

**PLANNING AND ENVIRONMENTAL REVIEW
COUNTY OF SACRAMENTO
CALIFORNIA**

To: Project Review Committee

Subject: PLNP2021-00011. Sloughhouse Solar Facility (UPB, SPZ, DRS). A Use Permit, Special Development Permit, And Design Review To Construct And Operate A New 50-Megawatt (MW) Solar Energy Facility On An Approximately 380-Acre Project Site In The Cosumnes Community Of Unincorporated Sacramento County. The Project Site Is Generally Located South Of Jackson Highway, Southeast Of The Cosumnes River, West Of Dillard Road, And South Of Meiss Road In The Cosumnes Community (Supervisor District 5). More Specifically, The Proposed Project Site Is Located Southwest Of The Intersection Of Meiss Road And Dillard Road, Adjacent To An Existing Solar Energy Facility At 7794 Dillard Road.

Decision
Body: Board of Supervisors

APN: 126-0110-001, & -003

Supervisory
District: Hume

Contact: Nate Doberneck, Associate Planner, (916) 874-2562,
doberneckn@sacounty.gov

Details of Request:

1. A **Use Permit** to allow an approximately 50-megawatt solar photovoltaic generating facility (Commercial Solar Facility, Level II) with alternative landscape buffering area, design, and materials and alternative security fencing on ~380-ac of two properties totaling ~ 796-ac, in the Agricultural 20-ac minimum (AG-20) zoning district and having a Flood Combining (F) overlay zone.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - a. Reduced setbacks of zero (0) feet from internal property boundaries for solar arrays, rather than the 20-ft and 10-ft setbacks for front/rear and side yards, respectively, per SZC Table 5.6.
 - b. Internal access roadways to be dirt rather than constructed with a dust-free surface.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Applicant

Sloughhouse Solar, LLC
c/o D.E. Shaw Group
1166 Avenue of the Americas, 9th
Floor
New York, NY 10036
Attention: Daniel Menahem
daniel.menahem@deshaw.com

Property Owner

Wanlass QTIP Trust
c/o Natural Resources Group, Inc.
Po Box 1076
West Sacramento, CA 95691
Agent: Forest Halford

Agent

Jim Gillum
Gillum Consulting, Inc.
11358 Amalgam Way, No. 9
Gold River, CA 95670
jim@gillumconsulting.com
m: (916) 730-3308
o: (916) 388-8900

Summary of Key Points:

- Project Location and Setting. The proposed project is located within the Cosumnes Community, on two agriculturally zoned parcels totalling ~380-ac, southeast of the Cosumnes River, south of Meiss Road, and west of Dillard Road. The properties have history of agricultural use (row crops), and, the southern parcel currently hosts and existing 90-ac solar facility. Both properties are mostly relatively flat fields, with some portions of undulating terrain.
- Community Context. The subject properties and nearly all of the surrounding properties are in use as active agricultural sites, especially those along the Cosumnes River. The subject properties are not within any designated community/special/master planned area, and as such, land uses are governed by the default Sacramento County Zoning Code (SZC). To the southeast, across Dillard Road, is the Wilton Community, and to the south within the Wilton area are numerous smaller lots hosting rural residential houses. The proposed project site and all surrounding communities are without any public water nor sewer; all water and wastewater are managed via private groundwater wells and septic systems.
- Land Use Classification: Both properties (7749 Dillard Road, APN 126-0110-001 & 003) are designated as General Agricultural, 80-acre minimum (GA-80) in the 2030 General Plan, are not within any Community Plan, and are within the County's Agricultural, 20-ac minimum (AG-20) zoning district, and within the FEMA 100 Year Flood Zone overlay.
- Project Description. An approximately 50-megawatt solar photovoltaic generating facility with alternative landscape buffering area, design, and materials and alternative security fencing on ~380-ac of two properties totaling ~ 796-ac.

- Site History. The southern property (126-0110-003) hosts an existing ground-mounted 9.4 MW solar array on ~90-ac, approved per PLNP2010-00173 *Dillard Road Solar Facility Solar*. However, the existing solar facility and the proposed solar facility would operate separately, having different owners. Each would tie into the existing SMUD electrical lines already connected to the project site.
- Agricultural Sheep Grazing. Proposed project PLNP2021-00011 *Sloughhouse Solar Facility* would include annual sheep grazing efforts to maintain active use of the property as an agricultural enterprise, in addition to generating electrical energy via photovoltaic panels. As a CEQA Mitigation Measure, the Applicant would provide a formal "Grazing Plan", with assessment reports due in operational years #1-5, then every 3 years for the life of the Use Permit (e.g., years 1, 2, 3, 4, 5, 8, 11, 14, etc.).
- No Williamson Act. Both of the subject properties (126-0110-001, & -003) are without any currently active Williamson Act contract.
- Permit Tenure. For proposed project PLNP2021-00011 *Sloughhouse Solar Facility*, the tenure of the Use Permit would be for 35-years (if approved in 2024, until 2059). At the expiration date of the Use Permit, the Permittee would be allowed to request a new Use Permit to extend the use of the property as a solar facility.
- The existing solar array of PLNP2010-00173 *Dillard Road Solar Facility* has a 37-year tenure, expiring in 2050. At the expiration date of the Use Permit, the Permittee is allowed to request a new Use Permit to extend the use of the property as a solar facility.
- The Design Review Advisory Committee (DRAC) met on September 23, 2021 and recommends the Board of Supervisors (BoS) find the project in substantial compliance with the Design Guidelines.
- The Cosumnes Community Planning Advisory Council (CPAC) met for the first time on September 22, 2021 and continued the proposed project to a future date, TBD. The Cosumnes CPAC requested a second review opportunity once the CEQA environmental document was prepared.
- The Agricultural Advisory Committee met on November 10, 2021 to review this project and provide a recommendation to the Board of Supervisors. The AAC voted to recommend approval (5 – Yes, 0 – No, 1 – Abstain, 2 – Absent, 1 – Vacant) of the requested entitlements to the Board of Supervisors.
- The Sacramento County Planning & Environmental Review staff published the proposed project's DRAFT Environmental Impact Report on July 06, 2023. The review period for the Draft Environmental Impact Report begins July 6, 2023 and ends on August 21, 2023.
- The Cosumnes Community Planning Advisory Council (CPAC) met for a second time on July 26, 2023 and continued the proposed project to the next regularly scheduled Cosumnes CPAC meeting. The Cosumnes CPAC requested a second review opportunity as the CEQA environmental document had yet to be received and reviewed.
- The Cosumnes Community Planning Advisory Council (CPAC) is scheduled to meet a third time on August 23, 2023 to review this project and provide a recommendation to the Board of Supervisors.

PLNP2021-00011. Sloughhouse Solar Facility (UPB, SPZ, DRS).

- The Planning Commission (PC) will review this project at a future date, TBD, and provide a recommendation on the requested entitlements to the Board of Supervisors.
- The Board of Supervisors is the Decision Body for this item. The DRAC's, AAC's, CPAC's, and PCs recommendations will be provided to the BoS for their consideration. Meeting time and date TBD.

Attachments:

ATT 1 - PLNP2021-00011 - Findings + Conditions

For more information about the project, visit the [Planning Project Viewer](#) enter the project application number, **PLNP2021-00011**.

For more information about the subject parcels, visit [parcel viewer](#) and enter the project address or assessor parcel number.

ATTACHMENT 2
Findings and Conditions of Approval
Control Number PLNP2021-00011
Sloughhouse Solar Facility (UPB, SPZ, DRS)

PROJECT FINDINGS

California Environmental Quality Act (CEQA)

1. In accordance with the California Environmental Quality Act and the Guidelines, an Initial Study was prepared to analyze the potential impacts of the proposed project. The study determined the project, as proposed, could have a significant impact on the environment; however, with the mitigation measure(s) identified in the Initial Study, all potential impacts will be reduced to a level of less than significant. No written comments have been received which present evidence the project will have a significant impact on the environment. Therefore, the proposed Environmental Impact Report and Mitigation Monitoring and Reporting Program attached to this staff report are adequate under CEQA.
2. The Board of Supervisors has reviewed, analyzed, and considered the Initial Study and Environmental Impact Report prior to its adoption of the project and finds the Environmental Impact Report reflects the independent judgment of the County of Sacramento and has been prepared in accordance with CEQA.

Conditional Use Permit (UPB, UPP, or UPZ)

1. The establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or 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 in that:
 - a. The proposed use is consistent with the General Plan including policies <XXX> and all applicable provisions of this Code and applicable state and federal regulations;
 - b. The request is consistent with the Cosumnes Community Plan in that no conflicts have been identified;
 - c. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;
 - d. The proposed use is consistent with any applicable use-specific standards, set forth in Sacramento County Zoning Code, Chapter 3, "Use Regulations;"
 - e. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

- f. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- g. Facilities and services (including sewage and waste disposal, water, gas, electricity, sheriff and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development; and
- h. Adequate assurances of continued maintenance have been provided;
- i. Any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA unless overridden;
- j. The proposed use is consistent with the findings listed in Section 3.6.0;
- k. The proposed use is consistent with any applicable development standards set forth in Sacramento County Zoning Code, Chapter 5, "Development Standards."

(Sacramento County Zoning Code § 6.4.3.E.1)

Design Review (DRS)

- 1. Substantially complies with the Countywide Design Guidelines.

Special Development Permits (SPP or SPZ)

- 1. The establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or 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 in that:
 - a. The proposed development will carry out the intent of the General Plan and any applicable community plan;
 - b. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
 - c. The proposed development is compatible with existing and proposed land uses in the surrounding area;
 - d. The proposed development is justified by the project design or by the substantial energy savings proposed;
 - e. There is adequate assurance that all necessary infrastructure will be installed at the scheduled times;
 - f. And the existing or proposed utility services are adequate for the uses and density proposed; and

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

- g. The proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County.

(Sacramento County Zoning Code §6.4.6.H.1)

2. Reduction in Minimum Lot Area or Width Standards

- a. Dedication for public streets or other facilities is required that is in excess of dedication normally required, pursuant to the adopted County Transportation Plan or otherwise required by a public agency.
- b. The location of natural features or existing site improvements will cause odd or irregular lot shapes if strict adherence to lot area and/or width standards is required.
- c. An existing nonresidential use, or a nonresidential use proposed concurrently with another entitlement, does not require the minimum parcel size required by the zoning district. Such nonresidential uses may include institutional uses such as day care centers, places of worship, private schools, hospitals, fraternal lodges, and public buildings. Conveyance of residential development rights may be required as a condition of the lot size reduction.
- d. Two-thirds or more of the legally created lots existing within 500-ft of the proposed parcel map are of similar size or shape in the same zoning district.
- e. The project consists of a remainder lot created prior to May 1983 as a result of a gift deed conveyance to a nonprofit charitable organization or to a college or university level education facility.
- f. The project is located within a Neighborhood Preservation Area (NPA) and maintenance of the existing zoning is an integral part of the NPA. The proposed lot exception would be consistent with the intent of the NPA, policies of the Community Plan and General Plan, and compatible with the existing lotting pattern in the immediate vicinity.
- g. The lot area reduction does not exceed 10 percent of the zone minimum lot area requirement and resulting lot(s) is/are deemed compatible with the surrounding area.
- h. A parcel map may be approved with lot sizes as small as 5 acres if the site is zoned for agricultural or agricultural residential use but only if the site is located within an approved Specific or Master Plan which has adopted an urban residential or commercial land use designation at the community plan level for the site and the lots can be found to promote the orderly development of the approved specific or master plan.

(Sacramento County Zoning Code §6.4.6.H.2)

3. Reduction in Minimum Public Street Frontage Standards

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

- a. Adequate provisions are made for the prevention of dust or other nuisances or hazards to surrounding properties resulting from the use of public streets and drives.
- b. Adequate provision can be made for future street right-of-way and improvements.
- c. Adequate provisions are made for emergency and service provider vehicles.
(Sacramento County Zoning Code §6.4.6.H.3)

CONDITION/MITIGATION MEASURE AND RESPONSIBLE AGENCY

The conditions are formatted with the Responsible Agency as headings. The timing or implementation of the condition is at the beginning of the condition in ALL CAPITAL LETTERS. The entitlement that the condition is for is denoted at the end of the condition as an abbreviation (i.e. **SDP**) or if the condition is for all entitlements then it will be indicated by **"All"**. "Permittee" shall include the applicant and all successors in interest to this permit.

Sacramento County Planning and Environmental Review (PER)

1. AS AN ONGOING MEASURE: This action does not relieve the Permittee of the obligation to comply with all ordinances, statutes, regulations, and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. **All**
2. AS AN ONGOING MEASURE: The Owner, and/or Project Applicant/Permittee, shall defend, indemnify and hold harmless the County, its Board of Supervisors, officers, directors, employees, volunteers, and its agents, including consultants, from any claim, demand, cause of action, proceeding brought by an individual or other entity to challenge, attack, set aside, void, or annul the approval of this entitlement and/or adoption of the environmental document which accompanies it. **All**
3. AS AN ONGOING MEASURE: The approved use will not be conducted in a manner that creates or constitutes either a public or private nuisance. All costs incurred by the County to enforce the conditions listed in this permit/certificate shall be the responsibility of the permit/certificate holder and/or property owner. Violation of any of the foregoing conditions constitutes grounds for revocation of this permit/certificate. **All**
4. AS AN ONGOING MEASURE: The final development plans shall be in substantial compliance with Exhibit A (), Exhibit B (), and Exhibit C ().
All

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

5. AS AN ONGOING MEASURE: If the Planning Director determines any building design elements, including, but not limited to, color, finishes, or articulation are not substantially compliant with the approved Exhibits but are consistent with the development standards as assessed at permit issuance, the proposed changes will be reviewed and approved through a subsequent design review or equivalent process complying with Zoning Code § 6.3.2. The level of design review will be assessed based upon the number or extent of the changes from the original approval. **All**
6. AS AN ONGOING MEASURE: Landscape & Irrigation Maintenance required. All landscaping must be permanently maintained in a neat and healthy condition and in a manner that prevents adverse public health, safety, and welfare effects. Maintenance of approved landscaped installations must consist of regular watering, pruning, fertilizing, clearing of debris and weeds, removal and replacement of dead plants, and repair and replacement of irrigation systems. **All**
7. PRIOR TO FINAL INSPECTIONS: Landscape and irrigation is to be installed per the approved plans and certified as required by the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO). **All**
8. *Additional Planning conditions of approval will be added.*

Mitigation Measures

9. *EIR mitigation measures will be added following the end of the EIR's (SCH # 2021100444) comment period and staff response.*

Sacramento County Engineering – Surveys (Surveys)

10. PRIOR TO SUBMITTAL OF IMPROVEMENT PLANS: Site Plan – It is unknown if setbacks are encroached upon. If the infrastructure of the project will be crossing existing common property lines, then a Certificate of Compliance Parcel Merger SHALL be filed.
11. PRIOR TO SUBMITTAL OF IMPROVEMENT PLANS: Subdivision Map Act - The subject property is currently described as Parcel1 and Parcel 2 in the Grant Deed recorded in Document No. 20181128-1062. The origin of these descriptions is currently unknown and it will be necessary for the applicant to submit an application for a Certificate of Compliance-Lawful Parcel for each parcel.
12. PRIOR TO THE GRANT OF APPROVAL OF THE USE PERMIT: Technical Requirements – The applicant shall:
 - a. Submit the Certificate of Compliance – Lawful Parcel application for each parcel.

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

- b. If a Certificate of Compliance- Parcel Merger per the clause above is filed then the Lawful Parcel applications need not be filed.
- c. The Certificates shall be recorded.

Sacramento County Engineering - Site Improvement and Permit (SIPS)

- 13. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Secure grading permit approval pursuant to the County Improvement Standards and to the satisfaction of the Site Improvement and Permits Section.
- 14. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Secure encroachment permit approval for approach construction at Meiss Road pursuant to the Sacramento County Code and to the satisfaction of the Department of Transportation.
- 15. PRIOR TO FINAL INSPECTIONS: Construct private road to the satisfaction of the Fire District.

Sacramento County Department of Transportation – Development (DOT-D)

- 16. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: Grant the County right-of-way on Dillard Road based on a 74-foot standard arterial pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.
- 17. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: Grant the County a 20-foot easement for Public Utilities and Public Facilities or equivalent on Dillard Road adjacent to the ultimate right-of-way pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.
- 18. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: Dedicate additional right-of-way on Dillard Road and Meiss Road for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.
- 19. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: Show on the plans all existing and proposed gate locations. Any proposed project not incorporating an entry design that will accommodate access control gates pursuant to Sacramento County Code 17.04, (§ 503.6.1 of the International Fire Code, as amended by the County) shall be denied with respect to for future access control gates.
 - a. Note: Gate plan submittal is a separate submittal process.
- 20. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Construct a Class "C" intersection at any existing or proposed driveway that will be serving the solar facility in accordance with the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

- a. Note: Provide a 35-foot radius at the driveway, no pavement tapers, and a structural section of 2-inches AC over 4-inches AB or 4-inches AC.

Sacramento Metropolitan Fire District (SMFD)

21. PRIOR TO ISSUANCE OF THE FINAL BUILDING PERMIT: Photovoltaic Solar Array Plans shall be submitted and approved prior to Final Building Permit being issued. Plans shall include a site plan indicating the approved fire apparatus access roadway from the public road to within 150-ft of all portions of the array or an alternate methods and materials request approved by Metro Fire.

Fire apparatus access roadway shall comply with the following items:

- a. Show the design for a fire access roadway of not less than 20-ft of unobstructed width, 13-ft, 6-inches of vertical clearance, and turning radii of 25-ft inside and 50-ft outside dimension on the improvement plans. The access roadway shall extend to within 150-ft of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.
 - b. Show the design for an approved fire apparatus turnaround. Fire apparatus turnaround shall conform to Sacramento Metro Fire Districts Fire Prevention Standard #3. Fire access turn-around shall be located within 50-ft of the end of the access roadway.
 - c. Provide a note on the plan that reads, "*Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.*"
22. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.

Sacramento Municipal Utility District (SMUD)

23. AS AN ONGOING MEASURE: SMUD has existing overhead 12kV & 69kV facilities along Dillard Road, Meiss Road, and on project parcel at various locations that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

24. AS AN ONGOING MEASURE: SMUD has existing underground 12kV facilities on the project parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
25. AS AN ONGOING MEASURE: The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at:
<https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
26. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
27. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
28. AS AN ONGOING MEASURE: SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
29. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: The Applicant shall not place any building foundations within 5-ft of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
30. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: In the event the County requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the County's IOD.
31. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

32. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-ft adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
33. PRIOR TO ISSUANCE OF IMPROVEMENT PLANS: The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-ft wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-ft from the drivable surface.

Sacramento County Department of Water Resources - Drainage (DWR-D)

34. PRIOR TO SUBMITTAL OF IMPROVEMENT PLANS: Provide a design-level (Level 4) drainage study for review and approval by the Sacramento County Department of Water Resources (WR), consistent with the Sacramento County

Hydrology Standards, Sacramento County Drainage Study Requirements, Sacramento County Improvement Standards, Sacramento Region Stormwater Quality Design Manual, Sacramento County Floodplain Management Ordinance, and the approved Level 2 study (PLNP2021-00011). To establish projected drainage study review timelines, follow the drainage study scoping process outlined in the Drainage Study Requirements document. The Drainage Study Requirements document also includes the general requirements for each level of study and can be found at the following link:

<https://waterresources.saccounty.net/Documents/Reports/FINAL%20Drainage%20Study%20Requirements%203-18-20.pdf>

The design-level drainage study must be reviewed and approved prior to submittal of improvement plans and shall at a minimum:

- a. Include a preliminary grading and drainage plan.
- b. Identify the overland release path and point(s) of discharge.
- c. Demonstrate the proposed development will have no adverse impacts to existing property upstream and downstream during the 100-year storm and if needed, identify size and location of flood control mitigation measures including, but not limited to, replacement in kind for loss of floodplain storage. Particular describe the drainage across the Utterback property APN 126-0110-002-0000, all Utterback's access roads as well as the impacts to all properties north of Meiss Road.
- d. Identify and size the necessary offsite drainage facilities.
- e. Identify the size and location of the necessary Low Impact Development (LID), hydromodification, and stormwater quality measures pursuant to

ATTACHMENT 2

Findings and Conditions of Approval

PLNP2021-00011 Sloughhouse Solar Facility

- the current State regulations. Provide exhibits for the LID and hydromodification plan to the satisfaction of Water Resources.
- f. Identify any proposed onsite storm drain facilities that will convey runoff from the public right-of-way. Private storm drain facilities that convey through drainage shall be designed pursuant to Sacramento County Improvement Standards.
 - g. Determine the minimum floor elevation for any proposed buildings and/or equipment based on the BFE determined by the study (an appropriate local control).
35. PRIOR TO SUBMITTAL OF IMPROVEMENT PLANS: Submit to FEMA the CLOMR-F application consistent with the intended grading, as discussed in the **approved Level 2 drainage study dated 12-14-2022**.
 36. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Provide improvement/grading plans for review and approval by Water Resources pursuant to current Improvement Standards, Water Agency Code, the Floodplain Management Ordinance, and the approved drainage study.
 37. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Provide off-site and on-site drainage easements as needed and pay any fee required by the Sacramento County Water Agency Code. Easements must be recorded prior to plan approval.
 38. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: The private stormdrain system shall be labeled as such on the improvement plans and a copy of an approved private drainage facility maintenance declaration shall be provided to the Sacramento County Department of Water Resources.
 39. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: A Conditional Letter of Map Revision (CLOMR), pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA.
 40. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: There shall be no net loss of storage for any fill placed within the 100-year floodplain without in-kind excavation.
 41. PRIOR TO ISSUANCE OF A BUILDING PERMIT: The solar power plant shall be designed in accordance with the requirements of the Floodplain Management Ordinance, specifically § 906-05(J).
 42. PRIOR TO ISSUANCE OF A BUILDING PERMIT: A Letter of Map Revision (LOMR), pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards, must be approved by FEMA.

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

43. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Only flood resistant materials may be used below the 100-year floodplain.

Sacramento County Environmental Management Department (EMD)

44. Water Connection. The facility must be connected to public water. If public water is unavailable, then the facility must be connected to a permitted and approved groundwater well.
45. Septic Connection. The facility must install a separate septic system for each permanent structure with restroom facilities. Contact Thomas Vohoska at vohoskat@saccounty.net with any additional questions.

ADVISORY NOTICES

These are advisories from County Departments or Agencies regarding fees or circumstances that may arise associated with the project requiring additional action by the applicant.

Sacramento County Environmental Management Department (EMD)

46. ADVISORY: The temporary construction trailer(s) may be able to be permitted for a temporary holding tank(s). A permit must be approved by EMD. Contact Thomas Vohoska at vohoskat@saccounty.net with any additional questions.
47. ADVISORY: If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost. All well related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact Derek Jacks at jacksd@saccounty.net with any questions.
48. ADVISORY: If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact Thomas Vohoska at vohoskat@saccounty.net with any additional questions.
49. ADVISORY: any facility in Sacramento County that handles and/or stores a hazardous material equal to or greater than the minimum reportable quantities (55 gallons for liquids, 500 pounds for solids and 200 cubic feet (at standard temperature and pressure) for compressed gases) must obtain a permit and submit a Hazardous Materials Business Plan to EMD. The purpose of the HMBP Program is to protect public health and the environment and groundwater from risks or adverse effects associated with the storage of hazardous materials. The facility has an EMD hazardous materials permit. Contact Thomas Vohoska at vohoskat@saccounty.net for additional information.

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

Sacramento Metropolitan Fire District (SMFD)

50. ADVISORY: The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.

Wilton Fire Protection District (WFD)

51. ADVISORY: No questions or comments at this time from Wilton Fire.

Sacramento County Engineering - Site Improvement and Permit (SIPS)

52. ADVISORY: Please contact the Department of Transportation for requirements on Dillard Road.

Sacramento County Department of Transportation – Development (DOT-D)

53. ADVISORY: All building, parking, landscaping, monument sign, fence, and gate setbacks shall be based on the ultimate right-of-way, all of which must be shown on the project site exhibit, the civil improvement plans, and the building plans.

Sacramento County Department of Water Resources - Drainage (DWR-D)

54. ADVISORY: Project is located outside of the County MS4 Permit Boundary and as such shall comply with State Of California Storm Water Quality Regulations.

Sacramento Air Quality Management District (SAQMD)

55. ADVISORY: To address the project's potential contribution to the Urban Heat Island Effect:

- a. High-reflectance Pavement. Use "cool" pavement where new pavement is planned. New pavement should have an albedo of at least 0.25-0.5. The Sac Metro Air District has a cool pavement fact sheet that can be helpful:

<https://www.airquality.org/LandUseTransportation/Documents/SMAQMDRecommendedCoolPavementStrategies.pdf>

Also, consider light colored gravel where gravel is planned.

- b. High-reflectance Roofs. Install a cool roof on the building(s) - the California Energy Commission's Title 24, Part 6, suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs: <https://coolroofs.org/directory/roof>

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

56. ADVISORY: Permitting: Air district permits may be needed. More information on air district permits can be found on our website: <https://www.airquality.org/businesses/permits-registration-programs>
57. ADVISORY: Rules advisory and dust control: All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. A list of the most common rules that apply at the construction phase of projects is attached. Implementing Sac Metro Air District Basic Construction Emission Control Practices, also attached, will facilitate compliance with Sac Metro Air District's Rule 403, Fugitive Dust.

ATTACHMENT 2
Findings and Conditions of Approval
PLNP2021-00011 Sloughhouse Solar Facility

ACRONYMS AND ABBREVIATIONS

Hearing Bodies and Advisory Committees			
BS	Board of Supervisors	AAC	Agricultural Advisory Committee
PC	Planning Commission	PRC	Project Review Committee
CPAC	Community Planning Advisory Council	DRAC	Design Review Advisory Committee
Entitlements			
UPB	Use Permit – BS		
DRS	Design Review		
SPP	Special Development Permit – COPC		