

RESOLUTION NO. PC 17-024

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 16-007
(3103 SATELLITE DRIVE)
APN: 025-450-001**

WHEREAS, Table 21.16.200 of the Zoning Ordinance of the City of El Paso de Robles requires a Conditional Use Permit (CUP) for public utilities facility substations, which would include renewable energy systems, in the AP zone; and

WHEREAS, in conjunction with Planned Development (PD 16-008), an application for Conditional Use Permit (CUP 16-007), has been filed by SunEdison LLC for the Paso Robles Airport Solar Project for a 4-megawatt, ground-mounted photovoltaic solar plant, within the Paso Robles Municipal Airport property; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on April 25, 2017, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Zoning Ordinance; and
2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood; and

Section 3 - Environmental Determination: Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project. Based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA

Section 4 - Approval: Conditional Use Permit 16-007 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B	Site Plan

PASSED AND ADOPTED THIS 25th day of April 2017, by the following roll call vote:

AYES: Commissioners Rollins, Davis, Agredano, Jorgensen, Barth, Brennan and Chairman Donaldson

NOES:

ABSENT:

ABSTAIN:

ATTEST:



JOHN DONALDSON, CHAIRPERSON



WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A
Exhibit B

Exhibit A

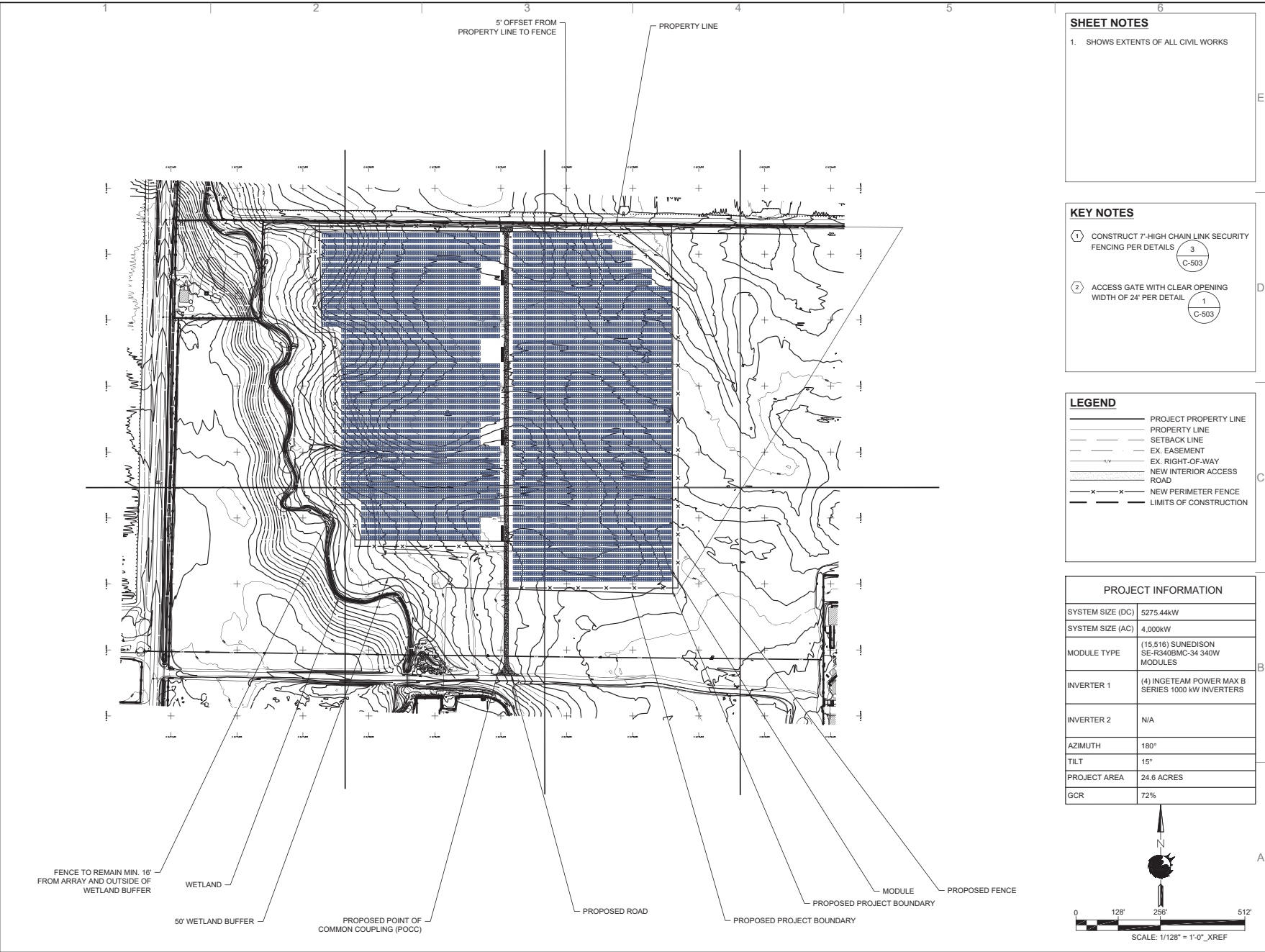
Conditions of Approval – CUP 16-007

Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the construction and operation of a 4-megawatt (MW) ground-mounted solar photovoltaic (PV) power facility on a 24.6-acre site within the Paso Robles Municipal Airport property, as shown in Exhibit B to this Resolution (Site Plan).
2. The project shall be constructed, maintained and operated so as to substantially conform with Development Plan 16-008 that was approved concurrently with CUP 16-007.
3. Upon completion of the construction of the project, the public property and any improvements thereon shall be restored to a good and safe condition.
4. Any condition imposed by the Planning Commission to this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

c:\Users\amewick\Box Sync\Projects\City of Paso Robles\CA-15-1161 Airport Ground mount\000 Drawings\CA-15-1161 Gestamp FT Template Sheet Set R1.1\2.0 Civil\C-101 SITE PLAN.dwg

Printed: 1/12/2017 8:59 PM
GESTAMP FTGM SHEET SET R1.1.1



SHEET NOTES

- SHOWS EXTENTS OF ALL CIVIL WORKS

KEY NOTES

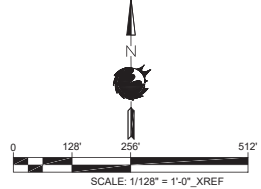
- CONSTRUCT 7'-HIGH CHAIN LINK SECURITY FENCING PER DETAILS 3
C-503
- ACCESS GATE WITH CLEAR OPENING WIDTH OF 24' PER DETAIL 1
C-503

LEGEND

- PROJECT PROPERTY LINE
- PROPERTY LINE
- SETBACK LINE
- EX. EASEMENT
- EX. RIGHT-OF-WAY
- NEW INTERIOR ACCESS ROAD
- NEW PERIMETER FENCE
- LIMITS OF CONSTRUCTION

PROJECT INFORMATION

SYSTEM SIZE (DC)	5275.44kW
SYSTEM SIZE (AC)	4,000kW
MODULE TYPE	(15,516) SUNEDISON SE-R340BMC-34 340W MODULES
INVERTER 1	(4) INGTEAM POWER MAX B SERIES 1000 kW INVERTERS
INVERTER 2	N/A
AZIMUTH	180°
TILT	15°
PROJECT AREA	24.6 ACRES
GCR	72%



STAMP:
NOT FOR CONSTRUCTION

PASO ROBLES AIRPORT
CITY OF PASO ROBLES
3401 TAXI WAY

PROJECT NUMBER:
CA-15-1161

SHEET TITLE:
SITE PLAN

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)
0 1/4" = 1'

THIS DRAWING IS THE PROPERTY OF SUNEDISON, LLC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY SUNEDISON, LLC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM SUNEDISON, LLC.

NO.	REVISION	DATE	INIT.

DATE: 01/11/2016
DRAWN BY: AJM
ENGINEER: [initials]
APPROVED BY: [initials]

PROJECT PHASE:
30% DESIGN

SCALE:
1/128" = 1'-0" XREF

SHEET NO:
C-101