



AGENCY COMMENT REQUEST

Date 09/05/25

We request your comments regarding the attached application currently under review.

<p style="text-align: center;">DISTRIBUTION</p> <p><u>INTERNAL</u></p> <div><input checked="" type="checkbox"/> Building Inspection Grading Inspection</div> <div><input checked="" type="checkbox"/> Advance Planning Housing Programs</div> <div>Trans. Planning Telecom Planner</div> <div><input checked="" type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> HCP/NCCP Staff</div> <div>County Geologist</div> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <div><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</div> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <div><input checked="" type="checkbox"/> Engineering Services Special Districts</div> <div>Traffic</div> <div><input checked="" type="checkbox"/> Flood Control (Full-size)</div> <p><u>LOCAL</u></p> <div><input checked="" type="checkbox"/> Fire District _____</div> <div>San Ramon Valley – (email) rwendel@srvfire.ca.gov</div> <div><input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org</div> <div>Sanitary District _____</div> <div>Water District _____</div> <div>City of _____</div> <div>School District(s) _____</div> <div>LAFCO</div> <div>Reclamation District # _____</div> <div>East Bay Regional Park District</div> <div>Diablo/Discovery Bay/Crockett CSD</div> <div><input checked="" type="checkbox"/> MAC/TAC <u>Byron</u> _____</div> <div>Improvement/Community Association</div> <div><input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)</div> <p><u>OTHERS/NON-LOCAL</u></p> <div><input checked="" type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)</div> <div><input checked="" type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</div> <div>Native American Tribes</div> <p><u>ADDITIONAL RECIPIENTS</u></p> <div>District 3 _____</div> <div>Delta Protection Commission/ Conservancy Board</div>	<p><i>Please submit your comments to:</i></p> <div>Project Planner <u>Adrian Veliz</u></div> <div>Phone # <u>(925) 655-2879</u></div> <div>E-mail <u>Adrian.Veliz@dcd.cccounty.us</u></div> <div>County File # <u>CDLP25-02033</u></div> <div>Prior to <u>September 30, 2025</u></div> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <div>Landslide Active Fault Zone (A-P)</div> <div>Liquefaction Flood Hazard Area</div> <div><input checked="" type="checkbox"/> 60-dBA Noise Control</div> <div>CA EPA Hazardous Waste Site</div> <div>High or Very High FHSZ</div> <p style="text-align: center;">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: ___ None ___ Below ___ Attached</p> <div>Print Name _____</div> <div>Signature _____ DATE _____</div> <div>Agency phone # _____</div>
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CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02033

File Date: 9/3/2025

Applicant:

John Milochik Hubbard Farming & Forestry LLC
PO BOX 2996
LIVERMORE, CA 94551

JMILOCHIK@YAHOO.COM
(925) 575-4842

Property Owner:

FARMING & FORES HUBBARD
PO BOX 2996
LIVERMORE, CA 94551 299

JMILOCHIK@YAHOO.COM
(925) 575-4842

Project Description:

The applicant requests approval of a Land Use Permit for the construction and operation of the Hubard Farming & Forestry Clean Power Project, a 6.6 megawatt solar generation facility with a battery storage system. The solar farms will be ground mounted single axis tracker system. The project would use approximately 30-acres of land.

Project Location: (Address: 5675 HOPE WAY, BYRON, CA 94514), (APN: 002210021)

Additional APNs: 002-210-020

General Plan Designation(s): AL

Flood Hazard Areas: See Map

60-dBA Noise Control:

Sphere of Influence:

Sanitary District:

Specific Plan:

Zoning District(s): "A-3, -SG"

AP Fault Zone:

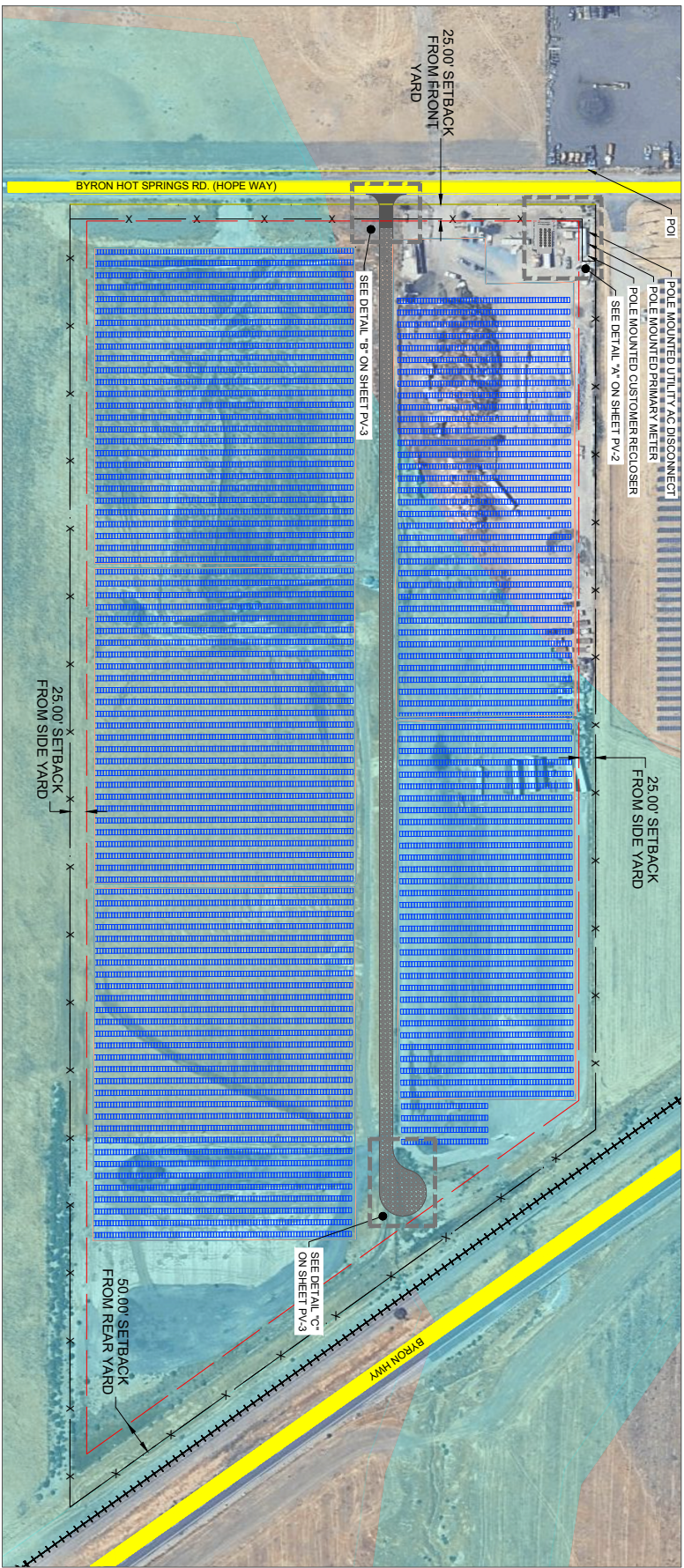
MAC/TAC:

Fire District: CONSOLIDATED FIRE Former ECC

Housing Inventory Site: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
LPS0029P	Land Use Permit-Other PW	000651-9660-REV-000-6L0029	2000.00	2000.00
Total:			7662.00	7662.00



SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	17.70 MW
SYSTEM SIZE AC	6.60 MW
DC/AC RATIO	1.17
MODULE MANUFACTURER	TRINA SOLAR
MODULE MODEL	TSMADE27C.20 665
MODULE RATING	665 W
TOTAL MODULE QTY	117,780
MODULES PER STRING	30
TOTAL NO. OF STRINGS	392
INVERTER MODEL	CPS SCH27KTL-DOLUS-800
INVERTER RATING	275 kW
INVERTER QTY	24
STEP-UP TRANSFORMER	3 x 3MVA/800V/AC
RACKING	NEXTACORR 1X HORIZON XTR OR EQUAL
INTER-ROW SPACING	11'
PITCH	TRACER - 49° MAX ANGLE
GCR	0.43
SITE AREA INSIDE FENCE	TBD
LINEAR FEET OF GRAVEL ROAD	N/A
AC POWER LIMITED BY PLANT CONTROLLER	N/A

ARRAY PLAN

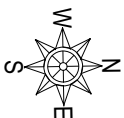
SCALE: 1" = 75'

LEGEND

	20' WIDE SITE ACCESS
	PROPOSED HMA
	(E) FLOOD HAZARD AREA
	PUBLIC ROAD
	PROPERTY LINE
	PROJECT SITE SECURITY FENCE
	SETBACK
	RAILWAY TRACK

GENERAL NOTES

1. REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
2. INSTALLATION TO COMPLY WITH NEC 2014 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
3. EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
4. 20' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, EMERGENCY VEHICLES, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
5. DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.



SHEET TITLE:
PRELIMINARY LAYOUT

DRAWING NO:
PV-1

REVIEWED BY: JRG
DATE: 2025.08.17
SCALE: 1" = 75'

PROJECT NUMBER:

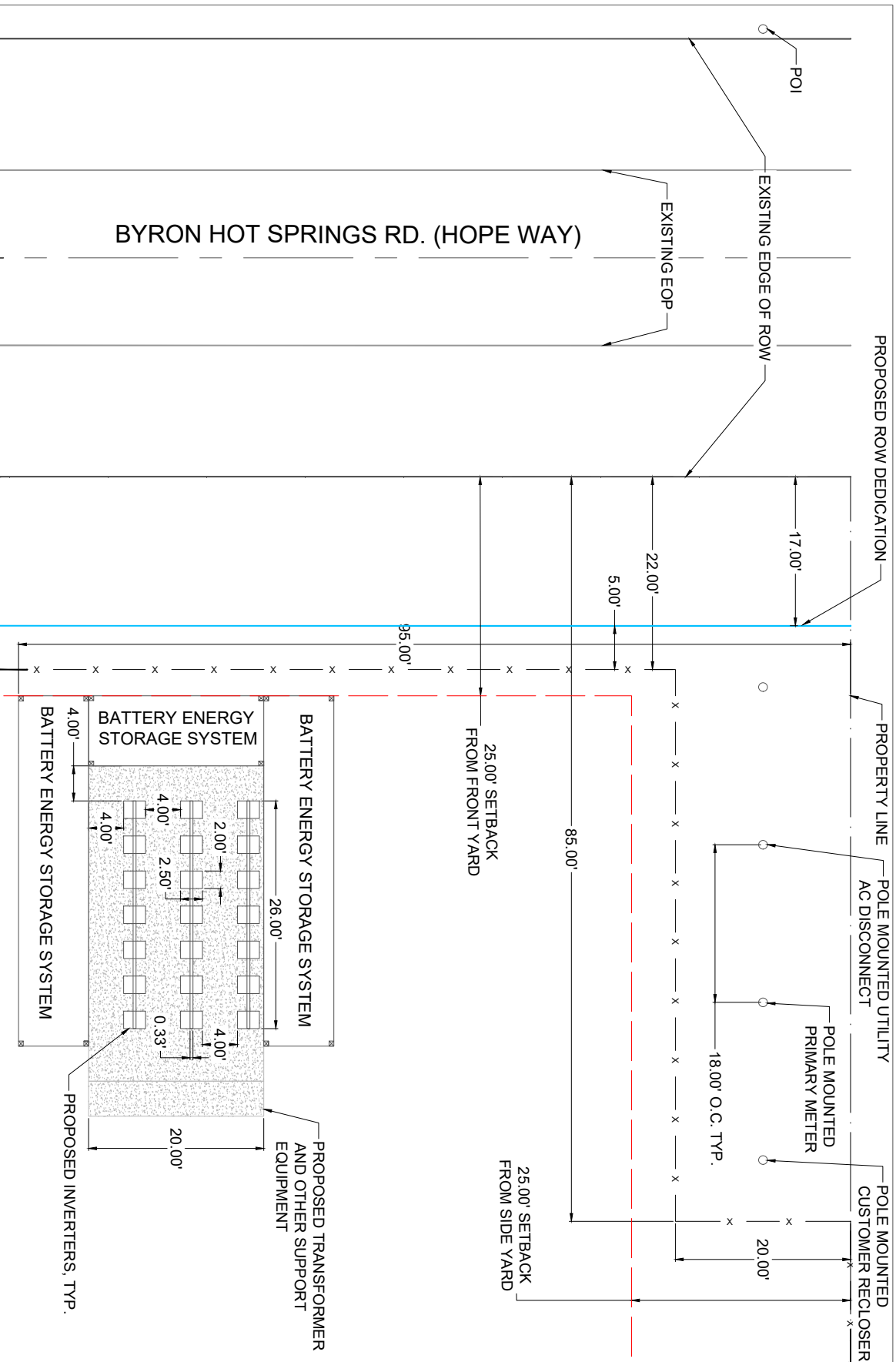
HUBBARD
FARMING & FORESTRY

PRELIMINARY
NOT FOR
CONSTRUCTION

OPSON

5675 HOPE WAY
BYRON, CA 94514

LAT: 37°50'37"N
LON: 121°37'08"W



DETAIL "A"

SCALE: 1" = 5'

HUBBARD
FARMING & FORESTRY

PRELIMINARY
NOT FOR
CONSTRUCTION

OPSON

5675 HOPE WAY
BYRON, CA 94514

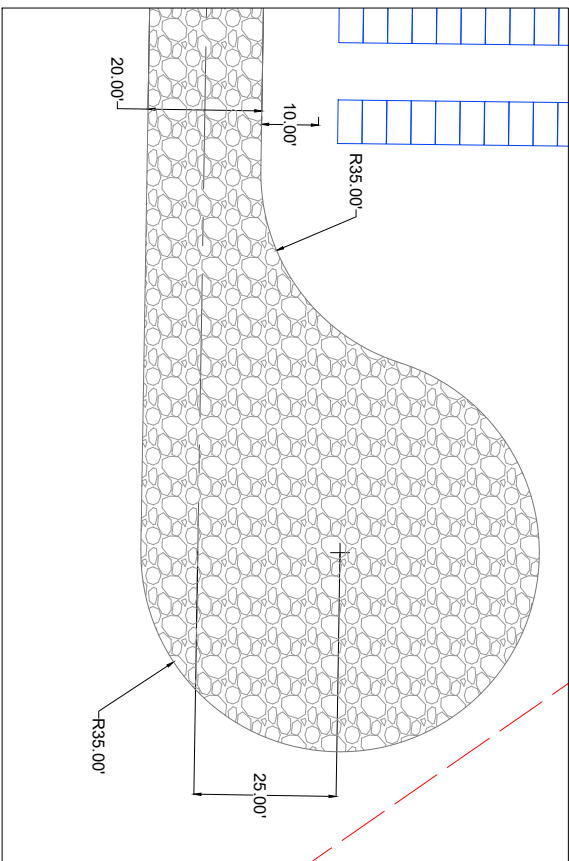
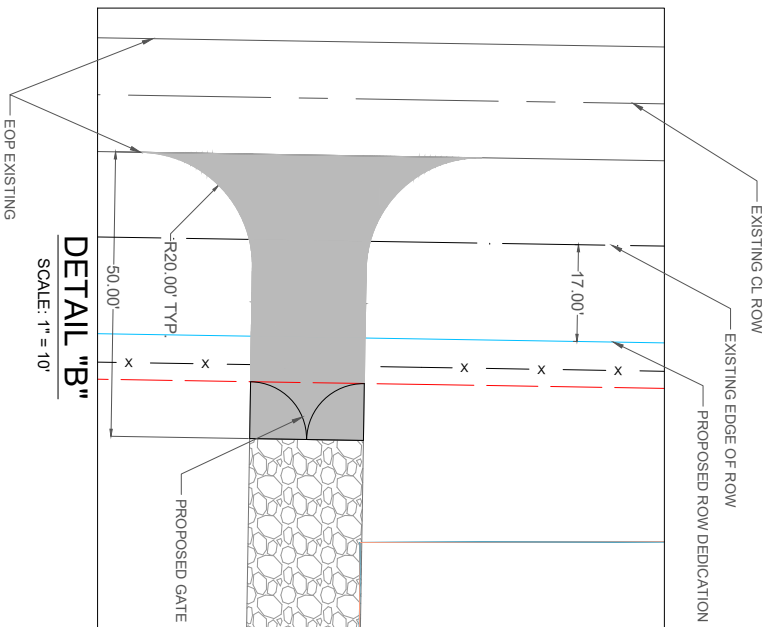
LAT: 37°50'37"N
LON: 121°37'08"W

REV NO	DESCRIPTION	DATE

SHEET TITLE:
NW CORNER
DRAWING NO:
PV-2

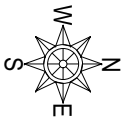
DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1"=5'
PROJECT NUMBER:	

- NOTES:
1. APPLICANT INTENDS TO LOCATE THE VEHICULAR ENTRANCE GATE A MINIMUM OF 40 FEET FROM THE EDGE OF PAVEMENT TO ALLOW VEHICLES TO QUEUE WITHOUT OBSTRUCTING THROUGH TRAFFIC. SUFFICIENT AREA WILL BE PROVIDED OUTSIDE ANY GATE TO ALLOW A VEHICLE TO TURN AROUND AND RE-ENTER BYRON HOT SPRINGS ROAD IN A FORWARD DIRECTION.
 2. APPLICANT INTENDS TO PAVE THE FIRST 50 FEET OF THE ACCESS DRIVEWAY, MEASURED FROM THE EXISTING EDGE OF PAVEMENT OF BYRON HOT SPRINGS ROAD INTO THE PROPERTY. TO ALLOW VEHICLES TO PULL COMPLETELY OFF OF THE ROADWAY AND STILL REMAIN ON A PAVED SURFACE, AND TO PREVENT DUST, GRAVEL, AND DEBRIS FROM SPILLING ON TO BYRON HOT SPRINGS ROAD.
 3. APPLICANT INTENDS TO CONSTRUCT A STREET TYPE CONNECTION WITH 20-FOOT RADIUS RETURNS IN LIEU OF STANDARD DRIVEWAY DEPRESSIONS AT BYRON HOT SPRINGS ROAD.
 4. APPLICANT INTENDS TO PROVIDE SIGHT DISTANCE AT THE ON-SITE DRIVEWAYS AND BYRON HOT SPRINGS ROAD FOR A DESIGN SPEED OF 35 MPH. PER HOUR, THE APPLICANT WILL TRIM VEGETATION, AS NECESSARY, TO PROVIDE SIGHT DISTANCE AT THE DRIVEWAYS. ANY NEW FENCING AT THE DRIVEWAYS WILL BE SETBACK TO ENSURE THAT THE SIGHT LINES ARE CLEAR.



LEGEND	
	20' WIDE SITE ACCESS
	PROPOSED HMA
	PROPERTY LINE
	PROJECT SITE SECURITY FENCE
	SETBACK

GENERAL NOTES	
1.	REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
2.	INSTALLATION TO COMPLY WITH NEC 2014 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
3.	EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
4.	20' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, EMERGENCY VEHICLES, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
5.	DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PER SURVEY.



HUBBARD
FARMING & FORESTRY

PRELIMINARY
NOT FOR
CONSTRUCTION

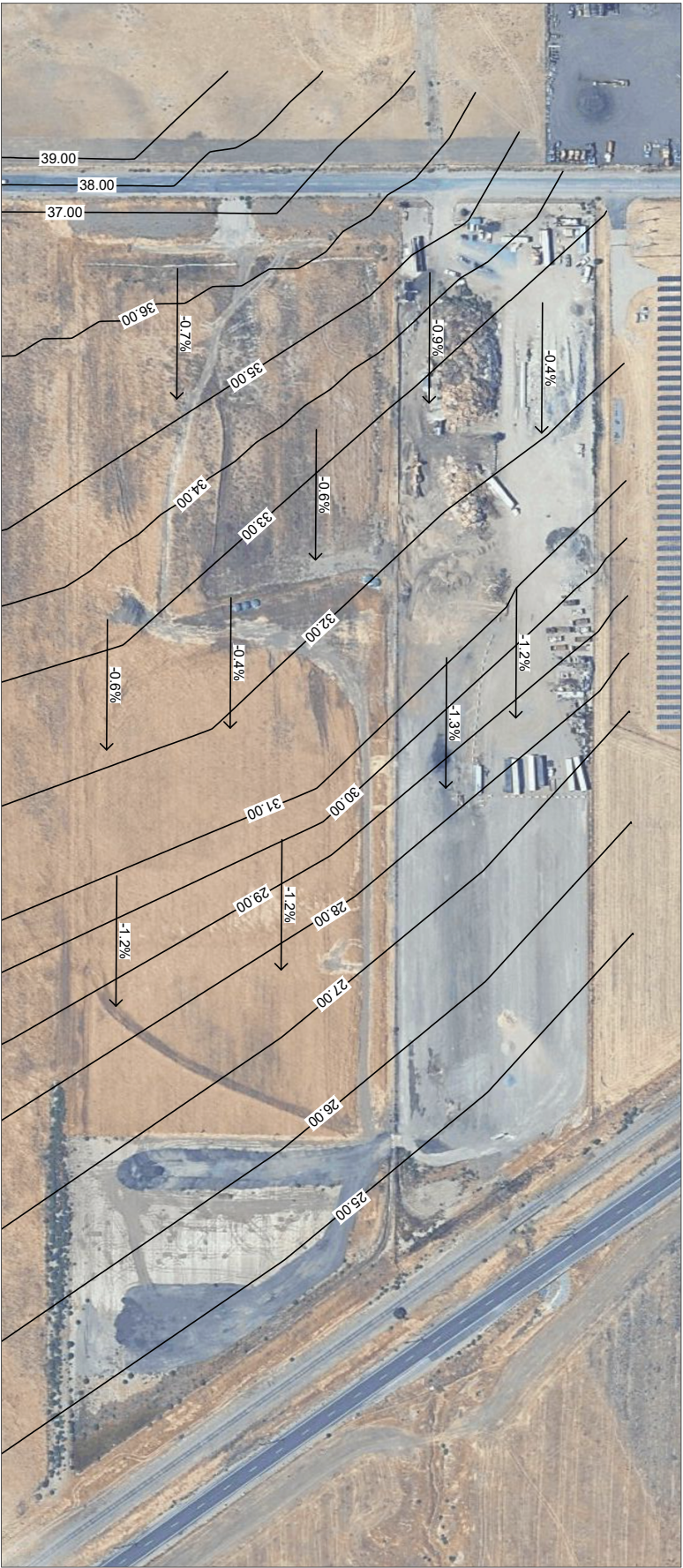
OPSON

5675 HOPE WAY
BYRON, CA 94514

LAT: 37°50'37"N
LON: 121°37'08"W

SHEET NO.	DESCRIPTION	DATE
1	VEHICLE CIRCULATION PLAN	
DRAWING NO. PV-3		

DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1" = 10'
PROJECT NUMBER:	



EXISTING CONDITIONS	
ITEM	VALUE
FENCING (SQFT)	435,800
FENCING (ACRES)	10
GRAVEL AREA (SQFT)	415,600
TOTAL PROJECT AREA (SQFT)	1,306,800
TOTAL ANTICIPATED PRE-PROJECT IMPERVIOUS (SQFT)	720
TOTAL ANTICIPATED PRE-PROJECT IMPERVIOUS (% OF PROJECT)	0.065
GENERAL TERRAIN SLOPE	EASTWARD
SLOPE %	0.4% \leq 1.3%

1. ELEVATION DATA SOURCE:
1.1. ELEVATION DATA SOURCE
1.2. ORIGINATOR: USDA/NRCS
NATIONAL GEOSPATIAL CENTER FOR EXCELLENCE

GENERAL NOTES



SHEET TITLE:
DRAINAGE PLAN
EXISTING

DRAWING NO:
C-1

REV. NO.	DESCRIPTION	DATE

5675 HOPE WAY
BYRON, CA 94514
LAT: 37°50'37"N
LON: 121°37'08"W

OPSON

PRELIMINARY
NOT FOR
CONSTRUCTION

HUBBARD
FARMING & FORESTRY

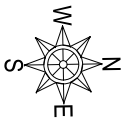
DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1"=75'
PROJECT NUMBER:	



PROPOSED CONDITIONS	
ITEM	VALUE
FENCING (SQFT)	1,306,200
FENCING (ACRES)	29.9
GRAVEL AREA (SQFT)	447,600
PROPOSED RIGHT-OF-WAY DEDICATION (SQFT)	8,657
TOTAL PROJECT AREA (SQFT)	1,298,143
TOTAL POST-PROJECT IMPERVIOUS (CONCRETE PAD) (SQFT)	720
TOTAL POST-PROJECT IMPERVIOUS (% OF PROJECT)	0.055
GENERAL TERRAIN SLOPE	EASTWARD
SLOPE %	0.4% < 1.3%
TOTAL NEW GRAVEL ROADS (SQFT)	31,900
TOTAL NEW POWER STATIONS ON CONCRETE PAD (SQFT)	*
TOTAL NEW ENERGY STORAGE CONTAINERS (SQFT)	800
TOTAL REPLACED IMPERVIOUS SURFACE (SQFT)	0
TOTAL POST-PROJECT IMPERVIOUS SURFACE (SQFT)	720
IMPERVIOUS SURFACE AREA INCREASE (SQFT)	0

GENERAL NOTES

- ELEVATION DATA SOURCE:
 - 1.1. ELEVATION DATA SOURCE: NAD 83
 - 1.2. ORIGINATOR: USDA / NRCS
 - 1.3. NATIONAL GEOSPATIAL CENTER FOR EXCELLENCE
- NEW IMPERVIOUS AREAS (DRAINAGE MANAGEMENT AREA, DRAIN TO DRAIN TO SURROUNDING AREAS) SHALL BE CONSIDERED AS EXISTING MATURE VEGETATION, WITH MAX. RATIO OF 2:1 IMPERVIOUS TO PERVIOUS.



PRELIMINARY
NOT FOR
CONSTRUCTION

HUBBARD
FARMING & FORESTRY

OPSON

5675 HOPE WAY
BYRON, CA 94514

LAT: 37°50'37"N
LON: 121°37'08"W

REV. NO.	DESCRIPTION	DATE

SHEET TITLE:
DRAINAGE & GRADING PLAN
PROPOSED
DRAWING NO.:
C-2

DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1"=75'
PROJECT NUMBER:	

DEVELOPER

HUBBARD
FARMING & FORESTRY

PROFESSIONAL ENGINEERING



+1(943) 206-6576 | info@esrenewables.com

SIGNATURE WITH SEAL

ELECTRICAL ONLY
DATE: 08/30/2025

PROJECT INFORMATION

OPSON
PRELIMINARY LAYOUT

5675 HOPE WAY,
BYRON,
CA 94514, USA

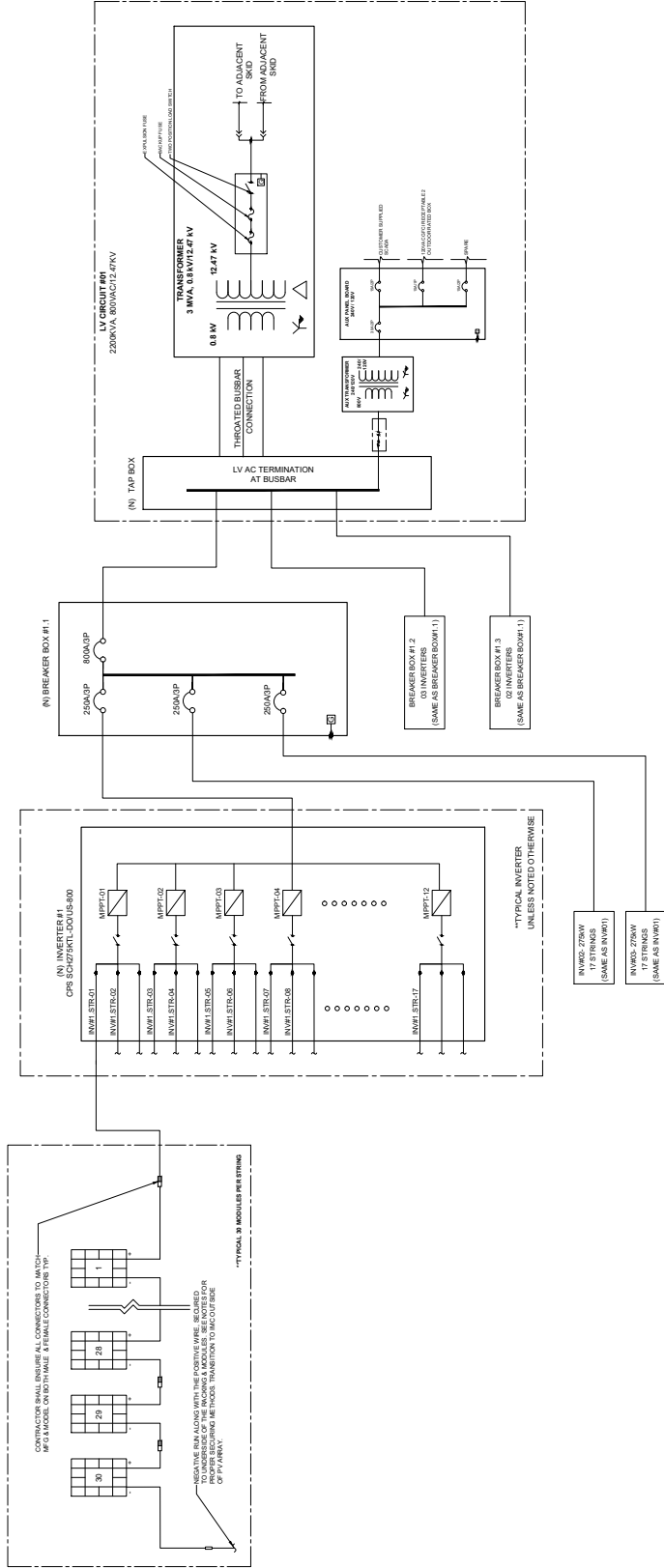
REVISIONS

DESCRIPTION	DATE	REV
PERMIT SET	08/30/2025	0

SHEET SIZE
24" X 36"

SHEET NAME
**SINGLE LINE
DRAWING - 01**

SHEET NUMBER
E-100



LV CIRCUIT DETAILS			
LV CIRCUIT	BREAKER BOX	NO. OF INVERTERS	NO. OF STRINGS/INVERTER
LV CIRCUIT #1	1.1	03	07
LV CIRCUIT #2	1.2	03	07
LV CIRCUIT #3	1.3	02	07
LV CIRCUIT #4	2.1	03	09
LV CIRCUIT #5	2.2	03	09
LV CIRCUIT #6	2.3	02	09
LV CIRCUIT #7	3.1	03	09
LV CIRCUIT #8	3.2	03	09
LV CIRCUIT #9	3.3	02	09

- GENERAL NOTES:**
- AC MV CIRCUITS SHALL BE INSTALLED AND INTERCONNECTED WITH UTILITY PER UTILITY SPECIFICATIONS.
 - ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF NATIONAL ELECTRIC CODE.
 - ALL DC AND AC EQUIPMENT WHERE APPLICABLE, SHALL BE LISTED AND LABELED PER RECOGNIZED LISTED EQUIPMENT MANUFACTURERS AND SHALL BE INSTALLED PER THE LISTING REQUIREMENTS, THE MANUFACTURERS INSTRUCTIONS AND ACCORDANCE WITH THE LISTING REQUIREMENTS.
 - RELAY TO BE PROVIDED WITH 4-HOUR BATTERY BACK-UP.
 - RELAY TO BE PROVIDED WITH 4-HOUR BATTERY BACK-UP.
 - BASED ON FINAL LAYOUT, NUMBER AND SIZE OF INVERTERS AND TRANSFORMERS MAY CHANGE TO OPTIMIZE ENERGY PRODUCTION.
 - FULL PROTECTION INCLUDING GROUND FAULT INTERRUPTION IS ALSO PROVIDED BY THE INVERTERS ON THE LV SIDE.
 - FINAL POLE NUMBERING AND PURPOSE TBD BY POLE INTERCONNECTION ENGINEERS.

SHEET NUMBER
E-102

5675 Hope Way_Aerial



Map Legend

Assessment

Parcels

This map is a user-generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

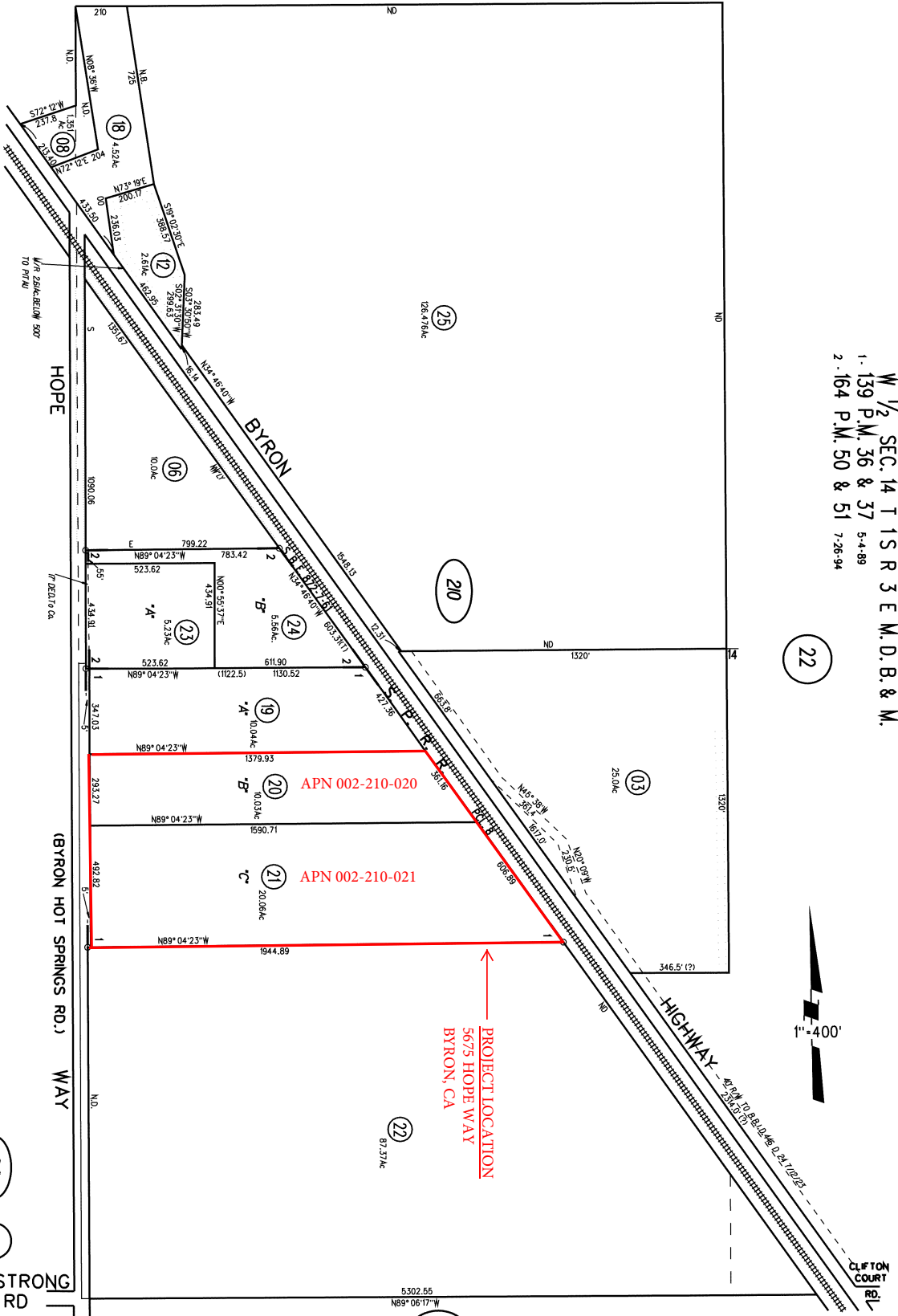
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.

Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference

PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

W 1/2 SEC. 14 T 1 S R 3 E M.D. B. & M.
 1. 139 P.M. 36 & 37 5-4-89
 2. 164 P.M. 50 & 51 7-26-94



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ASSessor'S OFFICE MAY NOT CONVEY ANY LOCAL OR STATE OR BUILDING SITE ORDINANCES.

National Flood Hazard Layer FIRMette




121°37'33"W 37°50'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, AE9
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway



OTHER AREAS OF FLOOD HAZARD

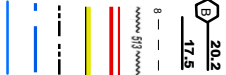

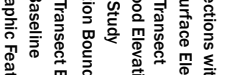
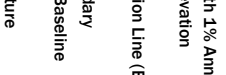



	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS


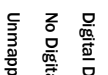
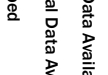
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS

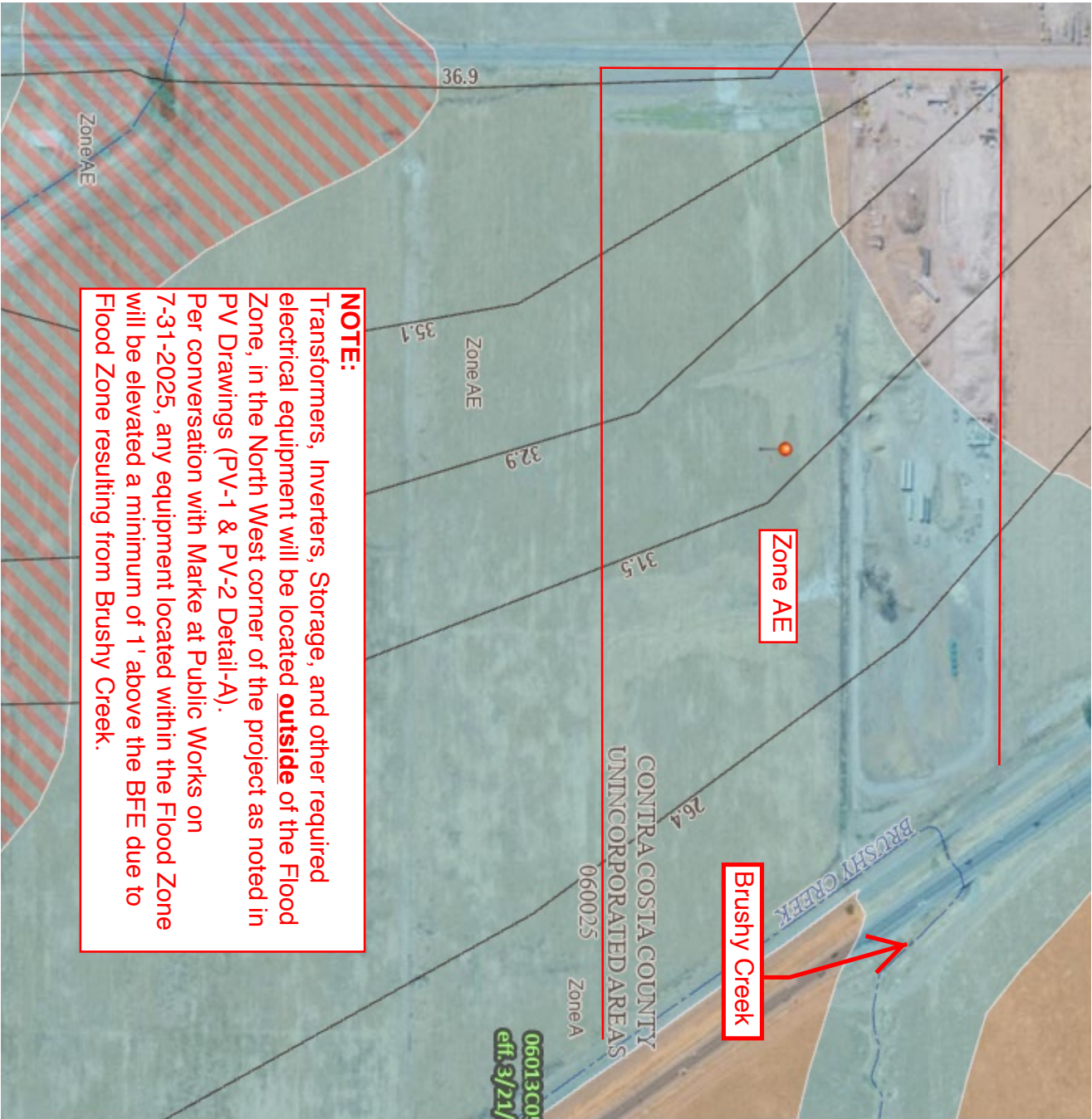
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/30/2025 at 5:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOTE:

Transformers, Inverters, Storage, and other required electrical equipment will be located outside of the Flood Zone, in the North West corner of the project as noted in PV Drawings (PV-1 & PV-2 Detail-A). Per conversation with Marke at Public Works on 7-31-2025, any equipment located within the Flood Zone will be elevated a minimum of 1' above the BFE due to Flood Zone resulting from Brushy Creek.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

121°36'55"W 37°50'21"N

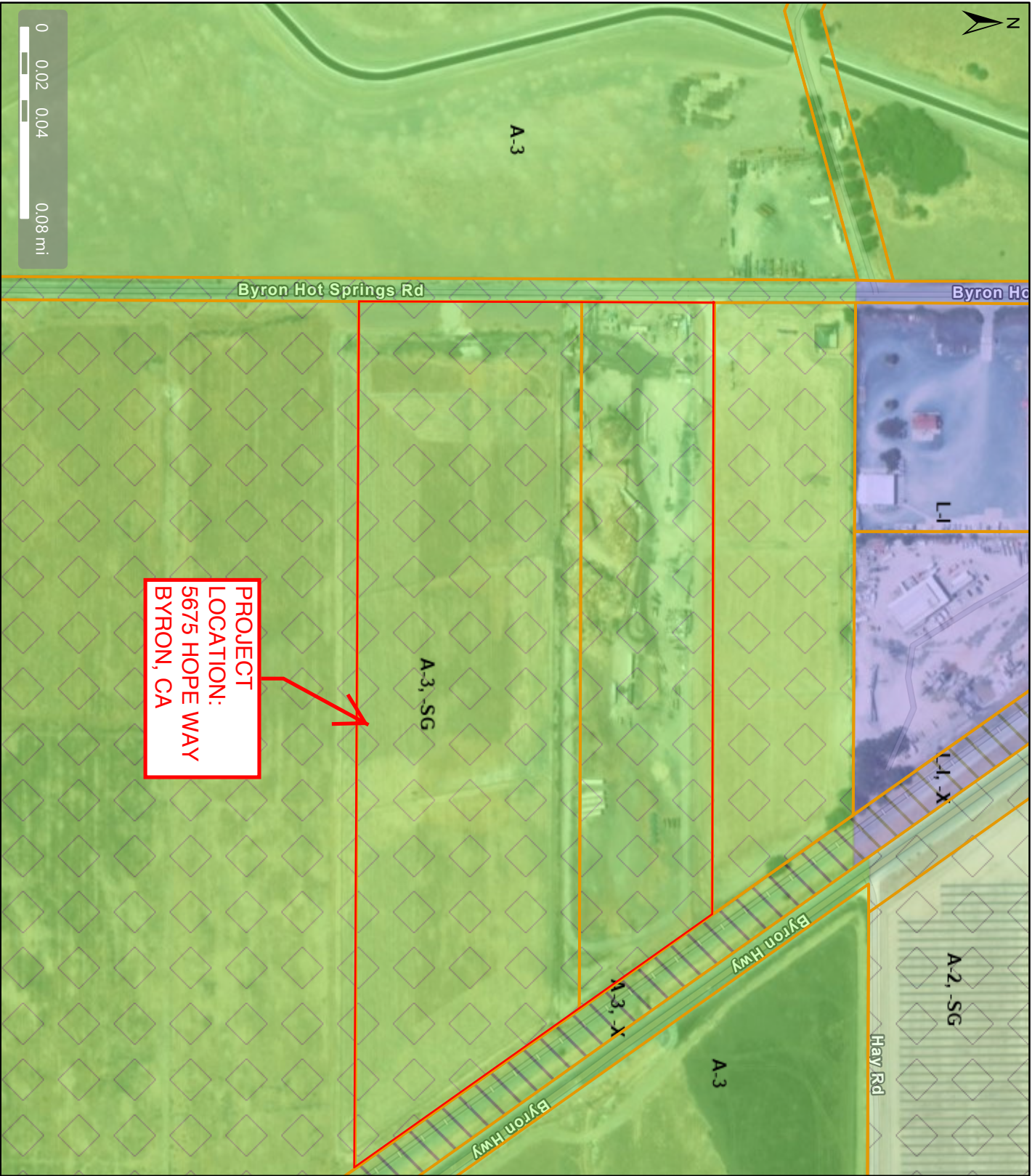
5675 Hope Way_ General Plan



Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)
 - Unincorporated
- General Plan
 - PS (Public and Semi-Public)
 - AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- Board of Supervisors' Districts

5675 Hope Way_Zoning (A-3, SG)



PROJECT
LOCATION:
5675 HOPE WAY
BYRON, CA

Map Legend

- Assessment
- Parcels
- Planning Layers (DCD)
- Zoning
- ZONE_OVER
- A-2, -SG (Solar Energy)
- Generation Combining District
- A-3 (Heavy Agriculture)
- A-3, -SG (Solar Energy)
- Generation Combining District
- A-3 -X (Railroad Corridor Combining District)
- L-1 (Light Industrial)
- L-1 -X (Railroad Corridor Combining District)

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

HUBBARD

FARMING & FORESTRY

Hubbard Farming & Forestry, LLC

PO Box 2996

Livermore, CA 94551

August 30th, 2025

Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

RE: OPSON SOLAR PROJECT- PROJECT NARRATIVE EXHIBIT TO LAND USE APPLICATION

Dear Department of Conservation and Development,

Hubbard Farming & Forestry (Owner and Applicant) has proudly been part of the Byron community since 2007, and is seeking approval of a small-scale utility solar energy generating project on approximately 30-acres of land in Byron, CA. The physical addresses are **5675 Hope Way** (AKA Byron Hot Springs Road) **APN 002-210-021** and **5595 Hope Way** (AKA Byron Hot Springs Road) **APN 002-210-020**. The property is zoned A-3 with Solar Energy Generation Combining District ("SG") and is located within the Agricultural Lands (AL) General Plan land use designation.

As currently designed, the project will generate a total of 6.6 megawatts (MW/AC) of reliable clean energy for our community as we interconnect to PG&E's existing distribution feeder system located on the property. The power that is generated and stored from this project will be sold to a buyer through a Power Purchase Agreement ("PPA").

The single axis tracking system will rotate the approximate 11,760 modules to track the sun's solar energy throughout the day. The approximate 24 inverters will then convert that energy into A/C current, dispatching it to California's grid which has publicly announced a commitment to achieve 90% clean electricity by 2035 and 100% by 2045 (as mandated by Senate Bill 100). The portion of electricity that is stored during the day will be dispatched in the evening providing grid reliability, stability, peak load management, and enhances local energy security to our community.

Flood Zone:

The inverters, transformers, battery storage, and other required equipment will be located outside of the Flood Zone as described in the attached exhibits. The existing drainage pattern will be maintained.

Drainage Pattern:

An exception from Collect and Convey requirements is requested due to the favorable existing drainage pattern.

CEQA:

After careful review of similar project staff reports we anticipate a Negative Declaration or a Mitigated Negative Declaration.

TRAFFIC:

The property will be unmanned and will not require regular staff for daily operation.

WATER:

A significant decrease in water use is anticipated due to ceasing crop irrigation and dust suppression at the project location.

SANITARY SEWER:

The property will be unmanned and a sewage system will not be required.

FIRE PROTECTION:

No change in land use (e.g., chemical storage, explosives) or structural improvements are planned for this project. The existing combustible stockpiles of material, e.g., compost, recycled wood piles, etc. from the current tenant will be removed.

EXISTING INVENTORY & EQUIPMENT ON-SITE:

The current tenant business operating on the property will be re-locating, and will remove their inventory, equipment, etc.

Thank you for this opportunity, we look forward to working along-side the County through the application review and approval process.

Sincerely,

Hubbard Farming & Forestry, LLC