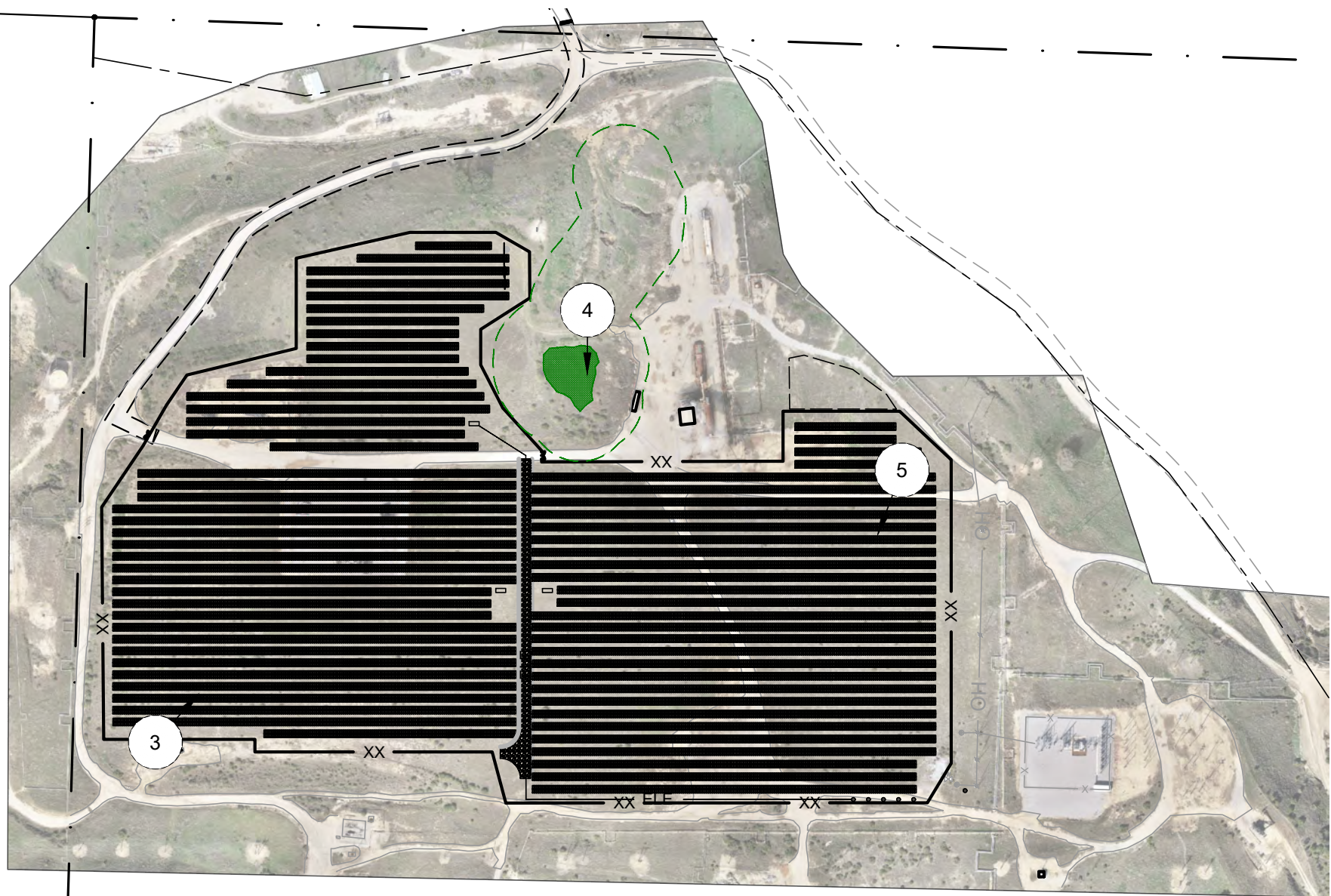
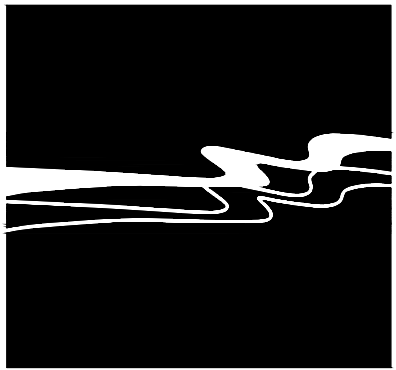


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SOLAR STAR LIGHT PARK, LLC  
SAN ARDO SOLAR - 11MWAC SOLAR PV FACILITY  
SITE PHOTOS

JOB #: 1723-0002  
DESIGNERS: ESR  
DRAWN BY: ESR  
DATE: 07/05/24

DRAWING NO.

C-701

10 OF 10 SHEETS

A		30% SUBMITTAL	ESR
REV	DATE	DESCRIPTION	BY



# **GENERAL DEVELOPMENT PLAN**

## **SAN ARDO SOLAR PROJECT**

Monterey County, California



July 5, 2024

Solar Star Light Park, LLC



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## Acronyms & Abbreviations

af - acre-feet

kV - kilovolt

O&M - operations and maintenance

Project - San Ardo Solar Project

PV - photovoltaic

## OVERVIEW

Solar Star Light Park, LLC is proposing to construct and operate the San Ardo Solar Project, an 11-megawatt alternating current solar photovoltaic (PV) generating facility (Project). The proposed Project will be built on approximately 40 acres of land within the existing 7-square-mile San Ardo Oil Field operated by Aera Energy, LLC (Aera Energy) (Figure 1). The Project will generate solar power to be used solely at the Aera Energy oil field to reduce the need for imported power from Pacific Gas and Electric.

## PROJECT LOCATION AND SITE BOUNDARY

The San Ardo Oil Field is located within unincorporated Monterey County approximately 5.7 miles south of the town of San Ardo and east of U.S. Highway 101 and the Union Pacific Railroad right-of-way in Monterey County, California. It is approximately 6 miles south of the community of San Ardo. The primary entrance to the oil field is located west of U.S. Highway 101 on Wunpost Road, or alternately by Sargent Canyon Road. The prominent Diablo Range and associated Cholame Hills border the San Ardo Oil Field to the east and the southeast.

The proposed site for the Project is known as the Ferrini Flats. The section of the Ferrini Flats which contains the Project is confined within a single parcel of land identified with Monterey County Assessor's Parcel Number 423-081-019. The site is adjoined by the San Ardo Oil Field facilities including oil-gas production wells and pipelines, and a switch yard and transmission lines to the east. An Exxon-Mobil bulk oil storage facility exists to the northwest of the site. The bulk oil storage facility exists at significantly lower elevations than the site. The parcel on which the Project will be sited is owned by the Myhre and Johnson Family Trusts and used by Aera Energy for oil operations.

The Project site is located on private land within the Heavy Industrial-Mineral Extraction Zone District, as shown on Figure 2.

## HISTORIC USE

The Project site and adjoining properties were undeveloped land from at least 1919 through 1949. By the 1950s, the site area was gradually developed as the San Ardo Oil Field. During the 1950s into the early 2010s, the site and immediate vicinity contained approximately 60 oil-gas wells, pits/sumps, pipelines, access roads and related infrastructure. The configuration of the oil-gas facilities continuously changed during this timeframe. By at least 1973, a generating station was operating to the immediate northeast of the site, and parts of this facility appeared to extend onto the northeast portion of the site from 1981 through 2012. This included three bulk storage tanks present from 1994 through 2009. In 2013, oil-gas facilities (and the portion of the generating station within the footprint of the site) were removed and closure of the Ferrini Flats area was completed by Aera Energy's remedial contractor to the standards of the regulatory agency at the time. The closure included bulk removal of oil-impacted soils and re-grading of the Project site. Since 2013 the Project site has been used by Aera Energy for storage and other

minor activities. An underground survey conducted in May 2024 detected/confirmed 60 abandoned well head locations within or near the limits of the proposed project, and noted that all detected well heads were between 5'-10' below grade. Refer to the Construction section of this plan for description of construction mitigations related to the presence of existing abandoned oil wells within the proposed project site.

## PROJECT DESCRIPTION

The Project will be comprised of PV solar module blocks, as well as related and supporting facilities including an electrical collection system, on-site service roads, gates and security fencing, and temporary laydown and construction areas. Construction is scheduled to begin in the March 2025.

### Major Components

#### Solar Arrays and Inverter Blocks

The Project solar PV power generating facilities include solar arrays and inverter blocks. The Project will include approximately 23,348 solar PV modules (also known as panels) to convert solar energy into direct current electricity. By design, the solar PV panels absorb sunlight to generate electrical output by being manufactured with anti-reflective glass that also minimizes potential for glare.

The PV modules will be mounted together in arrays on a fixed-tilt racking system such that the angle of the panels is held constant throughout the day. Solar panels will be mounted on a metal frame supported by a combination of driven pile foundations and ballasted foundations (concrete foundations set on grade). The maximum height of the panels will be approximately 8 feet. A typical panel elevation is shown in Figure 3.

Energy generated from the Project's solar panels will be routed to (3) central inverters to be converted from DC to AC power. (3) medium voltage transformers will step up the AC voltage from 600V to 12.47kV".

### Related and Supporting Facilities

The Project-related supporting facilities include electrical collection lines, internal service roads, security fencing, gates, and a construction laydown yard.

#### Electrical Collection System

Power will be routed from the solar array field to the point of interconnection using an underground medium voltage collection system. The point of interconnection will consist of a series of poles with pole mounted metering and safety devices before connecting to the existing Aera overhead power line. The existing Aera power line connects to the existing Aera Energy owned and operated substation.

### Access Roads

Existing internal service roads will be used to access the Project, and for ingress and egress to the Project site. New 20-ft wide all-weather access roads, sufficient for Monterey County Fire Department, will be built to access the inverter and transformer equipment pads.

### Construction Laydown Yards

One main temporary construction laydown yard is included in the Project where trailers will be located during construction. The main construction laydown yard will be located within the Project site. The construction laydown yard will include a gravel surface and temporarily fenced to provide storage for supplies, vehicles, and equipment during construction. Additional construction materials and equipment may be stored at existing storage areas within the San Ardo Oil Field.

### Construction

Project construction will consist of two major stages. The first stage will include site preparation, grading, and preparing staging areas and on-site access routes. The second stage will involve assembling the racking system and constructing electrical interconnection facilities.

### Grading and Site Preparation

Grubbing and grading will occur on the site to achieve the required surface conditions. Grading will consist of localized smoothing; cuts and fills within 15-ft of abandoned oil well locations will be limited to a maximum of 3 feet to provide a safe buffer above the abandoned depth of the well heads (5-10 ft) noted on the underground survey.

Site preparation may include application of pre-emergent herbicides formulated to minimize impacts on wildlife. Application will be in accordance with federal, state, and County regulations and will be applied by a state-licensed pesticide applicator.

### Temporary Construction Facilities and Staging Areas

During construction, materials will be placed within the Project site boundaries adjacent to the then-current phase of construction. A storage container might be used to house tools and other construction equipment. Portable toilet facilities will be installed for use by construction workers. Waste disposal will occur in a permitted off-site facility.

### Solar Facility Construction and Installation

Existing On-site roads will be used and may be improved or surfaced with compacted gravel. At the footing for the power conversion system pads, existing soil will be scarified and recompacted as recommended by the geotechnical engineer. Racking for the PV arrays will be supported by a combination of ballast foundations (concrete foundations set on grade), and driven piles. At locations where there is an abandoned oil well, only ballasted foundations will be installed, and no driven piles will be installed within a 15-ft radius of the oil well. This design approach will ensure no driven piles come in contact with an abandoned oil well. Outside of grading and spoil areas, minimal disturbance will be required (mowing and grubbing only).

During construction, a variety of equipment and vehicles will operate on the Project site. All equipment and vehicles will comply with the noise requirements of the Monterey County Municipal Code.

### Construction Schedule and Workforce

Construction is anticipated to begin in the first quarter of 2025 with approximately 5-month construction period.

#### Hours

Construction will occur primarily during daylight hours, Mondays through Fridays 7:00 am to 7:00 pm and potentially 8:00 am to 8:00 pm on Saturdays and Sundays, in compliance with the Monterey County General Plan Safety Element and the Code of Ordinances. Construction requirements may require some nighttime activity for material and equipment delivery and/or where the schedule has been delayed due to weather or other events. Nighttime activities will be performed with temporary lighting, which will be directed downward to minimize impacts to neighboring properties and wildlife in the Project vicinity.

#### Workforce

The on-site construction workforce will consist of laborers, craftspeople, supervisory personnel, and support personnel. The on-site assembly and construction workforce is expected to reach a peak of approximately 80 workers for one month of construction; the average number of workers on-site is anticipated to be approximately 20, depending on the construction activity.

### Construction Access, Traffic, and Equipment

Construction vehicles will access the Project site from Highway 101 to Alvarado Road, then via Wunpost Road to the Project site as shown in Figure 5. Existing internal service roads will be used to access the Project, and new roads will provide access to the inverter and transformer equipment pads. Access roads to inverter and transformer equipment will be a minimum of 20 feet wide and will be sufficient for Monterey County Fire Department access.

Vehicle use of area roadways resulting from Project construction activities will be limited to the 5-month construction period, as workers and materials are transported to and from the Project site. Construction workers will be encouraged to carpool to minimize vehicle trips.

Approximately 4 daily truck trips and 60 daily worker vehicle trips (assuming 33 percent of trips are carpooled) are anticipated during the peak of construction. The expected solar plant maintenance will generate little traffic during operation. Operation and maintenance (O&M) vehicles will include light duty trucks (e.g., pickup, flatbed) and other light equipment for maintenance and PV panel washing. Heavy equipment will not be utilized during normal operation. Large or heavy equipment may be brought to the facility infrequently for equipment repair or replacement or vegetation control.

Typical equipment during construction will include scrapers, dozers, tractors, backhoes, excavators, and other common types of construction equipment.

### Stormwater and Dust Control

The site drainage is designed to follow the existing natural drainage pattern and none of the Project facilities, including fences and panel posts, will prevent typical stormwater flow. No on-site detention facilities are planned. Site preparation and construction activities will be performed in accordance with a Stormwater Pollution Prevention Plan, or similar plan as appropriate, which incorporates stormwater Best Management Practices to reduce the adverse effects of erosion and sedimentation. Such practices will include, for example, the use of water trucks to manage dust; silt fencing, straw bales and temporary catch basins, and inlet filters to control stormwater; and truck tire muck shakers, or similar devices, to prevent mud and debris from being carried onto roadways.

### Water and Wastewater

During construction, approximately 150,000 to 250,000 gallons of non-potable water (approximately 0.8 acre-feet) are anticipated to be required for dust suppression and other purposes. Water will be pumped from an on-site well.

Nominal liquid human waste will be generated during construction, O&M, and decommissioning. Portable restroom facilities will be provided for workers during construction and no permanent sanitary facilities will be required during operations.

### Solid Waste

The majority of waste generated during construction will be non-hazardous and consist primarily of cardboard, wood pallets, copper wire, scrap metal, common trash, and wood wire spools. Construction waste materials such as metal and wood will be separated from the waste stream and recycled whenever feasible. Construction materials will be handled in accordance with the California Green Building Standards Code (CCR 2022) which establishes standards for construction and demolition waste management and recycling or salvage of a minimum of 65 percent of nonhazardous construction and demolition waste. Non-recyclable construction waste will be placed into commercial trash dumpsters located on-site. Dumpsters will be collected as needed by a commercial service and delivered to a landfill. Construction will generate an average of approximately 5 cubic yards of solid waste per week over the period of construction.

### Operation and Maintenance

Once constructed, the Project will operate seven days per week, 365 days per year. The facility will be operated by Solar Star Light Park, LLC. Only occasional, on-site maintenance is expected to be required following commissioning. O&M activities will not require any additional workers beyond those already employed by Solar Star Light Park, LLC. No permanent sanitary facilities will be required.

The average water use during the Project's O&M phase is estimated to be less than 1 acre-feet per year for PV solar panel washing and general maintenance. The need for panel washing will be infrequent (e.g., once or twice per year) and determined based on operating considerations, including actual soiling of the PV panels and any expected benefit from cleaning.

The expected maintenance will generate little traffic during operations. Heavy equipment will not be utilized during normal operation. Large or heavy equipment may be brought to the facility infrequently for equipment repair or replacement or vegetation control.

## Decommissioning

The Project has an expected useful life of 20 years. It is expected to be operational in 2025 and to remain in operation through 2045. If desired by Aera Energy, it is possible that the useful life of the Project could be extended through maintenance of existing equipment or with equipment replacement and could remain in operation beyond 2045 for an additional 5, 10 or 15 years. If operations at the site are terminated, the facility will be decommissioned. The Project site will be returned to a stable condition comparable to pre-Project conditions in accordance with applicable land use regulations in effect at that time.

Many components of the solar facility are recyclable. Panels typically consist of silicon, glass, and an aluminum frame. Racking systems typically consist of steel and concrete. All of these materials can be recycled. Numerous recyclers for the various materials to be used on the Project site operate in Monterey and other nearby counties. Metal, scrap equipment, and parts that do not have free-flowing oil can be sent for salvage. Demolition materials will be handled in accordance with the California Green Building Standards Code (CCR 2022) and/or any additional regulations pertaining to demolition waste that are in place at that time. Equipment containing any free-flowing oil will be managed as waste and will require evaluation. Oil and lubricants removed from equipment will be managed as used oil, which is a hazardous waste in California.

During decommissioning and site reclamation, the Project will require approximately 0.8 af of water for uses similar to those needed during construction.

## APPLICANT PROPOSED MEASURES AND DESIGN FEATURES

Solar Star Light Park, LLC proposes to take certain actions for the purpose of reducing the potential significance of anticipated environmental impacts of the Project. These measures are elements of the Project, either as a specific design feature or as a plan developed by Solar Star Light Park, LLC.

### Biological Resources

- A. Work Timing. All work activities shall be completed during daylight hours (between sunrise and sunset) and outside of rain events, to the greatest extent feasible.



- B. Work Limits. The Project impact area shall be clearly marked or delineated with stakes, flagging, tape, or signage prior to work. Areas outside of work limits shall be considered environmentally sensitive and shall not be disturbed.
- C. Environmental Awareness Training. A qualified biologist shall provide a Biological Awareness Training to Project personnel, detailing potentially occurring special status wildlife species and impact avoidance measures.
- D. Vehicles and Equipment. All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and maintenance activities shall take place in the staging area.
- E. Pre-activity Biological Surveys. A qualified biologist shall conduct biological surveys of the disturbance area no more than seven days prior to ground disturbing activities. Surveys shall include, installation of motion activated cameras at all burrows with potential to support American badger and/or San Joaquin kit fox. Cameras will be in place for a minimum of three consecutive nights to determine occupancy. Appropriate buffers around active burrows will be established in consultation with the Project biologist and relevant resource agencies.
- F. Biological Monitoring. Biological monitoring shall be completed by a qualified biologist for all initial ground disturbance (e.g., grading/excavation activities). For this task, the biologist shall survey/clear undisturbed work areas prior to start of work and then monitor the area while initial grading activities are completed. Any wildlife observed during monitoring shall be allowed to move out of work limits of their own volition or shall be captured and relocated to nearby suitable habitat by the biologist, as necessary and in compliance with state and federal Endangered Species Act regulations.
- G. Nesting Bird Surveys. If vegetation removal (i.e., tree trimming/removal activities) is scheduled between February 1 and August 31 (general nesting bird season), nesting bird surveys shall be completed by a qualified biologist within 48 hours prior to start of work. If any active nests are discovered within or adjacent to work limits, an appropriate buffer (i.e., 500 feet for raptors and 250 feet for other birds, or at the discretion of a qualified biologist based on biological or ecological reasons) shall be established to protect the nest until a qualified biologist has determined that the nest is no longer active and/or the young have fledged.
- H. Wildlife Friendly Fencing. Security fence design and materials shall be incorporated to reduce the chance of entanglement. Project fencing shall also include gaps to enable non-flying wildlife to pass through. The smaller mesh at the top will increase visibility to raptors and other wildlife.
- I. Erosion Control. A Storm Water Pollution Prevention Plan (SWPPP) for all activities conducted within the Project limits shall be implemented and maintained during construction. Where needed, erosion and sediment controls (e.g., silt fences, straw wattles) shall be installed properly to increase effectiveness and shall be maintained regularly. Other Best Management Practices (BMPs) shall also be implemented as

necessary and/or as required by Project permits, such as avoid washing, refueling, and maintenance of equipment within 50 feet (unless otherwise noted in Project-specific permits) from stream channels, regardless if water is present or absent in the channel.

#### Air Quality

- A. Construction Emissions: All diesel-powered construction equipment used during Project construction shall use minimum of Tier 3 construction equipment; Tier 4 Final construction equipment will be used when reasonably and locally available.
- B. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.
- C. All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.

#### Valley Fever

A site-specific Valley Fever Management Plan (VFMP) will be developed for review and approval by the Monterey County Health Department prior to soil-disrupting activities. The VFMP will include procedures for worker hazard awareness training, dust management and safety measures to minimize worker and public exposure to dust that may contain the *Coccidioides* fungus spore known to cause Valley Fever. Documentation of Valley Fever training for workers on the site will be provided to Monterey County RMA – Planning Department and the Monterey County Health Department. Implementation of and adherence to the plan will be monitored by project team safety managers in alignment with the Monterey County Health Department.

### Visibility and Lighting

The Project site is not located within sloped terrain and is located approximately 0.85 mile from Highway 101, the closest public viewing point. The views of the Project from northbound and southbound lanes of Highway 101 were analyzed in a separate technical memorandum that describes potential visibility of the Project.

The Project will use solar panels that have a low profile (typically 8 feet high) to minimize visual impacts. Solar panels are designed to be anti-reflective and glare is not typically an issue for these solar installations. Nighttime lighting impacts will be minimized by including only small lighting features that are equipped with on/off switches or motion detectors so that the amount of light emitted will be comparable to that emitted from domestic fixtures on local homes.

### Design Features to Protect Biological and Water Resources

A wetland delineation was completed in May 2021 and is summarized in a separate technical report. The Project has been sited to avoid the wetland and drainages delineated on the Project site plus a 100-foot-wide buffer from those features, as shown in Figure 4. The Project will not require removal of any trees. Fence posts will be capped to prevent potential entrapment of birds or other small species.

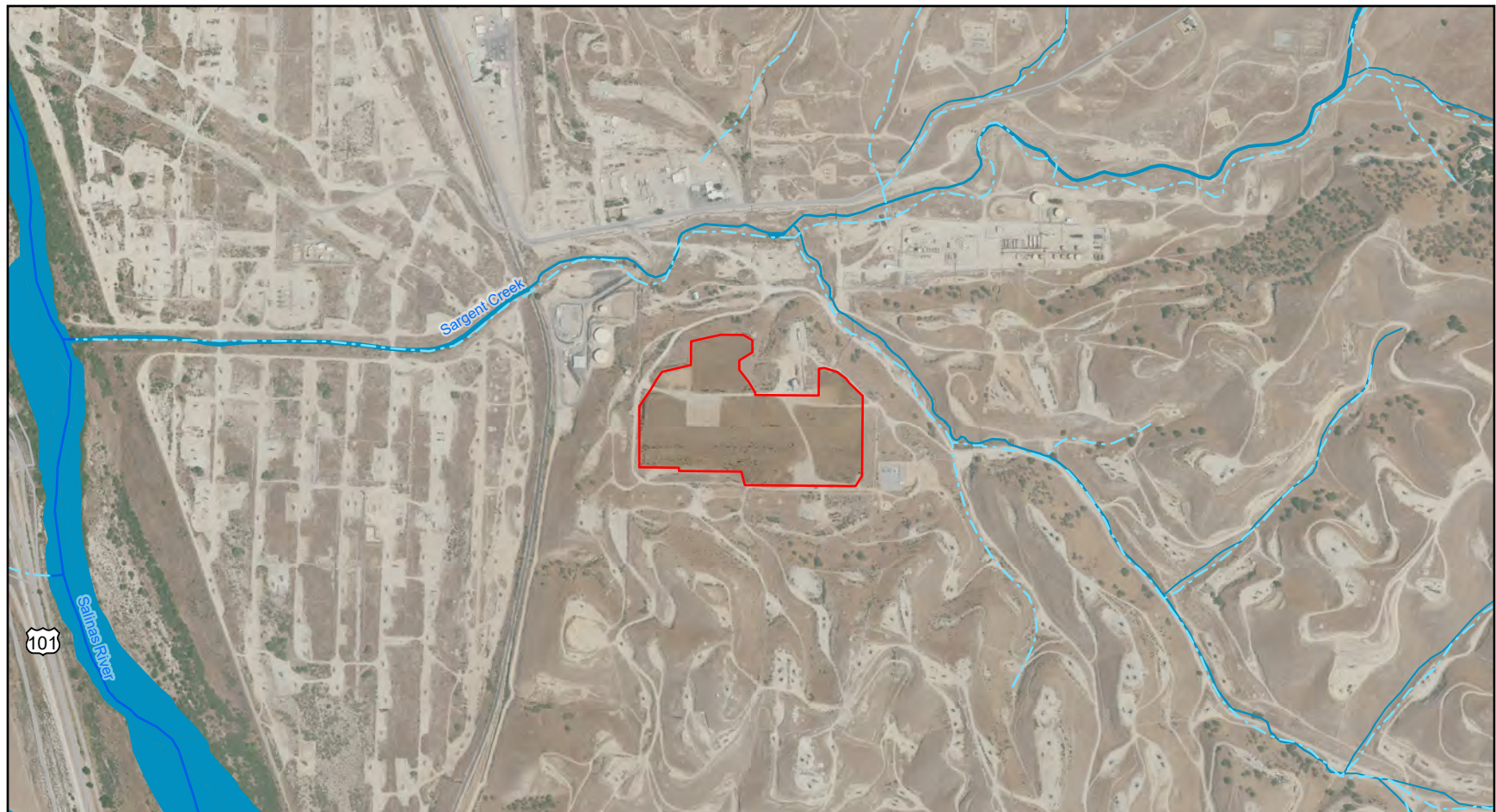
## COMPLIANCE WITH APPLICABLE LAWS AND STANDARDS

Solar Star Light Park, LLC will comply with all applicable laws and standards, including, but not limited to, those governing the use, storage, and disposal of hazardous materials; worker training and safe work practices; air quality; and water quality. Similarly, site preparation and construction activities will be performed in accordance with a Stormwater Pollution Prevention Plan, or similar plan that incorporates stormwater best management practices to reduce the adverse effects of erosion and sedimentation, and herbicide will be applied by qualified personnel following product label instructions and applicable regulations. Compliance with these requirements will avoid or reduce potential adverse environmental impacts to soil, air quality, surface water and groundwater quality, human health, fire-related risk, and other environmental considerations.

## REFERENCES

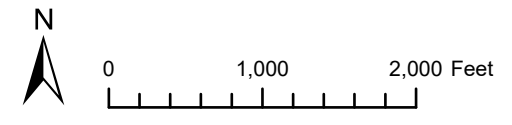
1. California Code of Regulations. (CCR). 2022. Title 24, Part 11, Section 5.408.
2. Padre Associates, Inc. 2021. Preliminary Federal Aquatic Resources Delineation and State Aquatic Resource Delineation Report. May 2021. HCD-library No. LIB210237.
3. NextEra Energy Resources Development, LLC. 2021. Visibility Assessment. September 17, 2021. HCD-library No. LIB210238.

**Figure 1. Project Area**



Legend

- Project Area
- NWI Wetland
- NHD Perennial Stream
- NHD Intermittent Stream

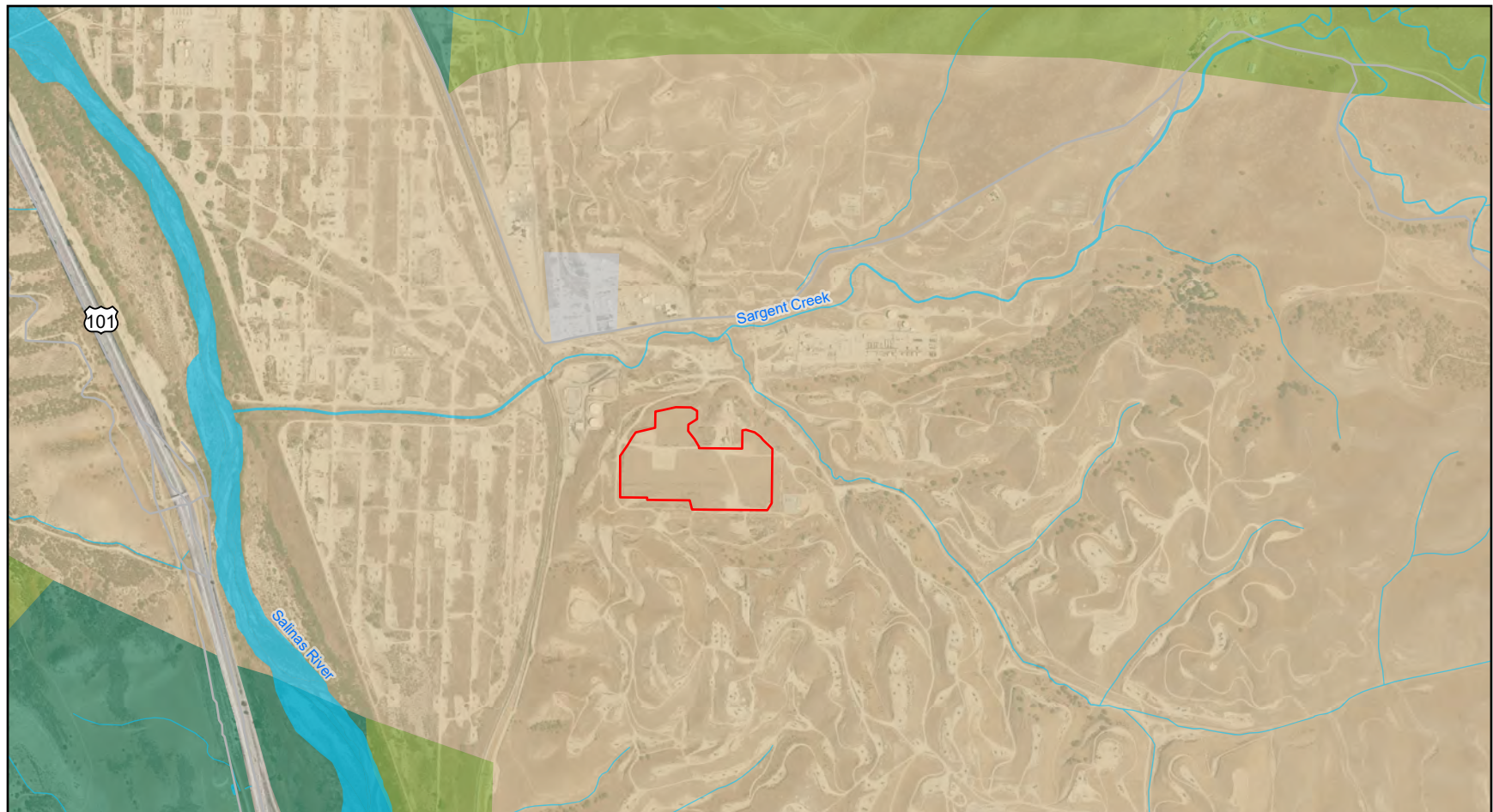


**San Ardo Solar**  
Map Center: 35.94861°N 120.85667°W  
San Ardo, Monterey County









Imagery Source: USDA NAIP, 05/13/2022

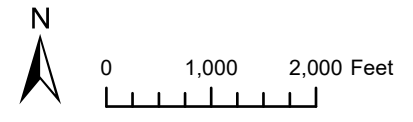


**Figure 2. Land Use and Zoning**



**Legend**

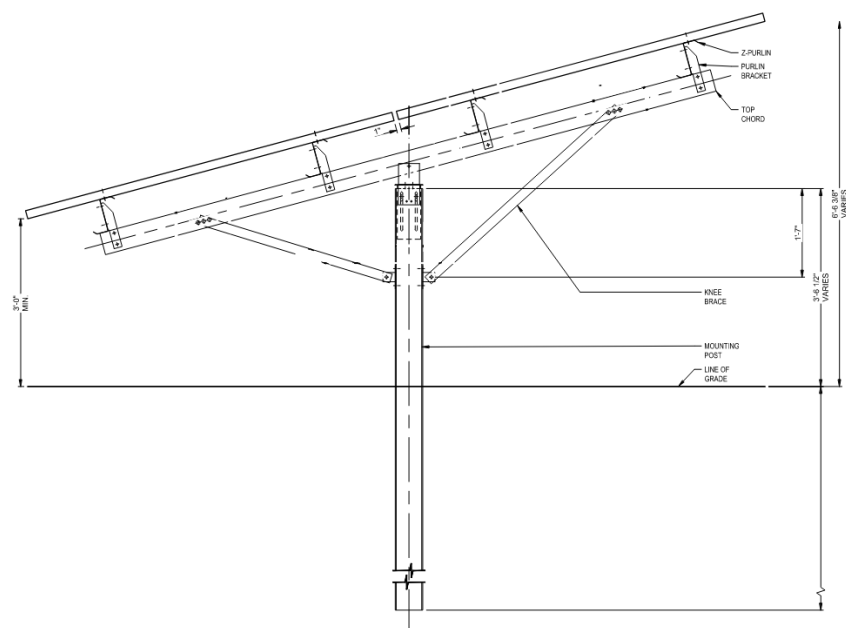
	Project Area		Farmland
	Road		Mineral Extraction
	Land Use/Zoning		Permanent Grazing
	Commercial		Rivers and Water Bodies



**San Ardo Solar**  
Map Center: 35.95014°N 120.85473°W  
San Ardo, Monterey County

Imagery Source: USDA NAIP, 05/13/2022

**FIGURE 3: PANEL ELEVATION**



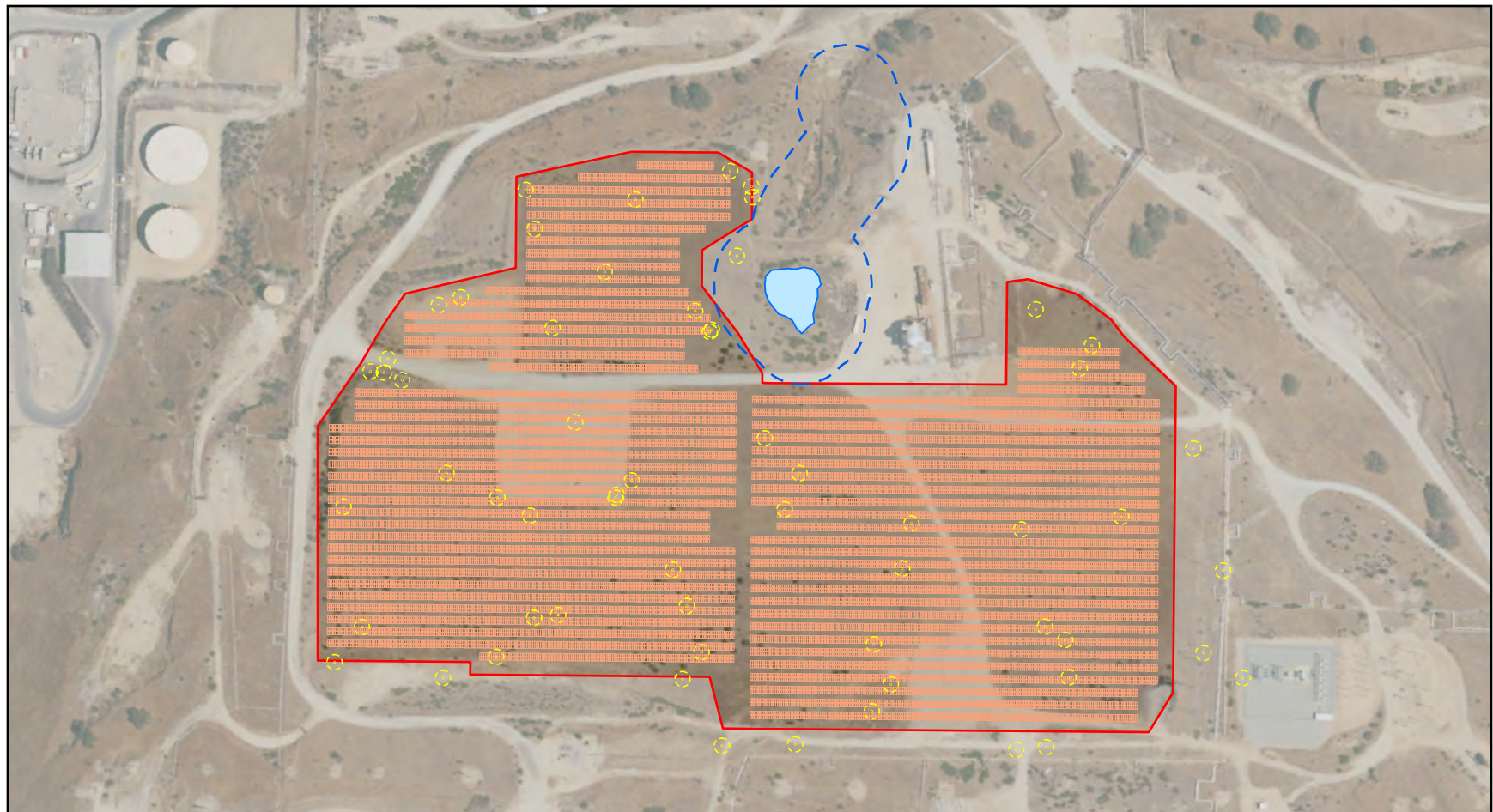
Typical Panel Elevation on Driven Pile Foundation








Representative Image of Panel on Ballast Foundation

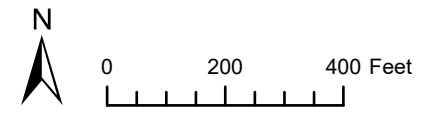


**Figure 4. San Ardo Solar Constraints Map**



**Legend**

- |   |   |
|---|---|
|  Project Area                            |  Wetland*                                      |
|  Abandoned Well Head with 15-foot Buffer |  Wetland and Drainage Setback 100-foot Buffer* |
|  Solar Arrays                            |   |



**San Ardo Solar**

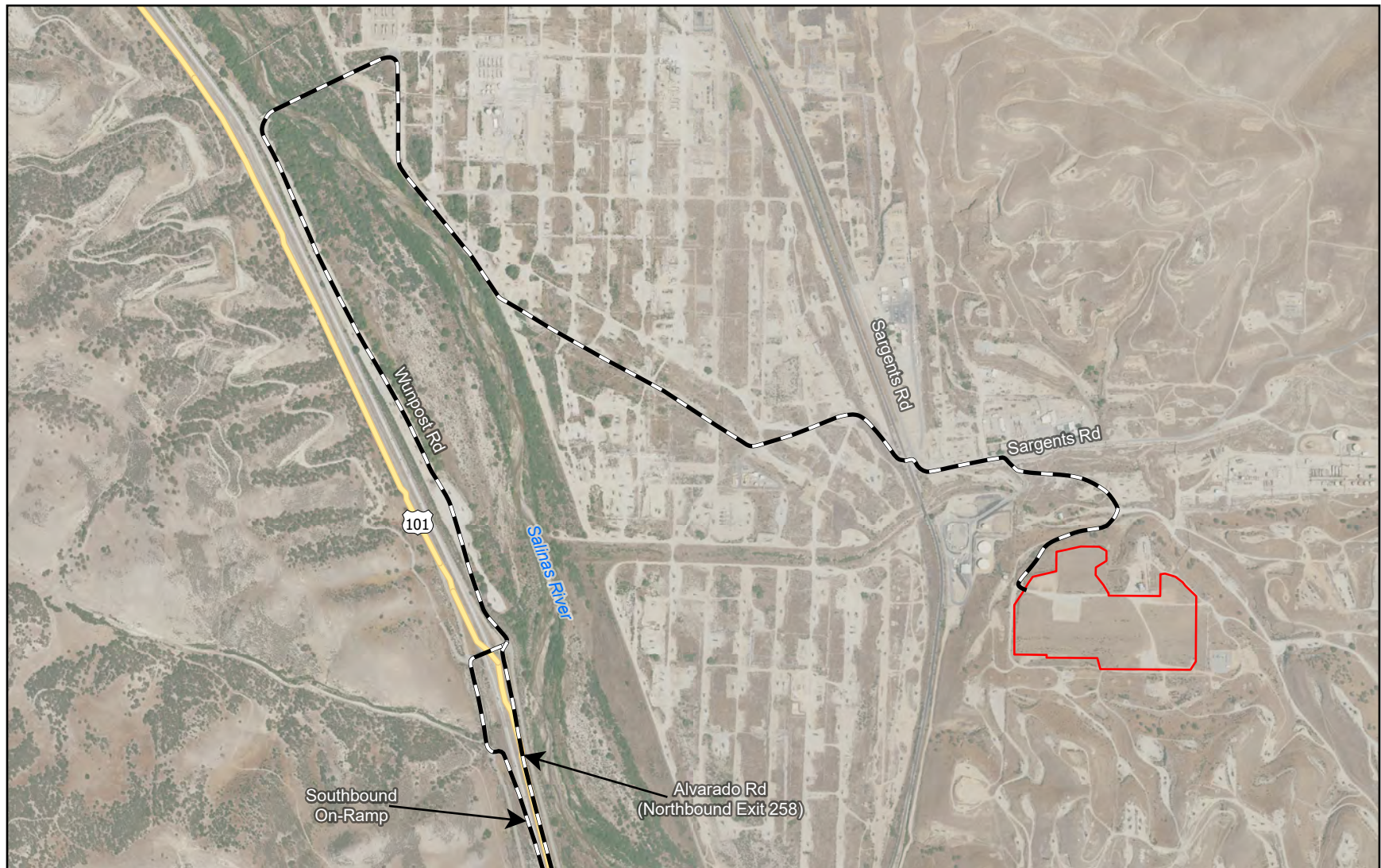
Map Center: 35.94879°N 120.85666°W  
San Ardo, Monterey County

Imagery Source: USDA NAIP, 05/13/2022

\*Wetland and Drainage Setback limits prepared by Padre Associates, May 2021



**Figure 5. Construction Access**



**Legend**

- Project Area
  Access Route
  US Highway 101



0 1,000 2,000 Feet

**San Ardo Solar**  
 Map Center: 35.95267°N 120.86975°W  
 San Ardo, Monterey County

Imagery Source: USDA NAIP, 05/13/2022