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City of  
**LEMOORE**  
CALIFORNIA

**Planning Department**

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**STAFF REPORT**

**Item # 5**

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**To:** Lemoore Planning Commission  
**From:** Holly Smyth, Planning Director  
**Review Date:** May 6, 2013  
**Subject:** City of Lemoore Solar Citywide Projects

**A. General Information:**

1. Applicant: Chevron Energy Solutions on behalf of the City of Lemoore  
Attn: Ashu Jain  
[AJain@chevron.com](mailto:AJain@chevron.com)  
345 California Street, 18<sup>th</sup> Floor  
San Francisco, CA 94104-2624  
415-733-4500
2. Engineer/Surveyor: Chevron Energy Solutions  
(same as above)
3. Locations:
  - 1) 2650 W. Bush Street near Production Place for Well #7
  - 2) 711 Cinnamon Drive serving Well #10 & CMC
  - 3) 1650 N. Lemoore Avenue north of Glendale for Well#11
  - 4) 1650 Cedar Lane north of Blue Jay for Well #12
  - 5) 576 College Avenue south of Bush for Well #13
  - 6) 1170 19<sup>th</sup> Avenue east of Enterprise at Well #9 and Wastewater Treatment Plant
4. Property Descriptions:  
(Assessor's Parcels)
  - 1) #023-510-019
  - 2) #023-430-026
  - 3) #021-030-058
  - 4) #023-400-005
  - 5) #023-510-013
  - 6) #024-052-080
5. Site Area: See scope of work table
6. Current General Plan Designations of project sites:
  - 1) Community Facilities
  - 2) Community Facilities
  - 3) Parks and Recreation
  - 4) Parks and Recreation
  - 5) Parks and Recreation
  - 6) Heavy Industrial

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7. Current Zone Districts of project sites:
- 1) Public Services and Community Facilities (CF)
  - 2) Public Services and Community Facilities (CF)
  - 3) Parks and Recreation/Ponding Basin (PR)
  - 4) Parks and Recreation/Ponding Basin (PR)
  - 5) Parks and Recreation/Ponding Basin (PR)
  - 6) Heavy Industrial (MH)

**B. Plan Location & Project Work Description & Surrounding Uses:**

The Lemoore City Council has been working with Chevron Energy Solutions to evaluate the potential costs and long-term savings of installing solar at City-owned sites throughout Lemoore as shown on the attached site plans to offset energy costs.

The north well field well sites #4 and #6 at Elder and 17th Avenues were previously considered and approved for solar and proposed solar on the Police Station is exempt from CEQA and not subject to Site Plan Review and therefore these 2 locations are not a part of Planning Commission's Site Plan/Environmental Review. The City Council has now determined the project alternatives it wishes to pursue and is now processing one Site Plan Review and one Environmental Review for the entire project at multiple sites within the City of Lemoore (except for the North Well Field site and Police Station) as they will fall under one fixed-price contract.

The attached site plans show the locations of the sites and the areas where solar panels would be placed. The following table identifies the scope of work at each site and the surrounding land uses.

	<b>APN #</b>	<b>Solar Panel Location</b>	<b>Scope of Work</b>	<b>Surrounding Land Use Designations</b>
1)	023-510-019	2650 W. Bush Street, north of West Hills College south of <b>Well #7</b>	Install a 194 kWDC solar photovoltaic (PV) electrical generation that is ground-mounted at a 20-degree fixed tilt on a 13,500 square foot portion of the site.	Medium Density Residential (PUD), Low Density Residential (PUD), and Community Facility
2)	023-430-026	711 Cinnamon Drive (Serving <b>Well #10 and the municipal building</b> )	Install a 252 kW DC solar photovoltaic (PV) electrical generation that is ground-mounted at a 20-degree fixed tilt on the southside of the existing municipal building on a 17,600 square foot portion of the site due north of the railroad tracks  Install a 269 kW DC solar shade structure in the Cinnamon Municipal Complex (CMC) parking lot on the north side of the municipal building on an 18,000 square foot portion of the site.	Light Industrial, Low Density Residential (PUD), Parks & Recreation Ponding Basin
3)	021-030-058	1650 N. Lemoore Avenue, north of Glendale Avenue at <b>Well #11</b>	Install a 259 kW DC solar photovoltaic (PV) electrical generation system that is ground-mounted at a 20-degree fixed tilt on an 18,000 square foot portion of the site.	Low Density Residential (PUD) and Limited Agriculture (AL) in the County
4)	023-400-005	1650 Cedar Lane north of Blue Jay Lane at <b>Well #12 at Bevilaqua park/ ponding basin</b>	Install a 346 kW DC solar photovoltaic (PV) electrical generation system that is ground-mounted at a 20-degree fixed tilt on a 24,100 square foot area of the site.	Low Density Residential ( PUD) and Regional Commercial
5)	023-510-013	576 College Avenue at <b>Well #13</b> , north of Pedersen Ave. alignment	Install a 720 kW DC solar photovoltaic (PV) electrical generation system that is ground-mounted at a 20-degree fixed tilt on a 15,000 square foot portion of the site.	Low Density Residential, Mixed Use, and Public Services & Community Facilities
6)	024-052-080	1170 19th Avenue, east of Enterprise Drive at <b>Well #9 and the Wastewater Treatment Plant</b>	Install a 414 kW DC solar photovoltaic (PV) electrical generation system that employs a single-axis tracker on a 28,800 square foot portion of the site.	Public Services & Community Facilities and Light Industrial

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## **C. Project Review:**

Major Site Plan Review by the Planning Commission is required for “new nonresidential or mixed-use developments of ten thousand (10,000) gross square feet or more”. The only City solar project that is under this threshold is the Police Department solar project. Additionally, the proposed solar at the north well field site is not being reviewed with this Site Plan application, as a more extensive solar project was previously approved and therefore does not need to be reviewed again for a less extensive project than the originally approved Site Plan/Conditional Use Permit. This Site Plan Review application is being reviewed to determine its compliance with the City of Lemoore’s policies, standards, codes and environmental impacts. The following findings have been made:

### **1. Compliance with General Plan/Zoning:**

As discussed above, the project sites involve properties designated in the General Plan as Community Facilities, Parks and Recreation, and Heavy Industrial with zoning designations of Public Services and Community Facilities (CF), Parks and Recreation/Ponding Basin (PR) and Heavy Industrial (MH).

The Community Facilities land use designation and zoning is intended for “lands owned by public entities, including schools, administrative offices, corporation yards, and public facility, including recycling centers, sewage treatment ponds, and fire stations”. The main purpose for the Community Facilities designation at the project site is that it has been a part of the City’s sewer treatment site and prior to 1973 was a burn dump.

The Parks and Recreation land use designation and zoning is “Intended for improved and unimproved park facilities, including neighborhood, community, and regional parks; public golf courses; and recreational facilities that provide visual open space and serve the outdoor recreational needs of the community.” Additionally, zoning states that this district “also includes ponding basins and other drainage facilities” as some parks incorporate as a part time use while in other cases it may be a stand alone ponding basin with no shared use.

The Heavy Industrial land use and designation and zoning “allows primary manufacturing, refining, packaging, processing, and similar activities including those with outdoor facilities. It also accommodates warehousing and distribution uses, with support commercial services and ancillary office space. No retail uses are allowed.”

### **2. Ingress / Egress (Vehicular, Pedestrian, Bikeways), Internal Circulation, Traffic, Right-of-Way, Parking:**

Most of the sites will utilize existing driveways for ingress and egress. After construction is complete it is anticipated that one person will visit the site roughly twice a month which equates to less than 1 ADT. Therefore, the sites do not pose an impact on streets and thoroughfares and not be subject to traffic impact fees.

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3. Streets Lights, On-site Lighting, and Glare:

The proposed site plans do not show any new on-site lighting. Should any on-site lighting be provided, the lighting fixtures shall be designed, shielded, aimed, and located to not glare onto adjacent properties.

Chevron Energy Solutions provided staff with findings from a study prepared by the Federal Aviation Administration (FAA) that found that photovoltaic panels produce less glare than soil or vegetation.

4. Landscape, Sidewalks, and Open Space

The site plans do not show any new landscaping or sidewalks beyond what already exists, and are not proposing eliminate any existing landscaping or sidewalks.

5. Fences and Walls:

New fence enclosures will be 6' tall plus 3 strands of barbed wire on top. When connecting to existing fence lines, new fences will match to the existing type and height.

6. Public Utilities (storm water / sewer / water / fire hydrants / fire sprinklers / power poles / refuse)

The addition of the solar panels will not affect existing storm drainage flows. Sewer and refuse services will not be needed on site.

The Well #7 site on Bush Street and Marsh Drive is planned for a future fire station and possibly two new streets. The solar panels have been positioned to stay out of the areas where there future improvements are planned.

7. Signs:

No signage is shown on the drawing or indicated on the application. A separate sign application, processing fee, and approval by the Planning Department will be required for any signage before any is ordered or put in place on the project.

8. Soils and Dust Control:

The project will need to comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) standards and the City of Lemoore dust control requirements.

**D. Environmental Impact:**

A preliminary environmental impact assessment of the project was conducted by the staff in accordance with California Environmental Quality Act and is included in the staff report. It is

determined that the project could not have any significant adverse impacts on the environment if certain mitigation measures, incorporated in the conditions of approval, are added to the project. The Commission should adopt a Negative Declaration for the project pursuant to California Environmental Quality Act which is included in the draft resolution.

**E. Recommendation:**

- The Planning Commission should review the staff report, take any comments from the project proponent and the general public.
- The Planning Commission should approve the attached Resolution 2013-01 approving a Negative Declaration under the California Environmental Quality Act and approving Site Plan Review 2013-01.

**Attachments:**

Exhibit A - Site Plans – 8 pages total  
Draft Resolution