



Board Agenda Item 4

DATE: December 12, 2017

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Revised Fresno County Solar Guidelines - Commercial Solar Project Processing

RECOMMENDED ACTION:

Consider and approved proposed modifications to the Fresno County Solar Facility Guidelines regarding commercial solar projects and processing within the unincorporated areas of Fresno County.

This item comes before the Board based on direction received on January 10, 2017, following consideration of an Agenda Item regarding commercial solar projects and processing.

ALTERNATIVE ACTION:

The Board could determine that additional or different changes are warranted and direct staff accordingly, or that no change is necessary to the Solar Facility Guidelines, in which case the existing Guidelines would remain in effect.

FISCAL IMPACT:

There is no increase to Net County Cost associated with this item.

DISCUSSION:

On January 10, 2017, the Board considered information from Department staff regarding commercial solar projects and processing in Fresno County. At the conclusion of the item, the Board directed staff to work with the solar industry with regard to possible changes to the County solar policies and directed staff to explore options to improve solar policy and return to the Board. The Board's action also included the appointment of Supervisor Magsig to the Solar Subcommittee. The Solar Subcommittee is comprised of Supervisor Magsig and Supervisor Borgeas.

By way of background, Fresno County has been processing large-scale commercial solar facilities since 2010. Procedurally, commercial solar projects are evaluated through an Unclassified Conditional Use Permit (CUP) Application. Briefly, the CUP process is a discretionary permit process that is subject to the California Environmental Quality Act (CEQA) and requires a publicly noticed hearing before the Planning Commission for action. Staff makes a recommendation to the Planning Commission based upon analysis of the specific project proposal, the CEQA analysis and the four Findings as specified in the Zoning Ordinance related to site adequacy, road adequacy, impact on neighboring parcels and General Plan consistency. The Planning Commission action is final unless appealed to the Board of Supervisors. As a point of information, if a prospect site is enrolled under Williamson Act contract, a cancellation of the contract is required and is processed concurrently with the CUP, and is included in the CEQA document.

Upon recommendation from the Fresno County Agricultural Land Conservation Commission, the Board takes action on the cancellation.

In early 2011, Department staff initiated development of the County Solar Guidelines based on concerns noted by the County's Agricultural Land Conservation Committee (ALCC) during their December 2010 consideration of a cancellation of a Williamson Act Contract in conjunction with the first large-scale solar facility in the County. The intent in developing the Solar Guidelines was, and still is, to obtain information from applicants that provide sufficient facts about the site for staff to make a recommendation while still allowing timely processing of the application. Upon development of the Guidelines, on March 2, 2011, staff brought the matter to the ALCC which conducted a public meeting that included members of the solar industry, and recommended approval of the Guidelines. Staff then brought the proposed Guidelines before the Board on May 3, 2011. At that hearing, the Board directed/authorized staff to formally implement the Guidelines as a requirement and that the information be included as part of the application submittal packet for solar facilities, regardless of Williamson Act enrollment.

The Guidelines have been amended since their adoption pursuant to Board direction. In August and October 2011, upon consideration of solar projects and associated Williamson Act cancellation items, the Board directed staff to conduct a solar workshop to include representatives from the solar industry, Pacific Gas and Electric (PG&E), and other interested parties to develop recommendations and return to the Board. On November 17, 2011, staff conducted a large public Solar Facility Workshop as well as smaller coordination meetings with agencies to receive additional information and input as to any additional provisions the County should include in its processes. On March 13, 2012, staff returned to the Board and presented 23 different recommendations received at the workshop. Upon consideration, the Board approved two revisions to the Guidelines related to adding the requirement for crop yield information to item No. 1 of the Guidelines and adding item No. 10 to explicitly state that the life of the approved land use permit will expire upon expiration of the initial life of the solar lease; and if the solar lease is to be extended, approval of a new land use permit will need to be obtained.

The Guidelines were again brought before the Board for review on May 21, 2013, pursuant to Board request. The only revision that was recommended and approved was in relation to the term used to describe farmlands in the introductory paragraph of the Guidelines.

As indicated, an applicant's adherence to the Guidelines does not presume approval of the requisite Conditional Use Permit. The Guidelines are an information-gathering tool to augment the standard operations statement and allow for more thorough analysis of the solar project proposal. The Guidelines also include a requirement for a reclamation plan with financial assurances (security) to ensure timely and effective removal of the solar facility and return the site to its former condition. To this end, the Guidelines have generally performed well advising applicants very early in the process as to what the County requires which in turn results in staff receiving the additional information for analysis and the project conditions of approval. The current Guidelines are attached as Exhibit 1.

On November 15, 2017, the Department provided a copy of the proposed revised Guidelines to the solar industry via email with a comment deadline of November 27, 2017. As of the writing of this Agenda Item, staff received a comment from a solar consultant indicating no "formal comments" at this time. A second comment from a representative of the Western Power Trade Forum was received indicating that review comments may be forwarded to the County prior to the Board hearing for this item. No other written comments have been received.

PROPOSED REVISIONS TO GUIDELINES:

Based upon staff research and discussion/consideration with the Solar Subcommittee, staff has revised the existing Solar Guidelines to address the following areas:

- Adequate financial security to ensure site reclamation;
- Reasonable efforts to establish a point of sale in Fresno County for equipment and construction related items;
- Reasonable efforts to recruit/hire locally;
- Provision of more detailed traffic information; and
- Reasonable efforts to purchase products and equipment from local sources.

Staff believes that the proposed modifications will allow the County and the Solar Industry to move forward cooperatively without creating delays to the processing of large commercial solar facilities. The proposed revised Guidelines are attached as Exhibit 2. Staff notes that Exhibit 2 also includes two pages that pertain to preparation of reclamation plans and standard information/conditions. No revisions are proposed to these pages. These pages are included with this Exhibit for informational purposes as they are part of the Solar Facility Guidelines packet that is currently provided to applicants.

REFERENCE MATERIAL:

BAI #24, May 3, 2011
BAI #8, March 12, 2013
BAI #7, May 21, 2013
BAI #12, January 10, 2017

ATTACHMENTS INCLUDED AND/OR ON FILE:

Exhibits 1 and 2

CAO ANALYST:

John Hays

EXHIBIT 1

Solar Facility Guidelines

(Revised by BOS on 5/21/13)

The need to accommodate new renewable energy technology must be balanced with the need to protect important farmlands and minimize impacts to existing agricultural operations. The land use process for evaluating solar facilities should rely on general guidelines and policies rather than specific standards which may not be flexible enough to accommodate the evolving technology.

Applicants for solar facilities shall address the following as part of the application review process:

1. Information shall be submitted regarding the historical agricultural operational/usage of the parcel, including specific crop type and crop yield, for the last ten years (if no agricultural operation in the last ten years, specify when land was last in agricultural use); and
2. Information shall be submitted that identifies the source of water for the subject parcel (surface water from irrigation district, individual well(s), conjunctive system). If the source of water is via district delivery, the applicant shall submit information documenting the allocations received from the irrigation district and the actual disposition of the water (i.e. utilized on-site or moved to other locations) for the last ten years. If an individual well system is used, provide production capacity of each well, water quality data and data regarding the existing water table depth; and
3. Identify the current status of the parcel (Williamson Act Contract, Conservation Easement, retired land, etc.), the purpose of any easement and limitations of the parcel. The applicant shall submit a Title Report or Lot Book Guarantee for verification.
4. Identify (with supporting data) the current soil type and mapping units of the parcel pursuant to the standards of the California State Department of Conservation and the Natural Resources Conservation Service; and
5. List all proposed measures and improvements intended to create a buffer between the proposed solar facility and adjacent agricultural operations (detailed information must be shown on Site Plan) and provide factual/technical data supporting the effectiveness of said proposed buffering measures; and
6. Provide a Reclamation Plan detailing the lease life, timeline for removal of the improvements and specific measures to return the site to the agricultural capability prior to installation of solar improvements; and

7. Provide information documenting efforts to locate the proposed solar facility on non-agricultural lands and non-contracted parcels and detailed information explaining why the subject site was selected.
8. Develop and submit a project site Pest Management Plan to identify methods and frequency to manage weeds, insects, disease and vertebrate pests that may impact adjacent sites.
9. The applicant must acknowledge the County's Right to Farm Ordinance and shall be required to record a Right to Farm Notice prior to issuance of any permits. This shall be included as a recommended Condition of Approval of the land use entitlement.
10. Note: The life of the approved land use permit will expire upon expiration of the initial life of the solar lease. If the solar lease is to be extended, approval of new land use permit will need to be obtained.

GUIDELINES FOR PREPARING A SOLAR ELECTRICAL GENERATION FACILITY RECLAMATION PLAN

1. Description of present use of the site.
2. Describe the proposed alternate use of the land (all equipment to be installed above and underground, structures, fencing, etc.).
3. Duration of the alternate use of the property (specify termination date).
4. Address ownership of the property (lease or sale).
5. Describe how the subject property will be reclaimed to its previous agricultural condition, specifically:
 - A) Timeline for completion of reclamation after solar facility lease has termed (identify phasing if needed); and
 - B) Handling of any hazardous chemicals/materials to be removed; and
 - C) Removal of all equipment, structures, buildings and improvements at and above-grade; and
 - D) Removal of any below-grade foundations;
 - E) Removal of any below-grade infrastructure (cables/lines, etc.) that are no longer deemed necessary by the local public utility company; and
 - F) Detail any grading necessary to return the site to original grade; and
 - G) Type of crops to be planted; and
 - H) Irrigation system details to be used (existing wells, pumps, etc. should remain throughout the solar facility use).
6. A Site Plan shall be submitted along with the text of the Reclamation Plan showing the location of equipment, structures, above and underground utilities, fencing, buffer area, reclamation phasing, etc.
7. An engineering cost estimate of reclaiming the site to its previous agricultural condition shall be submitted for review and approval.
8. Financial assurances equal to the cost of reclaiming the land to its previous agricultural condition shall be submitted to ensure the reclamation is performed according to the approved plan. Financial assurances shall be made to the County of Fresno and may take the form of cash, letter of credit or bond that complies with Section 66499 of the California Government Code, et. seq.
9. Evidence that all owners of record have been notified of the proposed Reclamation Plan.

STANDARD INFORMATION AND CONDITIONS FOR ALL UTILITY-GRADE PHOTOVOLTAIC PROJECTS

- Applicants must work to achieve a minimum 50-foot buffer from the edges of the property boundaries to the closest structural improvements or equipment (excluding fencing). Required setbacks will be included in this buffer.
- Salvage value estimates cannot be included to offset the estimated reclamation costs provided in the engineer's estimates.
- The following condition of approval will be included for all projects: *The reclamation plan shall be revised to provide for an annual increase in costs at 3% or tied to the Consumer Price Index (CPI) or other mechanism acceptable to the Department of Public Work's and Planning.*

EXHIBIT 2

Proposed Revision - Solar Facility Guidelines

The need to accommodate new renewable energy technology must be balanced with the need to protect important farmlands and minimize impacts to existing agricultural operations. The land use process for evaluating solar facilities should rely on general guidelines and policies rather than specific standards which may not be flexible enough to accommodate the evolving technology.

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5. List all proposed measures and improvements intended to create a buffer between the proposed solar facility and adjacent agricultural operations (detailed information must be shown on Site Plan) and provide factual/technical data supporting the effectiveness of said proposed buffering measures.
6. Provide a Reclamation Plan detailing the lease life, timeline for removal of the improvements and specific measures to return the site to the agricultural capability prior to installation of solar improvements. **If the project is approved,**

adequate financial security to the satisfaction of the County shall be provided to ensure site reclamation. Financial security can be in the form of a cash deposit to be placed in a trust account by the County with additional deposits required as needed to adjust for inflation and/or a Letter of Credit to be renewed every year to adjust for inflation.

7. Provide information documenting efforts to locate the proposed solar facility on non-agricultural lands and non-contracted parcels and detailed information explaining why the subject site was selected.
8. Develop and submit a project site Pest Management Plan to identify methods and frequency to manage weeds, insects, disease and vertebrate pests that may impact adjacent sites.
9. The applicant must acknowledge the County's Right to Farm Ordinance and shall be required to record a Right to Farm Notice prior to issuance of any permits. This shall be included as a recommended Condition of Approval of the land use entitlement.
10. Note: The life of the approved land use permit will expire upon expiration of the initial life of the solar lease. If the solar lease is to be extended, approval of new land use permit will need to be obtained.
11. **If the project is approved, the applicant shall make all reasonable efforts to establish a point of sale in Fresno County for equipment and construction related items necessary for the project.**
12. **If the project is approved, the applicant shall make all reasonable efforts to conduct local recruitment efforts and/or coordinate with employment agencies in an attempt to hire from the local workforce.**
13. **In addition to disclosing the number of trips in the required project Operational Statement, the applicant shall disclose the weight of the shipments anticipated to the site. If the project is approved, pursuant to the CEQA analysis and based upon the existing road conditions and the weight/frequency of shipments to the site, the applicant shall mitigate impacts to County roads.**
14. **If the project is approved, the applicant shall make all reasonable efforts to purchase products and equipment from local (Fresno County) manufacturing facilities and/or vendors.**

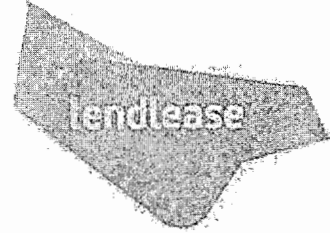
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 - B) Handling of any hazardous chemicals/materials to be removed; and
 - C) Removal of all equipment, structures, buildings and improvements at and above-grade; and
 - D) Removal of any below-grade foundations;
 - E) Removal of any below-grade infrastructure (cables/lines, etc.) that are no longer deemed necessary by the local public utility company; and
 - F) Detail any grading necessary to return the site to original grade; and
 - G) Type of crops to be planted; and
 - H) Irrigation system details to be used (existing wells, pumps, etc. should remain throughout the solar facility use).
6. A Site Plan shall be submitted along with the text of the Reclamation Plan showing the location of equipment, structures, above and underground utilities, fencing, buffer area, reclamation phasing, etc.
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8. Financial assurances equal to the cost of reclaiming the land to its previous agricultural condition shall be submitted to ensure the reclamation is performed according to the approved plan. Financial assurances shall be made to the County of Fresno and may take the form of cash, letter of credit or bond that complies with Section 66499 of the California Government Code, et. seq.
9. Evidence that all owners of record have been notified of the proposed Reclamation Plan.

**STANDARD INFORMATION AND CONDITIONS FOR ALL UTILITY-GRADE
PHOTOVOLTAIC PROJECTS**

- Applicants must work to achieve a minimum 50-foot buffer from the edges of the property boundaries to the closest structural improvements or equipment (excluding fencing). Required setbacks will be included in this buffer.
- Salvage value estimates cannot be included to offset the estimated reclamation costs provided in the engineer's estimates.
- The following condition of approval will be included for all projects: *The reclamation plan shall be revised to provide for an annual increase in costs at 3% or tied to the Consumer Price Index (CPI) or other mechanism acceptable to the Department of Public Work's and Planning.*

AC #4
12/12/17



December 8, 2017

Steven E. White
Director, Department of Public Works & Planning
County of Fresno

RE: Comments on Proposed Revised Solar Guidelines

Dear Mr. White,

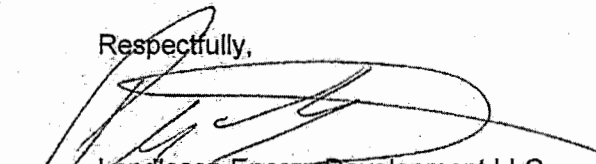
Lendlease Energy Development (LED) is a solar industry participant with interests in Fresno County. We have reviewed a copy of the proposed revised Solar Guidelines document and would like to submit formal comments. LED requests our comments be considered during the Board of Supervisors meeting held on December 12, 2017.

Most of the Solar Guidelines revisions are reasonable amendments, however the Reclamation Plan financial security amendment is overly restrictive, as cash deposits are rarely a viable option for developers. The general industry practice (among both developers and Counties) is to procure a performance bond. We therefore suggest a wider array of commonly accepted instruments, consistent with what the Bureau of Land Management accepts for solar facilities on federal public lands, as follows: cash; cashier's or certified check; certificate or book entry deposits; negotiable U.S. Treasury securities equal in value to the bond amount; surety bonds; irrevocable letters of credit; or an acceptable policy of insurance.

These surety options are consistent with other California County requirements and should be included in the revised guidelines. Additionally, the deadline to submit financial security should be tied to the start of physical construction on the site, or the issuance of a grading permit, rather than upon permit approval, as there can sometimes be a delay between project approval and commencement of construction.

Thank you for considering these comments.

Respectfully,



Lendlease Energy Development LLC
909 Lake Carolyn Parkway, Suite 260
Irving, TX 75039



Western Power Trading Forum

12/12/17
A-4

December 11, 2017

Fresno County Department of Public Works and Planning
Will Kettler
Division Manager
Development Services and Capital Projects Division

RE: Proposed Revision to the County Solar Facility Guidelines

Dear Mr. Kettler:

Western Power Trading Forum (WPTF) appreciates the opportunity to comment on the November 27, 2017 proposed revisions to the Fresno County Solar Facility Guidelines. As a broad-based membership organization with nearly 70 member companies dedicated to establishing a vital energy market, WPTF shares a common goal with Fresno County (County) to accommodate renewable energy projects while minimizing impacts to County lands.

While WPTF is supportive of the County's efforts to provide clear guidelines for development of commercial solar facilities in the County, we do have some clarifications that are recommended to the proposed guidelines as presented below. The proposed clarifications are shown in strike-out/underline text below.

6. Reclamation Plan

Proposed Clarification:

Provide a Reclamation Plan detailing the lease life, timeline for removal of the improvements and specific measures to return the site to the agricultural capability prior to installation of solar improvements. **If the project is approved, adequate financial security to the satisfaction of the County shall be provided to ensure site reclamation and shall incorporate an inflation factor. Financial security can be in the form of a cash deposit to be placed in a trust account by the County, surety bond, trust fund or irrevocable letter of credit ~~with additional deposits required as needed to adjust for inflation and/or a Letter of Credit to be renewed every year to adjust for inflation;~~**

Rationale:

The proposed clarification provided above is essential for project success as the financial security needs to be finalized at the time of project entitlement and cannot be deferred for potential renewable on an annual basis as proposed by the County. This is necessary in order to secure project financing and also to have assurances as to the costs for reclamation. It is standard industry practice for the reclamation cost estimate prepared by a licensed engineer to include an escalator to account for inflation. It is therefore recommended that the inflation rate be determined at the time the reclamation plan is approved by the County, so the financial security does not have to be updated on a yearly basis to account for inflation. The adjustment on a yearly basis to account for inflation is not standard industry practice as it provides too much uncertainty for project economics.

Will Kettler
December 11, 2017
Page 2

10. Land Use Permit Renewal:

Proposed Clarification:

The life of the approved land use permit will expire upon ~~termination~~ expiration of the initial life of the solar lease. If the solar lease is to be extended beyond its initial term, and operations are conducted in a manner in substantial compliance with the originally permitted use, no new land use permit will be required. If an extension or a new lease is sought that substantially changes the nature of the operations, then the County will require a new use permit, approval of new land use permit will need to be obtained;

Rationale:

WPTF believes that the suggested refinements set forth above will allow the County to meet their goal of balancing the need to accommodate new renewable energy technology with the need to protect important farmlands and minimize impacts to agricultural operations.

If you have any questions or require additional information please contact Clare Breidenich at clare@wptf.org.

Respectfully submitted,



Clare Breidenich
Assistant Director



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

**Solar Facility Guidelines –
Proposed Revisions**



Solar Facility Guidelines (Revised by BOS on 5/21/13)

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EXHIBIT 2
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December 8, 2017

Steven E. White
Director, Department of Public Works & Planning
County of Fresno

RE: Comments on Proposed Revised Solar Guidelines

Dear Mr. White,

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These surety options are consistent with other California County requirements and should be included in the revised guidelines. Additionally, the deadline to submit financial security should be tied to the start of physical construction on the site, or the issuance of a grading permit, rather than upon permit approval, as there can sometimes be a delay between project approval and commencement of construction.

Thank you for considering these comments.

Respectfully,

A handwritten signature in black ink, appearing to be "A. J. [unclear]", is written over the typed name and address of the sender.

Lendlease Energy Development LLC
909 Lake Carolyn Parkway, Suite 260
Irving, TX 75039



December 11, 2017

Fresno County Department of Public Works and Planning
Will Kettler
Division Manager
Development Services and Capital Projects Division

RE: Proposed Revision to the County Solar Facility Guidelines

Dear Mr. Kettler:

Western Power Trading Forum (WPTF) appreciates the opportunity to comment on the November 27, 2017 proposed revisions to the Fresno County Solar Facility Guidelines. As a broad-based membership organization with nearly 70 member companies dedicated to establishing a vital energy market, WPTF shares a common goal with Fresno County (County) to accommodate renewable energy projects while minimizing impacts to County lands.

While WPTF is supportive of the County's efforts to provide clear guidelines for development of commercial solar facilities in the County, we do have some clarifications that are recommended to the proposed guidelines as presented below. The proposed clarifications are shown in strike-out/underline text below.

6. Reclamation Plan

Proposed Clarification:

Provide a Reclamation Plan detailing the lease life, timeline for removal of the improvements and specific measures to return the site to the agricultural capability prior to installation of solar improvements. **If the project is approved, adequate financial security to the satisfaction of the County shall be provided to ensure site reclamation and shall incorporate an inflation factor. Financial security can be in the form of a cash deposit to be placed in a trust account by the County, surety bond, trust fund or irrevocable letter of credit ~~with additional deposits required as needed to adjust for inflation and/or a Letter of Credit to be renewed every year to adjust for inflation;~~**

Rationale:

The proposed clarification provided above is essential for project success as the financial security needs to be finalized at the time of project entitlement and cannot be deferred for potential renewable on an annual basis as proposed by the County. This is necessary in order to secure project financing and also to have assurances as to the costs for reclamation. It is standard industry practice for the reclamation cost estimate prepared by a licensed engineer to include an escalator to account for inflation. It is therefore recommended that the inflation rate be determined at the time the reclamation plan is approved by the County, so the financial security does not have to be updated on a yearly basis to account for inflation. The adjustment on a yearly basis to account for inflation is not standard industry practice as it provides too much uncertainty for project economics.

Will Kettler

December 11, 2017

Page 2

10. Land Use Permit Renewal:

Proposed Clarification:

The life of the approved land use permit will expire upon ~~termination~~ ~~expiration of the initial life~~ of the solar lease. If the solar lease is to be extended beyond its initial term, and operations are conducted in a manner in substantial compliance with the originally permitted use, no new land use permit will be required. If an extension or a new lease is sought that substantially changes the nature of the operations, then the County will require a new use permit. ~~approval of new land use permit will need to be obtained;~~

Rationale:

WPTF believes that the suggested refinements set forth above will allow the County to meet their goal of balancing the need to accommodate new renewable energy technology with the need to protect important farmlands and minimize impacts to agricultural operations.

If you have any questions or require additional information please contact Clare Breidenich at clare@wptf.org.

Respectfully submitted,



Clare Breidenich
Assistant Director

6. Provide a Reclamation Plan detailing the lease life, timeline for removal of the improvements and specific measures to return the site to the agricultural capability prior to installation of solar improvements. **If the project is approved, adequate financial security to the satisfaction of the County shall be provided to ensure site reclamation. ~~Financial security can be in the form of a cash deposit to be placed in a trust account by the County with additional deposits required as needed to adjust for inflation and/or a Letter of Credit to be renewed every year to adjust for inflation.~~**



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

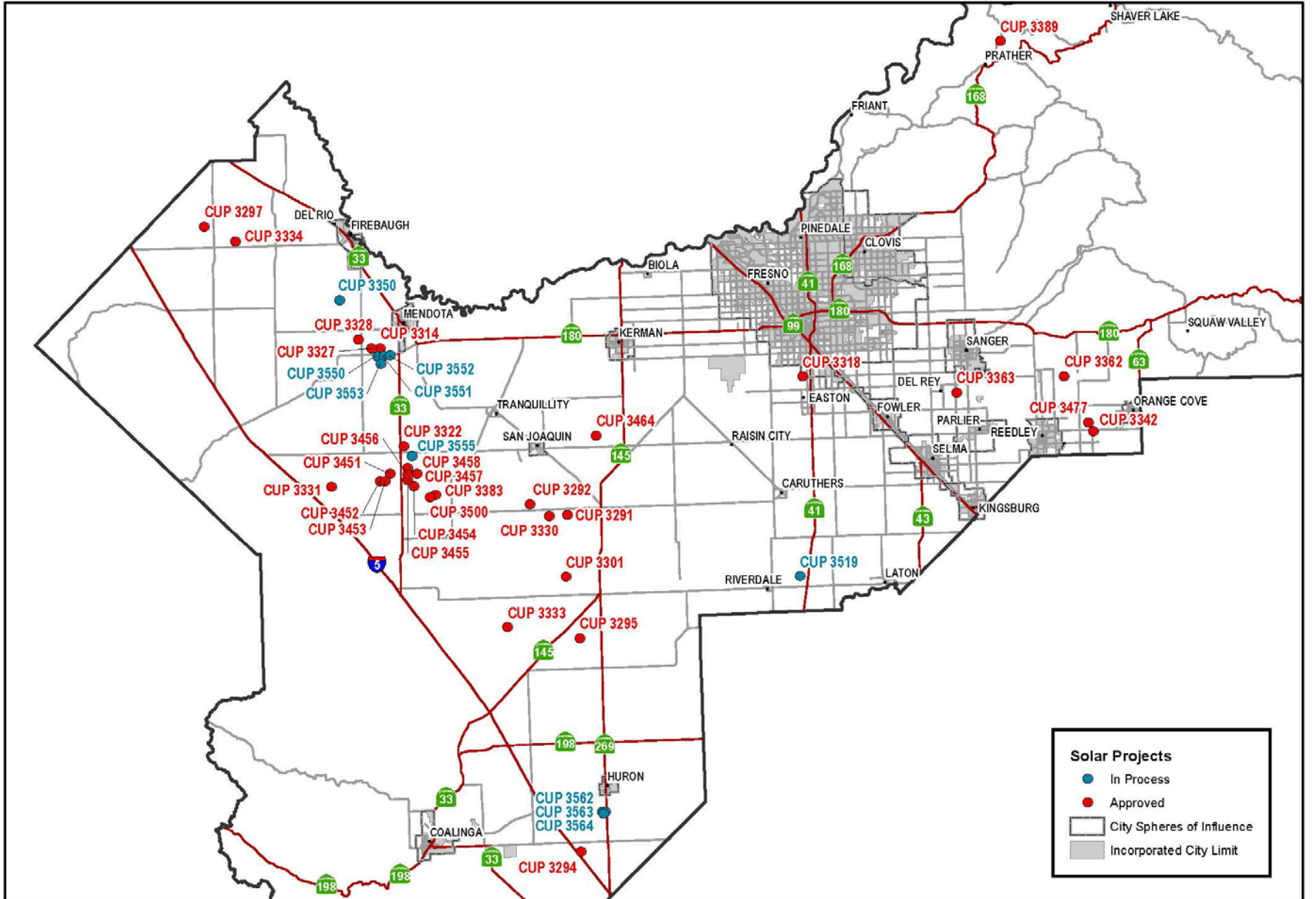
**Solar Facility Guidelines –
Proposed Revisions**





County of Fresno

Solar Projects



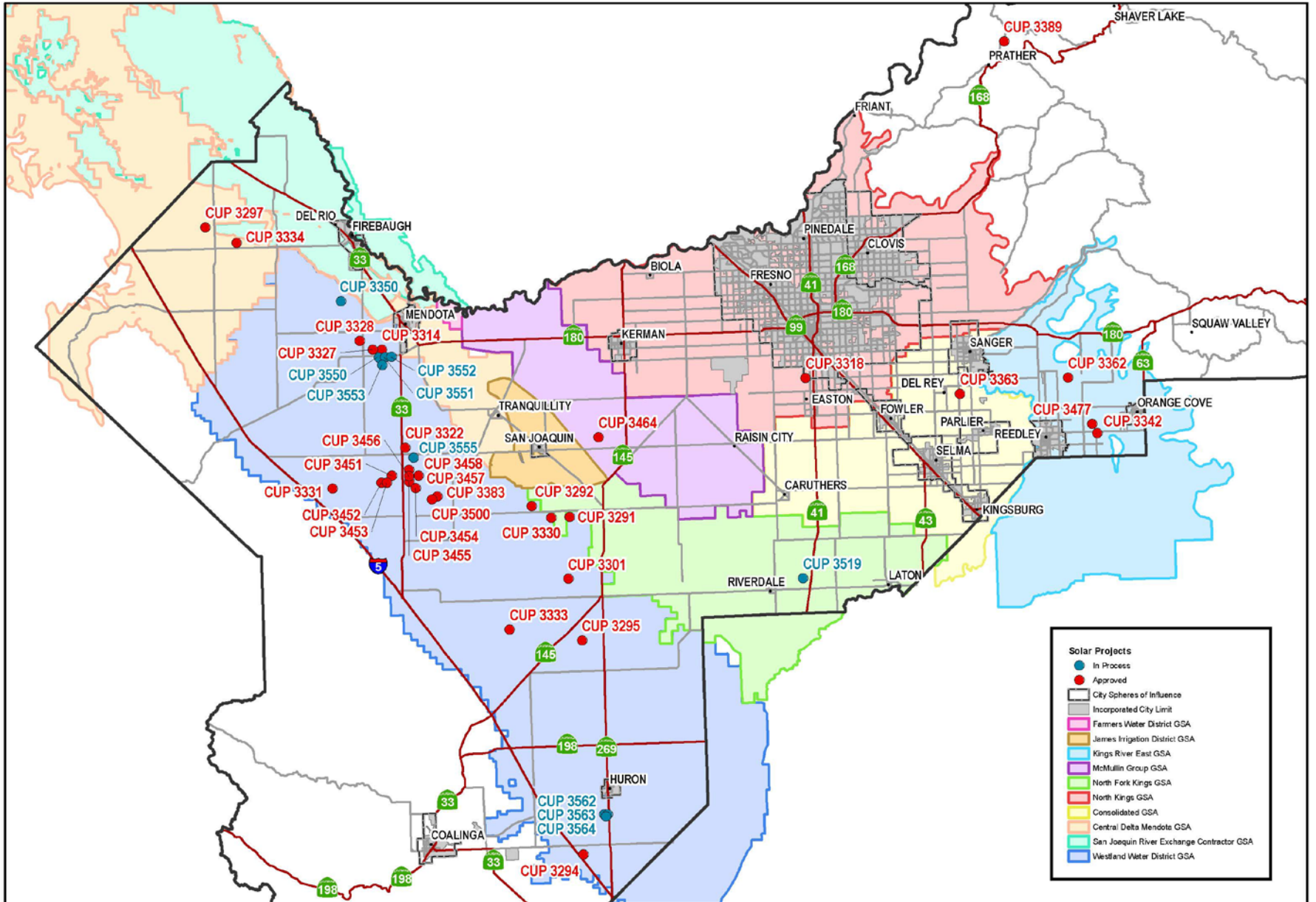
Solar Projects

- In Process
- Approved
- City Spheres of Influence
- Incorporated City Limit



County of Fresno

Solar Projects with GSAs



Commercial Solar Project Processing

Number of Projects Approved:	37 (Inc. 6 project amendments)
Total Acreage Approved for solar:	8,425
Total MW Approved:	1,065
Number of Projects in Process:	10
Total Acreage in Process:	8,856
Total Proposed MW:	932

Commercial Solar Project Processing

Number of Projects Constructed: 8

Total Acreage Developed: 1,775

Total MW Being Produced: 329

Commercial Solar Project Processing

Approved and in process total acres: 17,281 acres

Approved and in process total MW: 1,997

Clovis City Limits = 15,479 acres

Clovis SOI = 21,109 acres

MW serves approximately 200 – 750 homes

$1,997 \times 500 = 399,400$ homes

$1,997 \times 750 = 1,497,750$ homes

325,996 Housing Units in Fresno County

	Applicant	Application	APN	Address	Zone District	Acreage	Use	Ag. Contract	MW Proposed	Status/Action
Photovoltaic Solar Projects Submitted to Fresno County										
1	SunPower	CUP 3350	011-130-17ST&18ST,012-110-05ST,08ST,09ST,22ST,24ST-27ST;121-120-15ST	Approx 4m NW of Mendota btwn N. Washoe & N. Douglas	AE-20	1,890.34	Solar Facility	n/a	200	On hold indefinitely per Applicant
2	GASNA 30P	CUP 3519	055-250-04	499 W. Harlan Ave	AE-20	19.16	Solar Farm	No	2.0	On Hold per Applicant
3	GASNA 6P LLC	CUP 3531 (Amend UCUP 3291)	040-080-35S	S of W. Kamm btwn S. Yuba & S. Butte	AE-20	13.5	Solar Facility	No	0	In Process
4	Little Bear Solar 1, LLC	CUP 3550	019-110-04ST	S of W California btwn San Bernardino & S Ohio	AE-20	157	Solar Farm	n/a	20	In Process
5	Little Bear Solar 2, LLC	CUP 3551	019-110-05ST	S of W California btwn San Bernardino & S Ohio	AE-20	157	Solar Farm	n/a	20	In Process
6	Little Bear Solar 3, LLC	CUP 3552	019-110-06ST	S of W California btwn San Bernardino & S Ohio	AE-20	157	Solar Farm	n/a	20	In Process
7	Little Bear Solar 4, LLC	CUP 3553	019-110-03ST,13ST	S of W California btwn San Bernardino & S Ohio	AE-20	793	Solar Farm	n/a	100	In Process
8	RE Scarlet, LLC	CUP 3555	028-111-04ST etal	E of SR 33 to S San Mateo Ave btwn W Dinuba Ave & W South Ave	AE-20	4,069	Solar Farm	n/a	400	In Process
9	EC&R Solar Development, LLC (ECR Solar) Fifth Standard	CUP 3562	07513059S, 07513060S, 07506052S, 07513012S, 07507001S, 07507032S, 07507033S, 07507034S, 07507035S, 07513054S, 07506015S,	W of SR 269 to west of Tinity, from South of Phelps to north of Tractor	AE-20	1,600 acres	Solar Farm	multiple (ALCC 365, 367, 1809, 227, 2779, 5150)	150	In Process
10	EC&R Solar Development, LLC (ECR Solar) Stonecrop	CUP 3563			AE-20		Solar Farm	multiple (ALCC 365, 367, 1809, 227, 2779,	20	In Process
11	EC&R Solar Development, LLC (ECR Solar) Blackbriar	CUP 3564			AE-20		Solar Farm Battery Storage	multiple (ALCC 365, 367, 1809, 227, 2779, 5150)	0	In Process

EXHIBIT 1

*APPROVED - Solar Projects Submitted to Fresno County											
	Applicant	Application	APN	Address	Zoning	Acreage	Use	Ag. Contract	Action Date	MW	STATUS
1	GA Solar	CUP 3291	040-080-15s	SE corner of Kamm and Butte (Helm)	AE-20	318.18	Solar Facility	AP 1387	11/3/2011	27	-
2	Joe Contreras (GA Solar)	CUP 3292	040-070-41	NE corner of El Dorado align and Kamm (Helm)	AE-20	317.57	Solar Facility	AP 2105	11/3/2011	46	-
3	Westlands Solar Farms LLC - Constructed	CUP 3294	085-040-21S	S side W Jayne btwn I-5 and S Lassen	AE-40	90.5	Solar Facility	AP 365	10/20/2011	20	constructed
4	Whitney Point Solar LLC - Under Construction	CUP 3295	060-042-16s, 17s	E side of S Lake Ave btwn W Paige and W Jeffrey Aves	AE-40	320	Solar Facility	n/a	7/21/2011	40	-
5	Sr Solis Oro Loma LLC - Under Construction	CUP 3297	005-040-17s	W side of N Russell btwn W Nees and W Althea Aves	AE-20	156	Solar Facility	AP 1425	11/17/2011	20	-
6	Boulevard Associates LLC	CUP 3301	050-080-25s	Cerini and Butte (NW of inter of Mnt. Whitney and Lassen (Five Points))	AE-20	320	Solar Facility	AP 2123	10/20/2011	40	-
7	NorthLight Power LLC - Constructed	CUP 3314	019-050-55-56	S. Side Whitesbridge btwn San Bernardino and Ohio Ave	AE-20	640	Solar Facility	n/a	4/12/2012	60	constructed
8	GASNA 16P LLC - Constructed	CUP 3318	329-030-17	N. side Central btwn Fig and Elm	AE-20	18.66	Solar Facility	AP 5446	10/20/2011	2.5	constructed
9	RE Adams East, LLC Constructed	CUP 3322	028-071-32ST	E. side SR 33 btwn South Ave. and W. Manning	AE-20	319	Solar Facility	n/a	10/18/2012	37	constructed

*Note: Closed projects requesting time extensions are not subject to additional conditioning except for matters of life and safety.

	Applicant	Application	APN	Address	Zoning	Acreage	Use	Ag. Contract	Action Date	MW	STATUS
10	Silverado Power LLC - Under Construction	CUP 3327	019-050-61ST	W. side San Bernardino btwn California and Whiresbridge	AE-20	321.04	Solar Facility	n/a	12/13/2012	70	-
11	Silverado Power LLC	CUP 3328	019-040-05ST	N. side Whitesbridge btwn. San Diego and Washoe	AE-20	161.06	Solar Facility	n/a	12/13/2012	40	-
12	Silverado Power LLC	CUP 3330	040-160-21 etal	S. side W. Kamm btwn Yuba and Colusa	AE-20	292.59	Solar Facility	n/a	N/A	63	-
13	Three Rocks Solar LLC	CUP 3331	038-060-03	S side Rose Av btwn S Douglas & Ormsby Av	AE-20	100	Solar Facility	n/a	6/4/2013	13	-
14	Frontier Renewables LLC - Under Construction	CUP 3333	060-020-05ST	N side Paige btwn S Sonoma & S Napa	AE-20	500	Solar Facility	n/a	4/10/2014	60	-
15	Gestamp Solar	CUP 3334 - REVISED	005-060-17S,18S	N side W Nees btwn Millux & Russell	AE-20	167.42	Solar Facility	AP 2047	7/26/2012	20	-
16	Cenergy Power	CUP 3342	373-120-58; 01	23039 E Manning	AE-20	18.53	Solar Facility	n/a	6/21/2012	3	-
17	Stan Battersby (Pristine Sun) - Constructed	CUP 3362	333-300-32,34	4735 S. Englehart Avenue, Reedley	AE-20	44.18	Solar farm	AP 4727	6/18/2013	1.25	constructed
18	Kara Haugen (Pristine Sun) - Constructed	CUP 3363	350-190-01	5652 S. Bethel	AE-20	14	Solar farm	n/a	11/15/2012	1	constructed
19	Giffen Solar Park LLC - Under Construction	CUP 3383	038-080-11S; 31S	N Side W Mtn View Av btwn S Oil City Av & S Stanislaus Av	AE-20	316.79	Solar farm	AP 4249	6/3/2014	20	-

**Note: Closed projects requesting time extensions are not subject to additional conditioning except for matters of life and safety.*

	Applicant	Application	APN	Address	Zoning	Acreage	Use	Ag. Contract	Action Date	MW	STATUS
20	SH3 Solar LLC - Under Construction	CUP 3389	128-450-58	32180 Auberry Road	M-3 c	68.28	Solar farm	n/a	4/25/2013	2	-
21	NorthLight Power LLC - Amendment to CUP 3314	CUP 3413	019-040-6S,7,10;019-050-55ST,56ST,60S,61ST;019-110-17S,18S	S. Side Whitesbridge btwn San Bernardino and Ohio Ave	AE-20	0	Amendment to CUP 3314 - New gen-tie route for approved solar farm	n/a	11/14/2013	0	-
22	RE Tranquillity #1 - Constructed	CUP 3451	028-101-48ST etal	seven miles southwest of the community of Tranquillity	AE-20	600	Solar Facility	n/a	10/9/2014	200	constructed
23	RE Tranquillity #2	CUP 3452	028-101-47ST etal	seven miles southwest of the community of Tranquillity	AE-20	500	Solar Facility	n/a	10/9/2014	15	-
24	RE Tranquillity #3	CUP 3453	028-101-70ST etal	seven miles southwest of the community of Tranquillity	AE-20	200	Solar Facility	n/a	10/9/2014	15	-
25	RE Tranquillity #4	CUP 3454	028-101-51T etal	seven miles southwest of the community of Tranquillity	AE-20	200	Solar Facility	n/a	10/9/2014	35	-
26	RE Tranquillity #5	CUP 3455	038-320-02T etal	seven miles southwest of the community of Tranquillity	AE-20	200	Solar Facility	n/a	10/9/2014	40	-
27	RE Tranquillity #6	CUP 3456	038-320-16T etal	seven miles southwest of the community of Tranquillity	AE-20	200	Solar Facility	n/a	10/9/2014	35	-

**Note: Closed projects requesting time extensions are not subject to additional conditioning except for matters of life and safety.*

	Applicant	Application	APN	Address	Zoning	Acreage	Use	Ag. Contract	Action Date	MW	STATUS
28	RE Tranquillity #7	CUP 3457	038-320-17T etal	seven miles southwest of the community of Tranquillity	AE-20	400	Solar Facility	n/a	10/9/2014	20	-
29	RE Tranquillity #8	CUP 3458	028-111- 60ST etal	seven miles southwest of the community of Tranquillity	AE-20	1432	Solar Facility	n/a	10/9/2014	40	-
30	FPC Solar - Constructed	CUP 3464	030-070- 78,79	W. side Lassen approx. one mile N. of Manning	AE-20	49.53	Solar Farm	n/a	9/18/2014	7.5	constructed
31	Pristine Sun LLC	CUP 3477	373-360-19	22694 E. Parlier Ave, Reedley	AE-20	19.5	Solar Facility	n/a	8/11/2015	1	-
32	Five Points Solar Park, LLC - Amendment to CUP 3333 - Under Construction	CUP 3498	060-020-05S			0	CUP 3333 Solar Farm Amendment		6/4/2015	60	-
33	Aspiration Solar G, LLC - Under Construction	CUP 3500	038-080- 14ST	E of S. Oil City Av btwn W. Nebraska & W. Mountain	AE-20	120.82	Solar Farm	n/a	10/22/2015	9	-
34	Citizen Solar B	CUP 3513	019-050- 61ST	E side N San Diego Ave btwn Whitesbridge Ave & W. California Ave	AE-20	0	Amend CUP 3327 (Solar Farm)	Yes	4/14/2016	0	-
35	Citizen Solar E	CUP 3514	019-050- 61ST	E side N San Diego Ave btwn Whitesbridge Ave & W. California Ave	AE-20	0	Amend CUP 3327 (Solar Farm)	Yes	4/14/2016	0	-
36	Citizen Solar F	CUP 3515	019-050- 61ST	E side N San Diego Ave btwn Whitesbridge Ave & W. California Ave	AE-20	0	Amend CUP 3327 (Solar Farm)	Yes	4/14/2016	0	-

**Note: Closed projects requesting time extensions are not subject to additional conditioning except for matters of life and safety.*

	Applicant	Application	APN	Address	Zoning	Acreage	Use	Ag. Contract	Action Date	MW	STATUS
37	Jess Melin/Whitney Point Solar, LLC - Amendment to UCUP 3295	CUP 3518	060-042-16S,17S	E side S Lake Ave btwn Jeffrey & Paige (unincorporated Five Points area)	AE-20	0	Amend CUP 3295 (Solar Farm)	n/a	2/18/2016	0	-

**Note: Closed projects requesting time extensions are not subject to additional conditioning except for matters of life and safety.*



W Central Ave

S 110 Ave

520 ft

© 2016 Google

Google earth

Imagery Date: 3/18/2015 36°40'49.29" N 119°48'05.90" W elev. 272 ft eye alt. 2518 ft

1998

6. Provide a Reclamation Plan detailing the lease life, timeline for removal of the improvements and specific measures to return the site to the agricultural capability prior to installation of solar improvements. **If the project is approved, adequate financial security to the satisfaction of the County shall be provided to ensure site reclamation. ~~Financial security can be in the form of a cash deposit to be placed in a trust account by the County with additional deposits required as needed to adjust for inflation and/or a Letter of Credit to be renewed every year to adjust for inflation.~~**