



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
 TELEPHONE: 707-234-6650
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

March 02, 2023

Planning – Ukiah
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Agriculture Commissioner

Sonoma State University
 Caltrans
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife

Laytonville Municipal Advisory Council
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Long Valley Fire Protection District

CASE#: U_2023-0001

DATE FILED: 1/4/2023

OWNER: SUM & JENNY SETO

APPLICANT: RPCA SOLAR 9, LLC

REQUEST: Use Permit for a Major Impact Services and Utilities Facility to include a 29-acre Solar Farm with approximately 12,960 solar modules, 40 string inverters, and 20 megawatts (MWh) energy storage system interconnecting to PG&E's pre-existing electrical distribution system located on-site.

LOCATION: 3± mi. south of Laytonville town center, on the east side of US 101, 0.7± mi. south of its intersection with Steele Lane (CR 318); No Assigned Address; APN: 035-310-04.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: March 16, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: U_2023-0001

OWNER: Seto Family Trust

APPLICANT: RPCA Solar 9, LLC

REQUEST: Use Permit for a Major Impact Services and Utilities Facility to include a 29-acre Solar Farm with approximately 12,960 solar modules, 40 string inverters, and 20 megawatts (MWh) energy storage system interconnecting to PG&E's pre-existing electrical distribution system located on-site.

LOCATION: 3± mi. south of Laytonville town center, on the east side of US 101, 0.7± mi. south of its intersection with Steele Lane (CR 318); No Assigned Address; APN: 035-310-04.

APN/S: 035-310-04

PARCEL SIZE: 79.7± Acres

GENERAL PLAN: Remote Residential, 20 Acre Minimum (RMR20)

ZONING: Upland Residential, 20 Acre Minimum (UR20)

EXISTING USES: Vacant

DISTRICT: 3 (Haschak)

RELATED CASES: N/A

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR)	Upland Residential (UR)	27± Acres; 40± Acres	Agricultural; Residential
EAST:	Rangeland (RL)	Rangeland (RL)	119± Acres	Agricultural
SOUTH:	Rangeland (RL)	Rangeland (RL)	119± Acres; 11± Acres	Agricultural
WEST:	Remote Residential (RMR)	Upland Residential (UR)	11± Acres	Agricultural; Residential

REFERRAL AGENCIES

LOCAL

- Archaeological Commission
- Assessor's Office
- Building Division (Ukiah)
- Environmental Health (EH)
- Long Valley Fire Protection District

- Laytonville MAC
- Planning Division (Ukiah)
- Sonoma State University
- STATE**
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife

CALTRANS

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

The parcel is within a Floodplain Combining District (FP).

Tenmile Creek (Hydrologic Unit 18010106) is located 100± feet from the project site.

ENVIRONMENTAL DATA

1. MAC:

GIS

Laytonville MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

SRA (State Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Classifications 112, 115, 125, & 128

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

LAYTONVILLE COMMUNITY PLANNING AREA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING SERVICES

Office Use Only stamp with handwritten case details: CASE NO: U2023-0001, DATE FILED: 2.24.2023, FEE: \$9,894.00, RECEIPT NO: PRJ 053839, RECEIVED BY: STEVEN SWITZER

APPLICATION FORM

APPLICANT:

Name: RPCA Solar 9, LLC Phone: 415-480-4217
Mailing Address: 879 Sanchez Street
City: San Francisco State/Zip: CA Email: erin@renewprop.com

PROPERTY OWNER:

Name: Sum M. Seto Properties, LLC / Jenny P. Seto Properties, LLC Phone:
Mailing Address: 3775 Balboa Street
City: San Francisco State/Zip: 94121 Email:

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 035-310-04-00

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, General Plan Amendment, Land Division - Minor, Use Permit - Cottage, etc.

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent

Date: 12/28/22

Signature of Owner

Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

See attached project narrative.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	N/A	
No. of uncovered spaces:	N/A	
No. of standard spaces:	N/A	
No. of accessible spaces:	N/A	
Existing no. of spaces:	N/A	
Proposed additional spaces:	N/A	
Total:	N/A	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

Project is proposed to be developed on flat area on site, outside any slope areas. The current existing residential driveway will be utilized as access to the site and an access road will be constructed to allow access to the transformer and inverter equipment.

9. For grading or road construction, complete the following:

Amount of cut: N/A cubic yards
 Amount of fill: N/A cubic yards
 Max. height of fill slope: N/A feet
 Max. height of cut slope: N/A feet
 Amount of import/export: N/A cubic yards
 Location of borrow or disposal site: N/A

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: N/A cubic yards

Location of dredged material disposal site?: N/A

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): N/A
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): Water will be provided on site as needed during construction and bi-annual module washes.

20. Are there any associated projects and/or adjacent properties under your ownership?

- YES NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

The Project is seeking to obtain a Major Use Permit under the development type of Major Impact Service and Utilities Use with Mendocino County.

A Building Permit will also be obtained.

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

The Project is located off North Highway 101, south of Laytonville in unincorporated Mendocino County (APN # 035-310-04).

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES NO

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES NO

25. What is the maximum height of all structures?

Existing: N/A feet

Proposed: 8 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: N/A square feet

Proposed: _____ square feet

27. What is the total lot area within property lines?

Total Lot Area: 79.7 acres square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

The project parcel is relatively flat with topography existing along the eastern parcel boundary that is located outside the proposed project area. The site is currently covered in grass/vegetation

associated with grazing activities, which will likely be retained when construction starts. Soils within the project site are predominately Clear Lake clay and Feliz clay loam. No impact to habitat

or cultural, historic or scenic resources are anticipated at this time. A consultant has been contracted to conduct an in-depth analysis of the site.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

The surrounding land is predominately agricultural in use. Parcels adjacent of the south and east of the project site are designated Rangeland and parcels to the north and west are consistent with

the zoning designation of the project site (UR - upland residential). The Wildland-Urban Interface Zones show the project site and surrounding area to be within Very Low to Low Density Zone with vegetation.


30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> UR - Upland Residential
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Rangeland
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Rangeland
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> UR - Upland Residential

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

2/28/2023

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

Indemnification And Hold Harmless

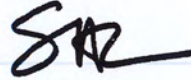
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

12/28/22

Date



Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
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 FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

12/28/22

Applicant Signature

Date

OFFICE USE ONLY:

U 2023-0001

Project or Permit Number

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



December 30, 2022

Steven Switzer
Planner I
Mendocino County
Planning and Building Services Department
860 North Bush Street
Ukiah, CA 95482

Dear Mr. Switzer,

RE: Twin Pine Circle Solar Project – Use Permit Application – Cover Letter

We are writing today with our Use Permit Application for the Twin Pine Circle Solar Project (Project). To make your review of these documents seamless, please find a list of our submissions below.

Items Submitted	File Name
1.0 Project Narrative	1.0 RPCA Twin Pine Circle Project Narrative 221230 SL Executed
2.0 Site Plan	2.0 RPCA Twin Pine Circle Solar Site Plan rev2 12.30.22
3.0 Application Payment	3.0 RPCA Twin Pine Circle Use Permit Payment Receipt 221230

Please don't hesitate to reach out with any questions and/or comments. We look forward to working with you on this project.

Sincerely,

RENEWABLE PROPERTIES

Stephanie Loucas
Vice President, Development
415-710-3834

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



December 30, 2022

Steven Switzer
Mendocino County
Planner I, Planning and Building Services Department
860 North Bush Street
Ukiah, CA 95482

Dear Mr. Switzer,

RE: Twin Pine Circle Solar Project – Use Permit Application – Project Narrative

On behalf of RPCA Solar 9, LLC, we submit this letter as a description of the Twin Pine Circle Solar Project (Project), a small-scale utility solar and storage generation project located on approximately 29-acres of an 80-acre parcel south of the City of Laytonville in unincorporated Mendocino County. The Project is located at off North Highway 101, Laytonville, CA 95454 (APN # 035-310-04) and within the UR-20 Zone with a “Grazing Land” distinction as defined under the California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program. Wildcat Renewables, LLC has entered into a long-term lease agreement with the property owner (Sum M. Seto Properties, LLC and Jenny P. Seto Properties, LLC) to facilitate the development of a small-scale, solar energy and storage generation facility.

The Project will generate a total of 5.0 megawatts (MW) alternating current (AC) (7.0 MW direct current (DC)) of clean, reliable solar energy when complete and will be equipped with a 20 MWh energy storage system that will allow on site renewable energy generation to be stored and dispatched to the grid when needed. The Project will interconnect to PG&E’s pre-existing electrical distribution system located on site. The power generated from this facility will be sold to PG&E through a long-term Power Purchase Agreement (PPA).

The Project will utilize approximately 12,960 solar modules and 40 string inverters to convert the sun’s energy into usable, AC power. Single-axis tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers. The overall height of the array will be no more than 8-feet tall.

We are excited to work with the County to advance this Project through the local review and approval process. Please let us know if you have any questions about our application. We look forward to your comments and a description of the review process and timeline ahead.

Sincerely,

RENEWABLE PROPERTIES



Stephanie Loucas
Vice President, Development
415-710-3834

TWIN PINE CIRCLE SOLAR N HWY 101, LAYTONVILLE, CA 95454

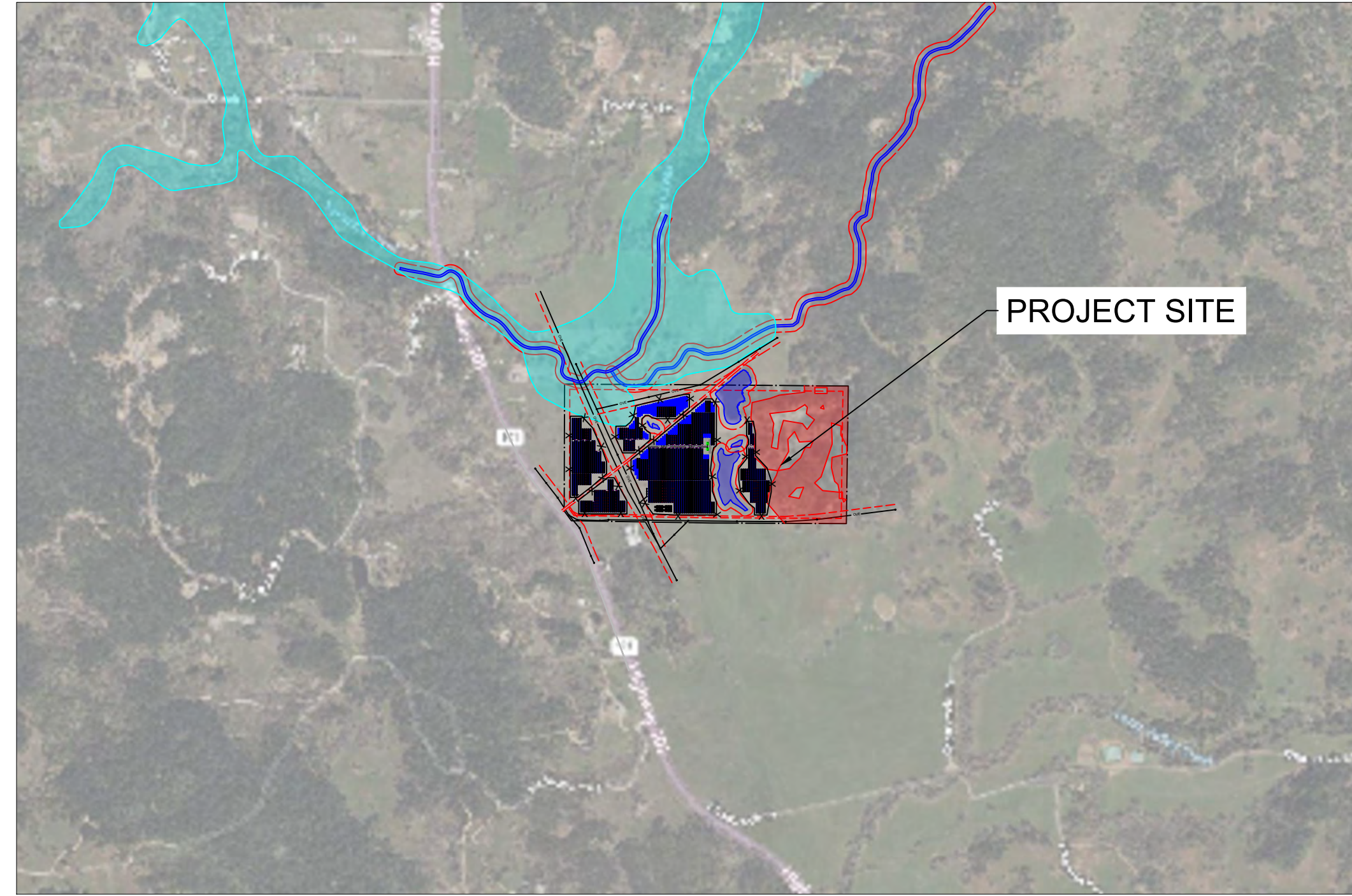
REVISIONS

4	PRELIM LAYOUT	12/30/22
3	PRELIM LAYOUT	12/29/22

AERIAL MAP VIEW

GENERAL PROJECT SCOPE OF WORK

INDEX OF DRAWINGS



DEVELOP NEW SOLAR PHOTOVOLTAIC ELECTRICAL GENERATING FACILITIES ON APPROXIMATELY 29.07 ACRES OF LAND. THE SOLAR POWER PLANT WILL BE A SINGLE AXIS TRACKER SYSTEM. THE ENTIRE SITE WILL HAVE MINIMAL EARTHWORK DISTURBANCE AND GRADING OPERATIONS WILL OCCUR MAINLY FOR INSTALLATION OF ACCESS ROADS AND EQUIPMENT PADS.

DC NAMEPLATE: 6,998.40 kW
AC RATING: 5,000.00 kW

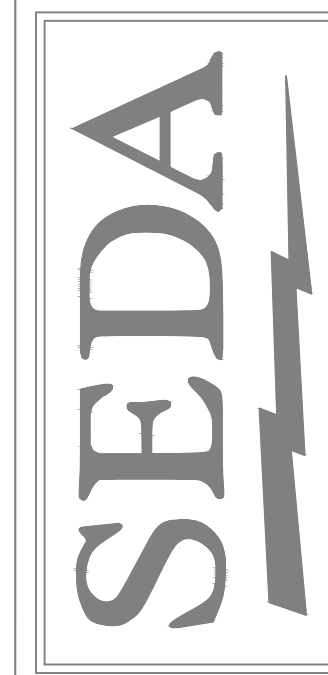
SOLAR MODULE QTY & MODEL:
(12,960) ASTRONERGY CHSM72M(DG)/F-BH , 540W

INVERTER QTY & MODEL:
(40) SUNGROW SG125HV, 125KW

SHEET ↴	SHEET TITLE
T-001	COVER SHEET
PV-100	SITE PLAN
E-101	SINGLE LINE DIAGRAM



879 SANCHEZ STREET,
SAN FRANCISCO, CA 94111
PHONE (503) 518-7689
WWW.RENEWPROP.COM



SEDOIA ENGINEERING & DESIGN ASSOCIATES
575 LENNON LANE, SUITE 145
WALNUT CREEK, CA, 94598
PHONE (925) 891-4183
FAX (925) 964-1220
WWW.SEQUOIA-ENGINEERING.COM

OWNER INFORMATION, PROJECT TEAM

CODES & REGULATIONS

OWNER OF RECORD: SUM M. SETO PROPERTIES, LLC AND JENNY P. SETO PROPERTIES, LLC

PROJECT APPLICANT: RPCA SOLAR 9, LLC

PROJECT ENGINEER: SEQUOIA ENGINEERING & DESIGN ASSOCIATES

ZONING DISTRICT: UR-20

GENERAL PLAN DESIGNATION: RMR-20

WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM TO THE APPLICABLE PUBLICATIONS AND STANDARDS OF THE ORGANIZATIONS LISTED BELOW:

NATIONAL

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- NATIONAL ELECTRIC CODE, 2020 EDITION
- UNDERWRITERS LABORATORIES INV. (UL)
- US DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
- NFPA 704

STATE

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- RULE 21 GUIDELINES
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (CAL OSHA)

PROJECT

TWIN PINE CIRCLE SOLAR
N HWY 101,
LAYTONVILLE,
CA 95454
LAT: 39.642033°
LON: -123.466248°

SHEET TITLE

COVER SHEET

SCALE: AS SHOWN

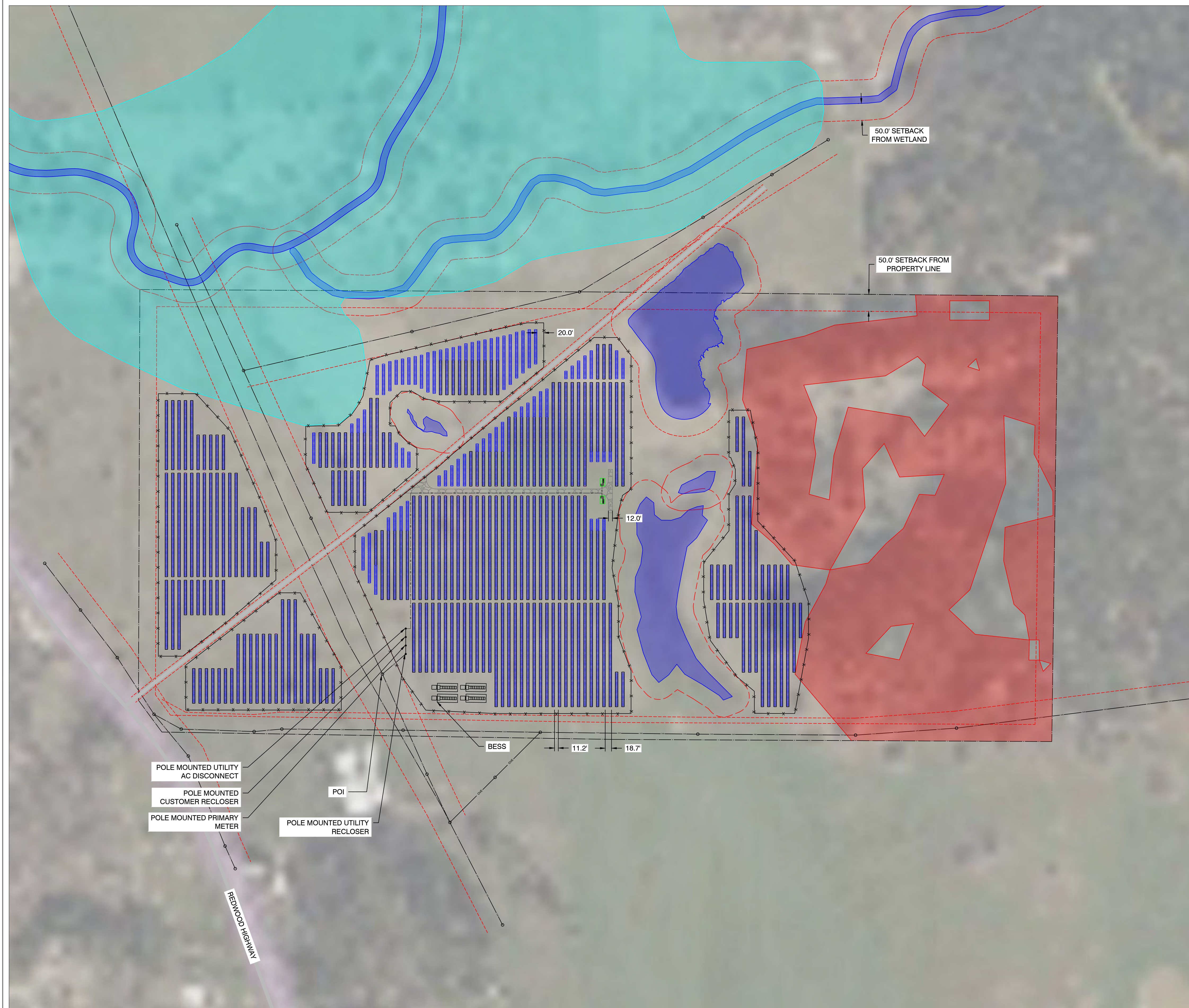
DRAWN: LR

DATE: 12/29/22

NOT FOR CONSTRUCTION.

T-001

SHEET 1 OF 3



SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	6,998.40 kW
SYSTEM SIZE AC	5,000.00 kW
DC/AC RATIO	1.40
MODULE MANUFACTURER	ASTRONERGY
MODULE MODEL	CHSM72M(DG)/F-BH
MODULE RATING	540 W
TOTAL MODULE QTY	12,960
MODULES PER STRING	27
TOTAL NO. OF STRINGS	480
INVERTER MODEL	SUNGROW SG125HV
INVERTER RATING	125 kW
INVERTER QTY	40
STEP-UP TRANSFORMER	(2)12kV/600V, 2500kVA
RACKING	ATI HSAT
# OF 81 MODULE TRACKER ROW	78
# OF 54 MODULE TRACKER ROW	61
# OF 27 MODULE TRACKER ROW	78
TILT ANGLE	0°
INTER-ROW SPACING	11.2'
PITCH	18.7'
GCR	40%
SITE AREA INSIDE FENCE	29.04 Ac
BESS DETAILS	
POI BESS CAPACITY	20 MWH
# OF BESS CONTAINERS	4
BESS AC SYSTEM SIZE	5,000 kW

LEGEND	
	ATI 81 MODULE TRACKER ROW
	ATI 54 MODULE TRACKER ROW
	ATI 27 MODULE TRACKER ROW
	POWER STATION - (1) MV TRANSFORMER, (1) DAS, (1) WEATHER STATION
	SUNGROW 125kW STRING INVERTER
	BESS PAD - (1) BESS INVERTER, (8) BATTERY STACKS
	12' WIDE SITE ACCESS GRAVEL ROAD
	WETLANDS
	HIGH SLOPES
	FLOOD HAZARD
	(E) PUBLIC ROAD
	PROPERTY LINE
	PROJECT SITE SECURITY FENCE
	SETBACK
	(E) OH LINES
	MV CABLE

- GENERAL NOTES**
- REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
 - INSTALLATION TO COMPLY WITH NEC 2020 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.
 - EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
 - 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
 - DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

REVISIONS

4	PRELIM LAYOUT	12/30/22
3	PRELIM LAYOUT	12/29/22

RENEWABLE PROPERTIES

879 SANCHEZ STREET,
SAN FRANCISCO, CA 94111
PHONE (503) 518-7689
WWW.RENEWPROP.COM

SEDOA

SEQUOIA ENGINEERING & DESIGN ASSOCIATES
575 LENNON LANE, SUITE 145
WALNUT CREEK, CA 94598
PHONE (925) 891-4183
FAX (925) 964-1220
WWW.SEQUOIA-ENGINEERING.COM

PROJECT

TWIN PINE CIRCLE SOLAR
N HWY 101,
LAYTONVILLE,
CA 95454
LAT: 39.642033°
LON: -123.466248°

SHEET TITLE

SITE PLAN

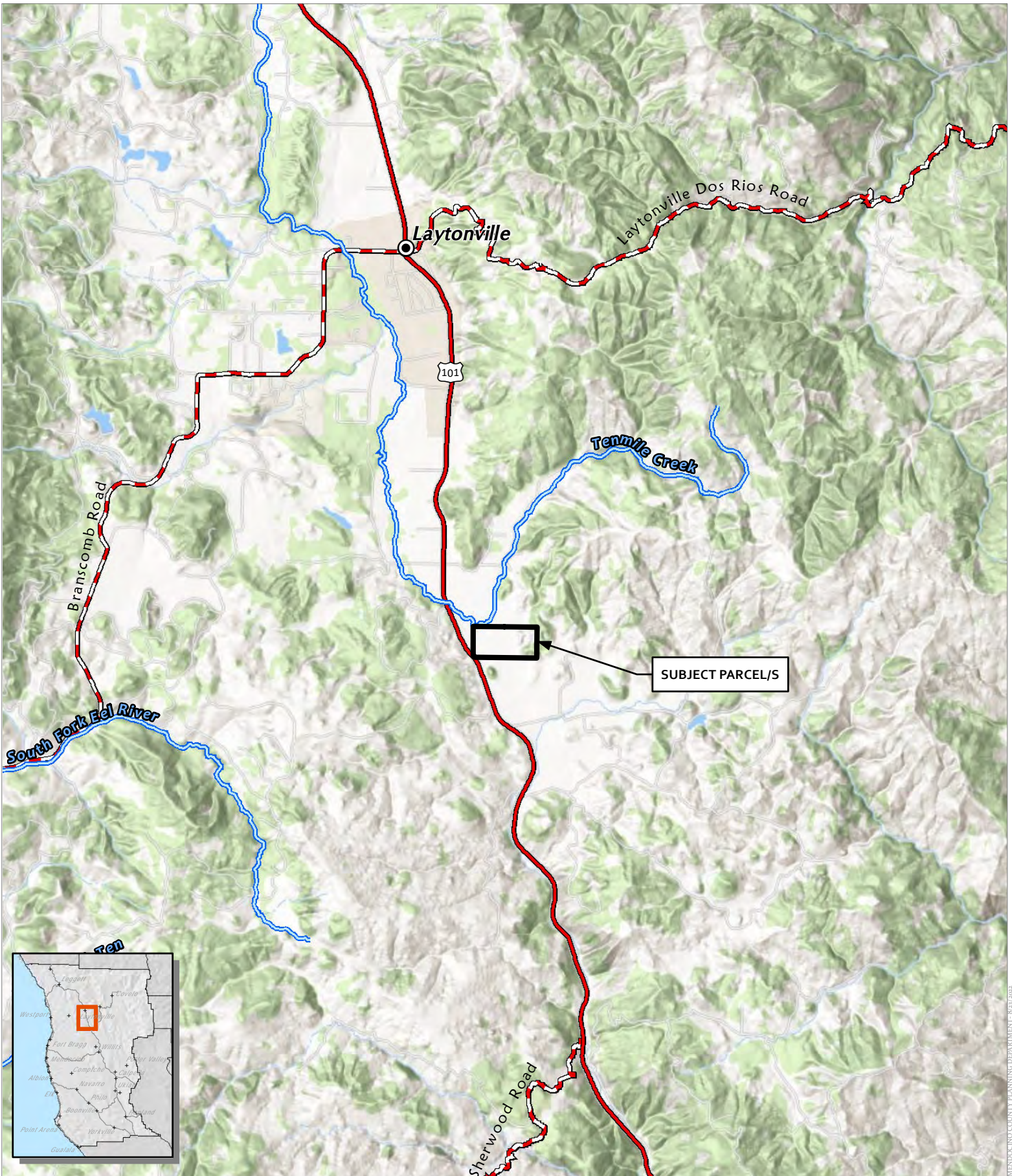
1 ARRAY LOCATION
SCALE: 1"=150'






**PRELIMINARY
NOT FOR CONSTRUCTION**

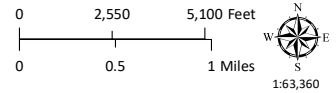
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DATE: 12/29/22

PV-100

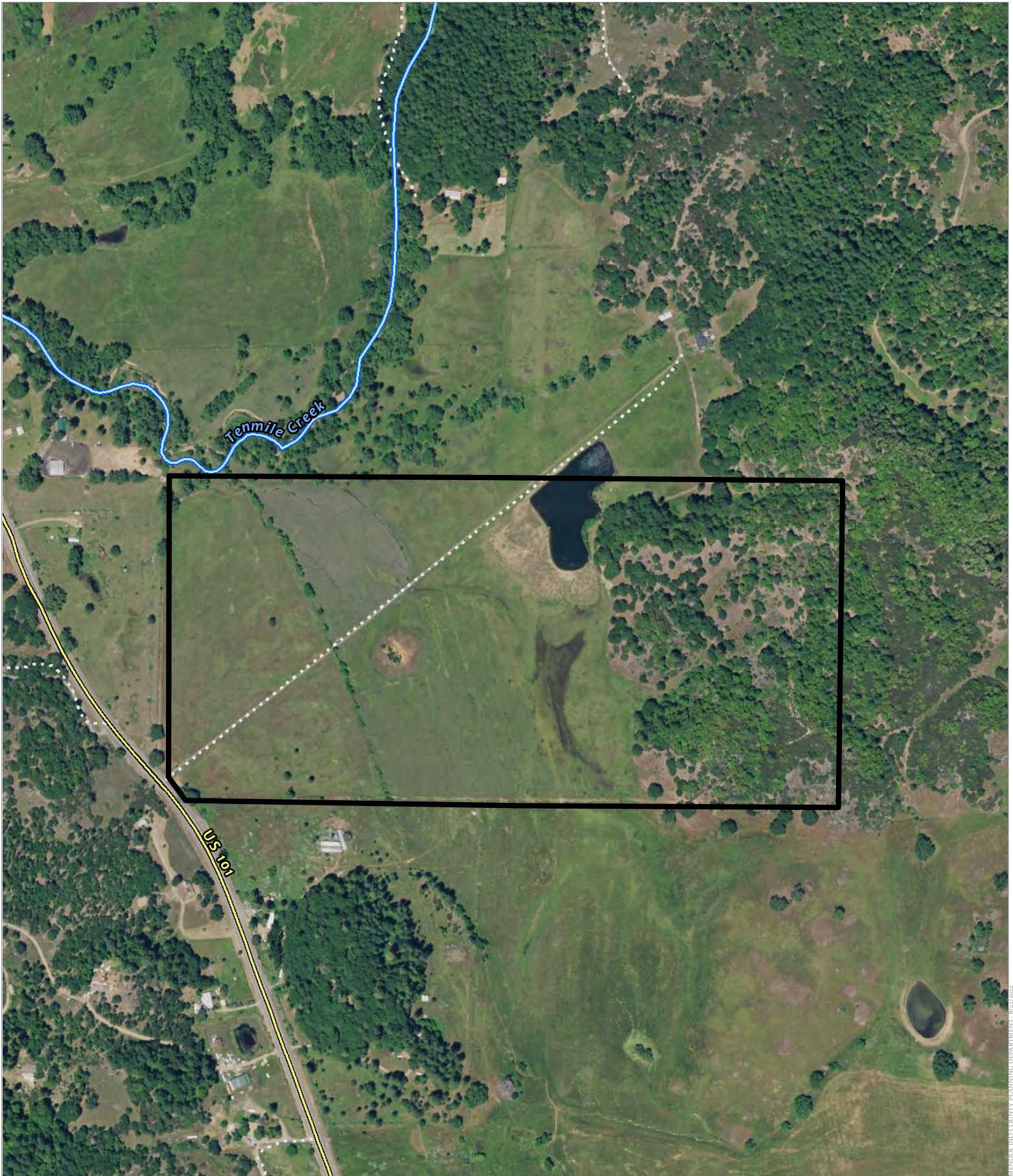


CASE: U 2023-0001
 OWNER: Sum Seto Properties, LLC
 APN: 035-310-04
 APLCT: RPCA Solar 9, LLC
 AGENT:
 ADDRESS: None Assigned


-  Major Towns & Places
-  Highways
-  Major Roads

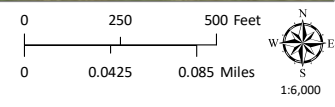


LOCATION MAP



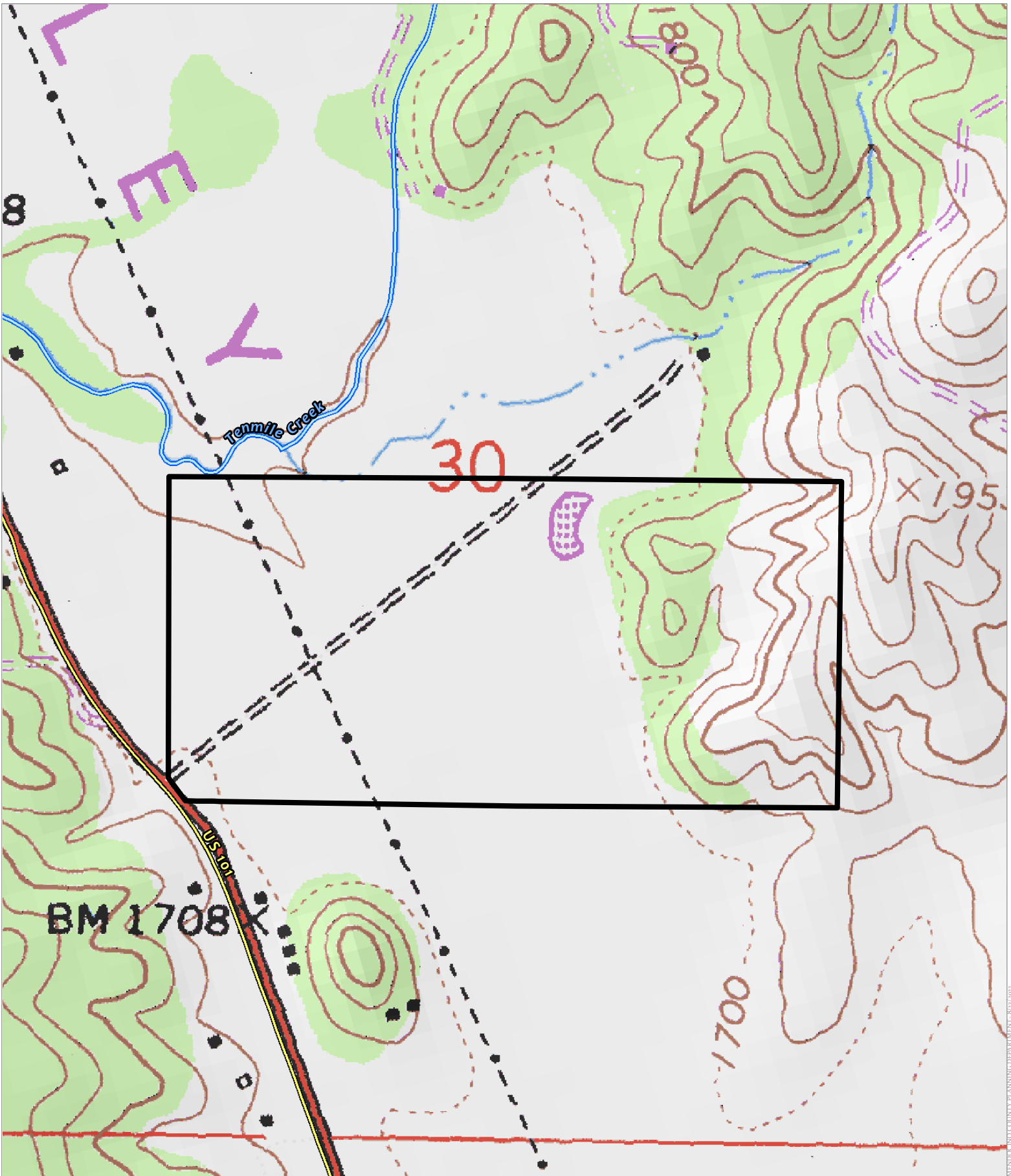
CASE: U 2023-0001
OWNER: Sum Seto Properties, LLC
APN: 035-310-04
APLCT: RPCA Solar 9, LLC
AGENT:
ADDRESS: None Assigned

 Public Roads




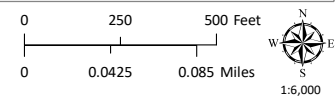
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/29/2023



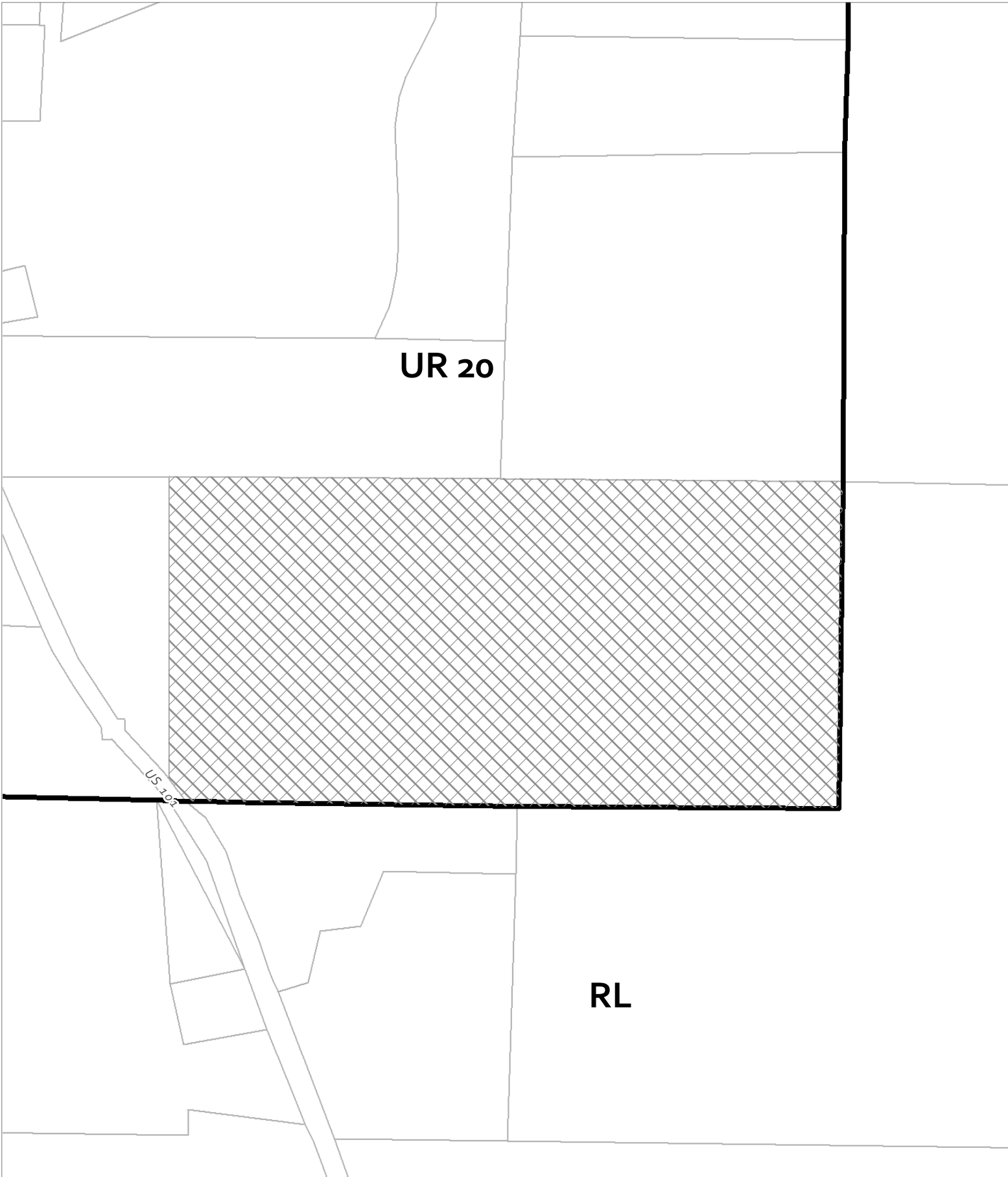
CASE: U 2023-0001
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 APLCT: RPCA Solar 9, LLC
 AGENT:
 ADDRESS: None Assigned

 Public Roads





TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

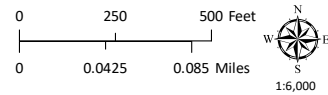
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2023



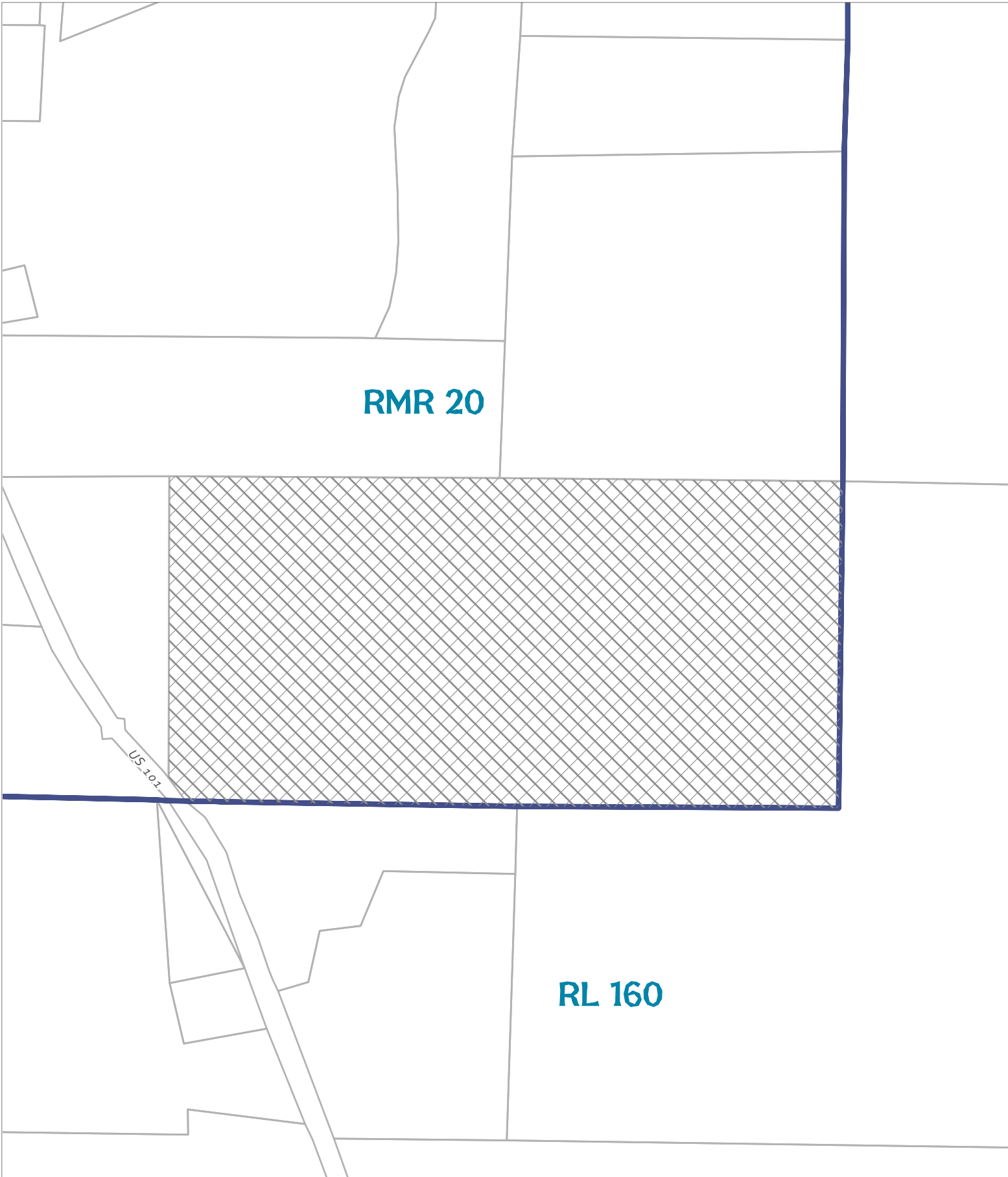
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2023

CASE: U 2023-0001
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 APLCT: RPCA Solar 9, LLC
 AGENT:
 ADDRESS: None Assigned

 Zoning Districts
 Public Roads

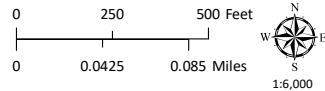


ZONING DISPLAY MAP



CASE: U 2023-0001
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 APN: 035-310-04
 APLCT: RPCA Solar 9, LLC
 AGENT:
 ADDRESS: None Assigned

 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

035-300-41
MUSGRAVE ELOISETTEE
60 A±

035-300-42
MAEHLER WILLIAM JAMES TTEE
20 A±

035-300-34
SCHIFF GRANT E TTEE
13.6 A±

035-300-20
T H SHAMROCK LLC
80 A±

035-300-19
SETO SUM M & JENNY P CO-TT
40 A±

035-300-39
MUSGRAVE GREGORY J TTEE
25 A±

035-310-02
MILLER BETTE JO 1/2
9.5 A±

035-310-04
SETO SUM M & JENNY P CO-TT
79.7 A±

035-310-18
MILLER BETTE JO 1/2
16.5 A±

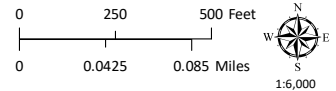
035-310-12
BARISIONE JANE L
11.31 A±

035-310-19
T H SHAMROCK LLC
120 A±

035-310-11
GRAVIER LESLIE M 1/3
15.9 A±

035-310-13
HALEVALENTINE XAVIER
43.9 A±




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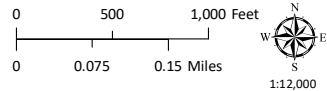


ADJACENT PARCELS

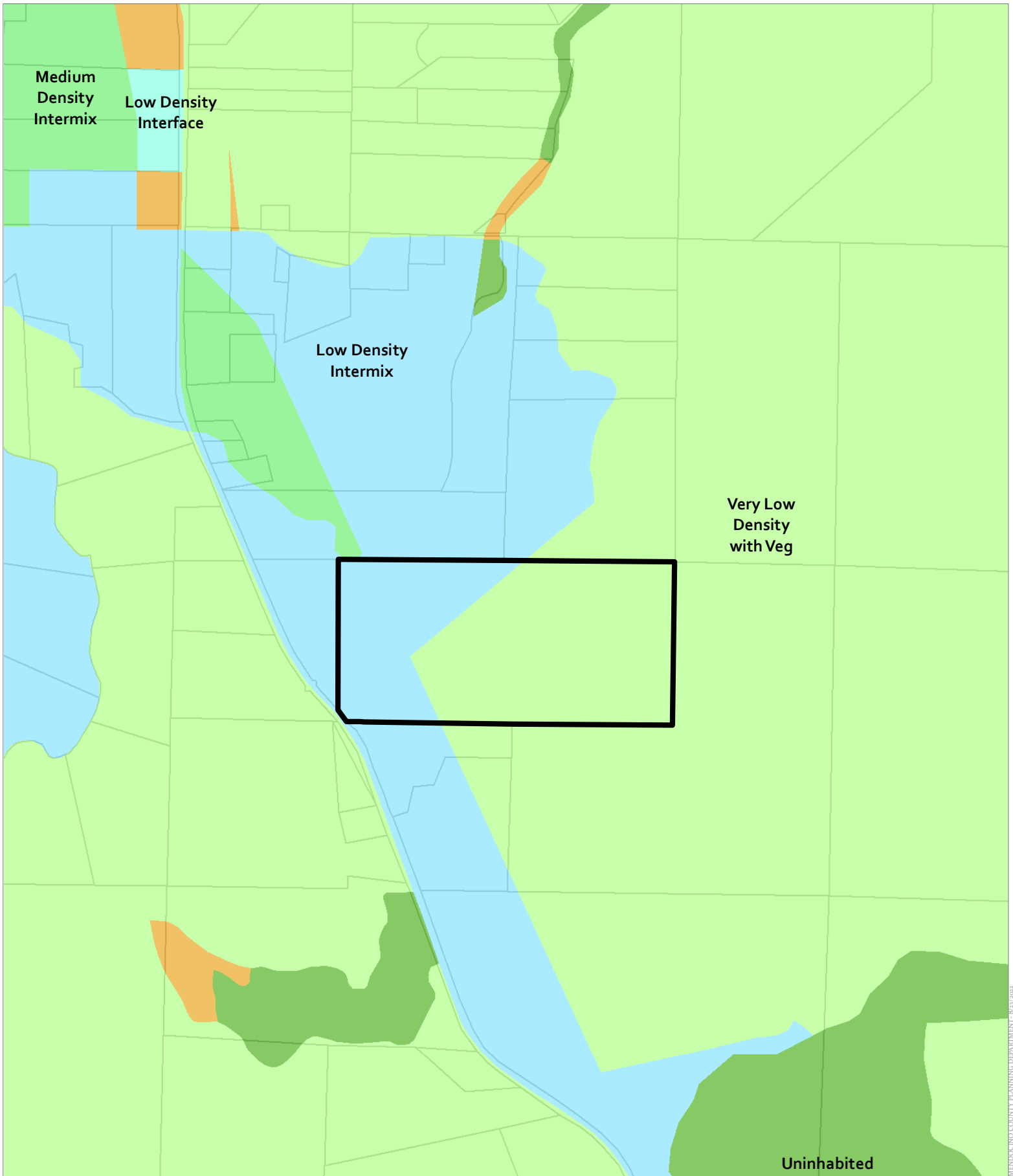
**LONG VALLEY
FIRE PROTECTION
DISTRICT**

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AGENT:
ADDRESS: None Assigned

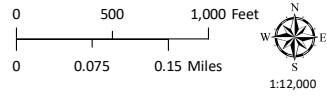
-  Very High Fire Hazard
-  High Fire Hazard
-  County Fire Districts

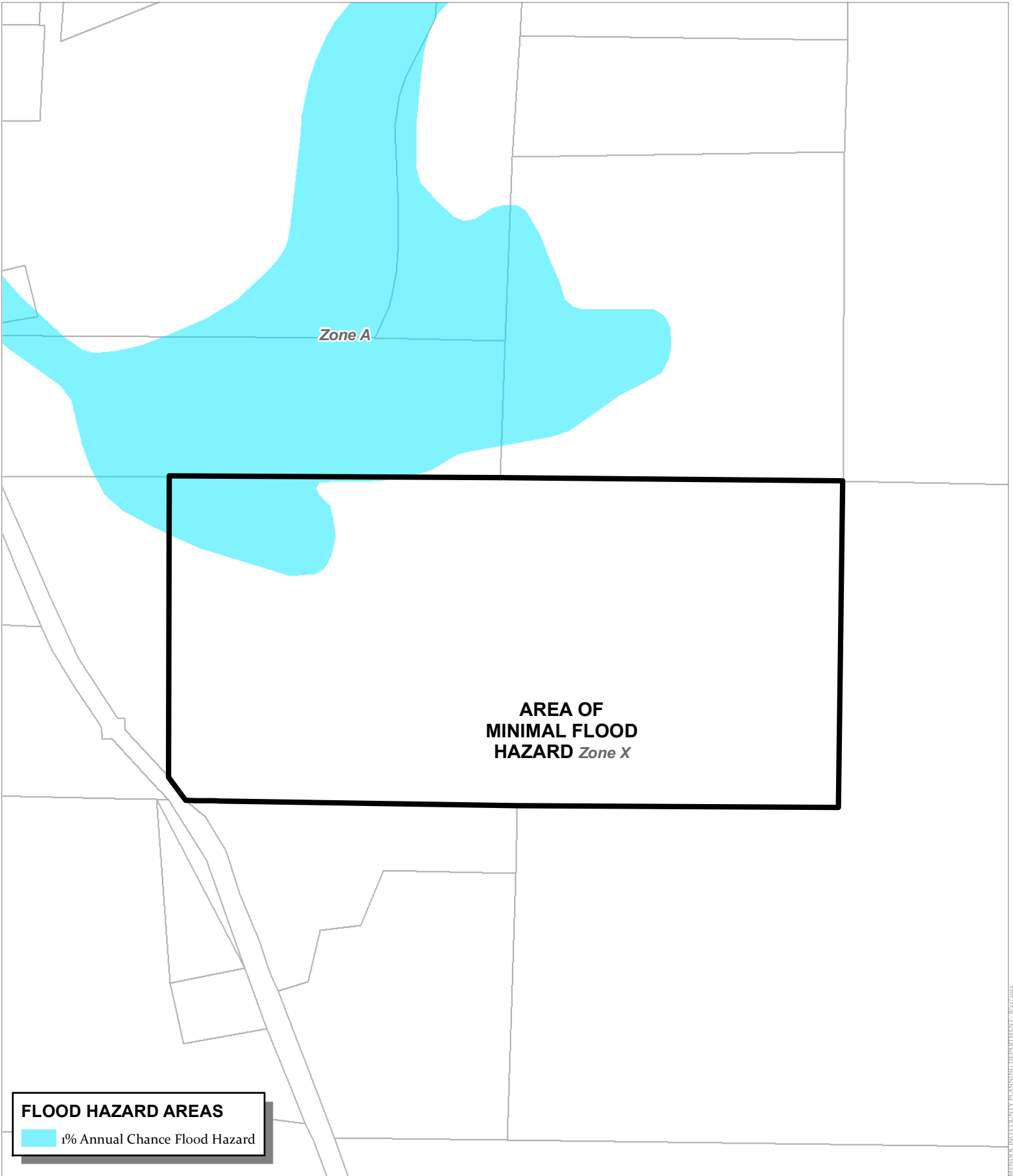


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

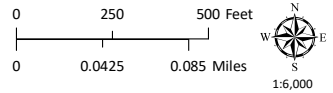


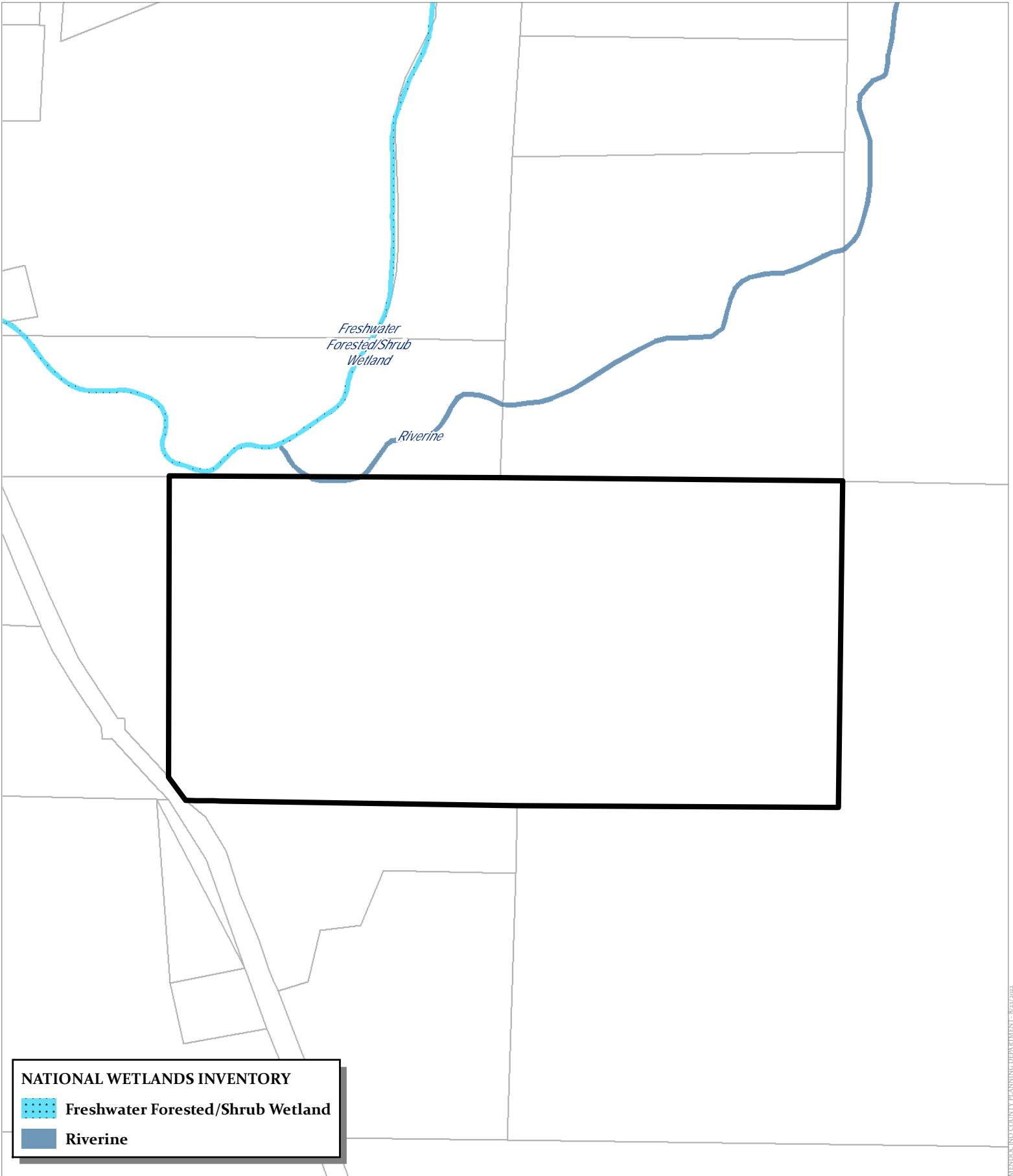
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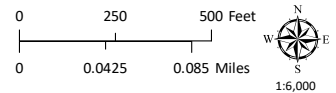




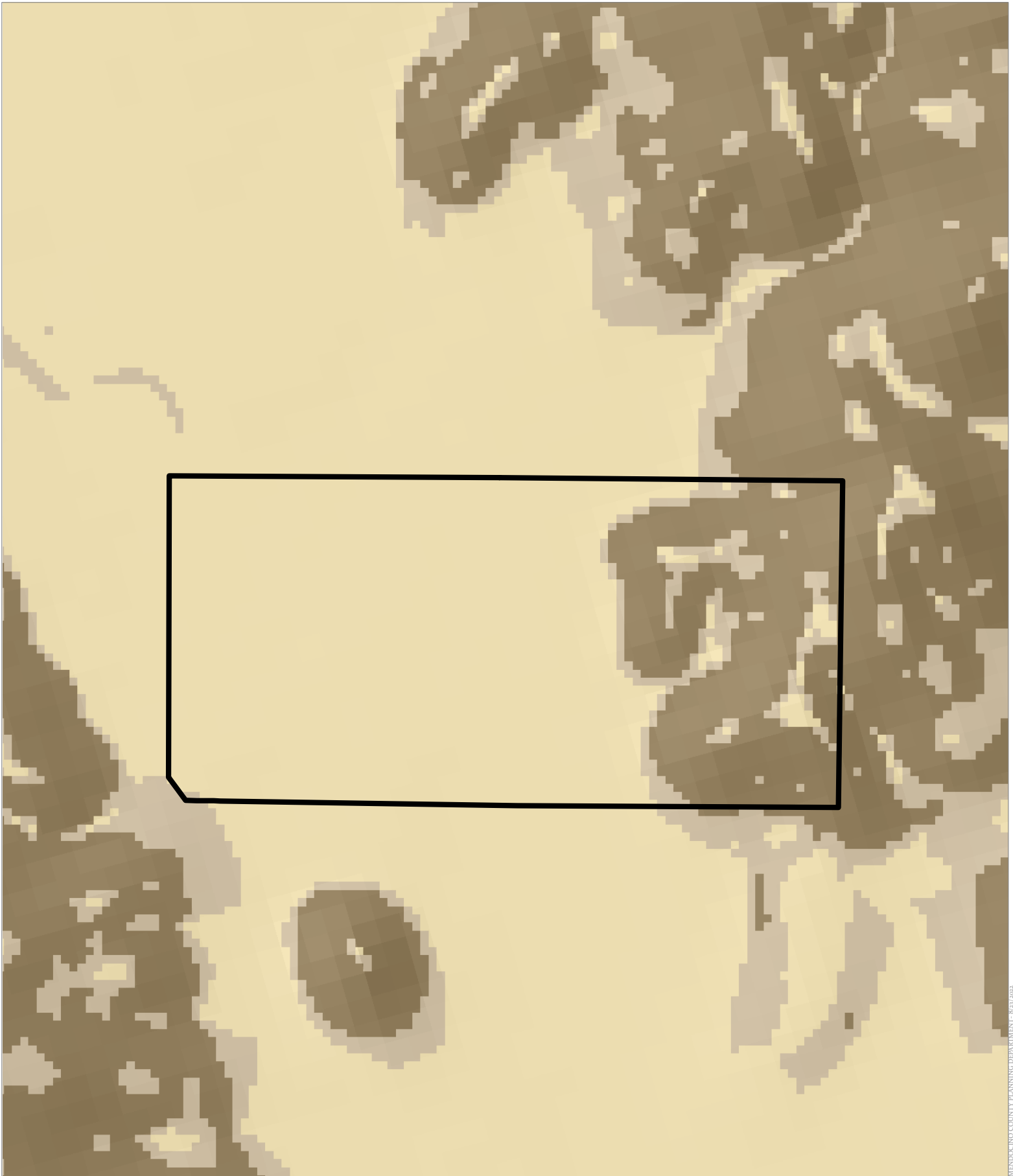
NATIONAL WETLANDS INVENTORY

-  Freshwater Forested/Shrub Wetland
-  Riverine

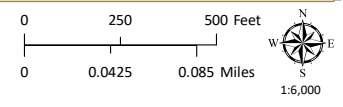
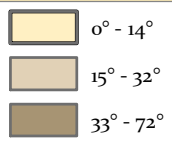
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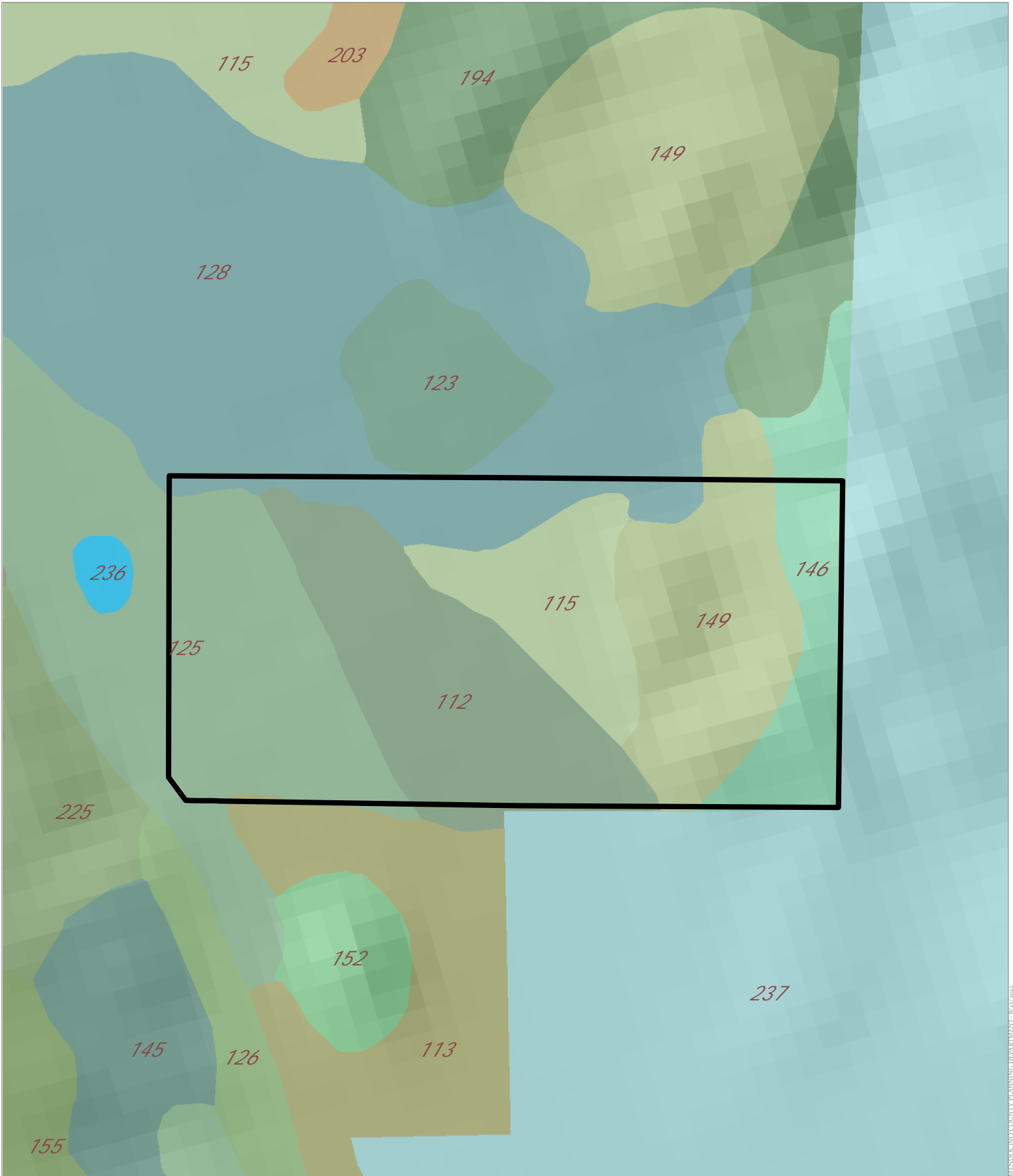
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2023



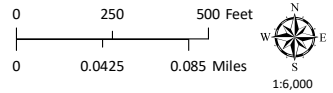
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ESTIMATED SLOPE

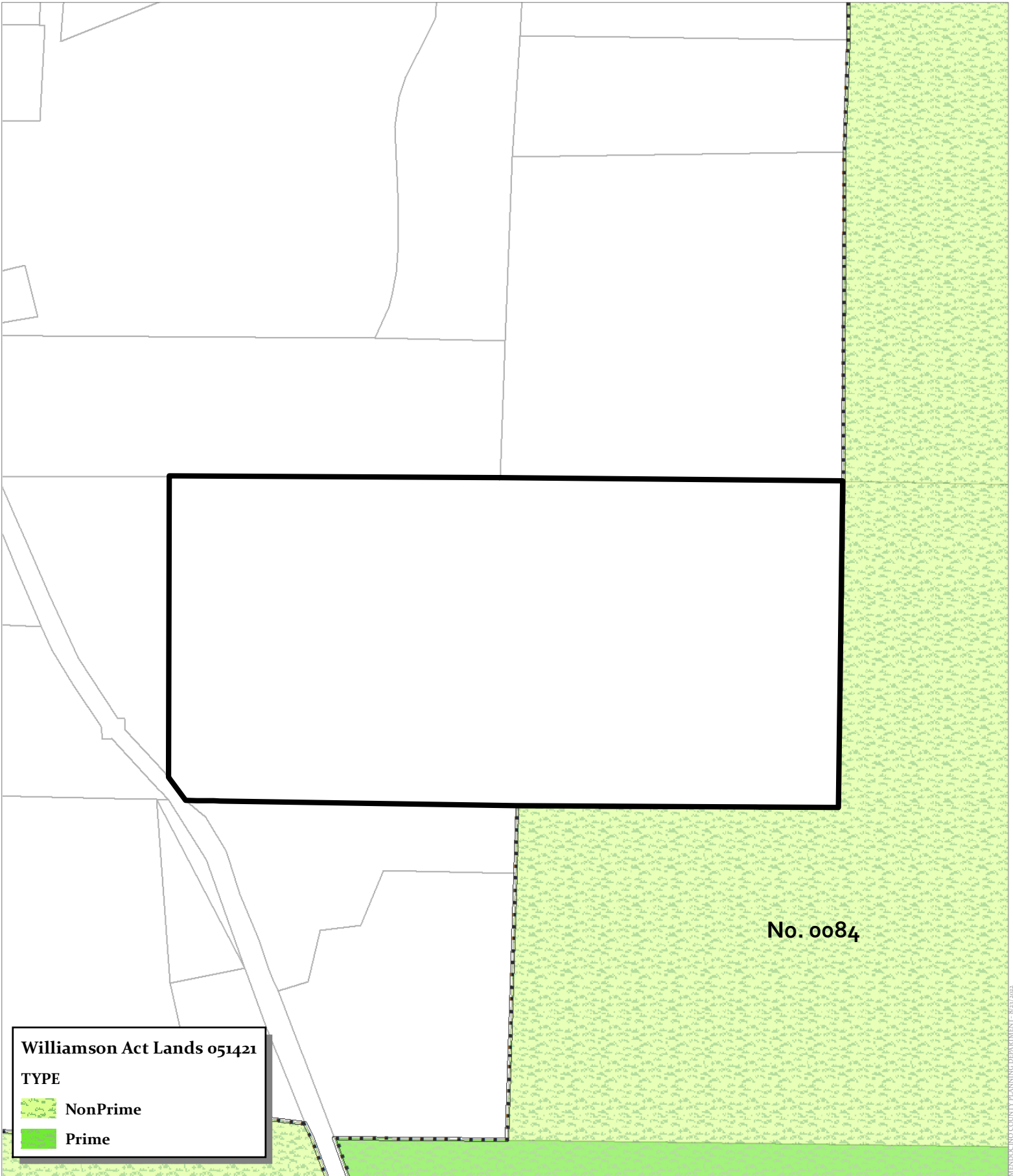


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EASTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2023

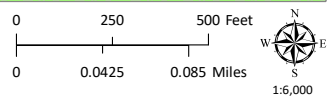


Williamson Act Lands 051421

TYPE

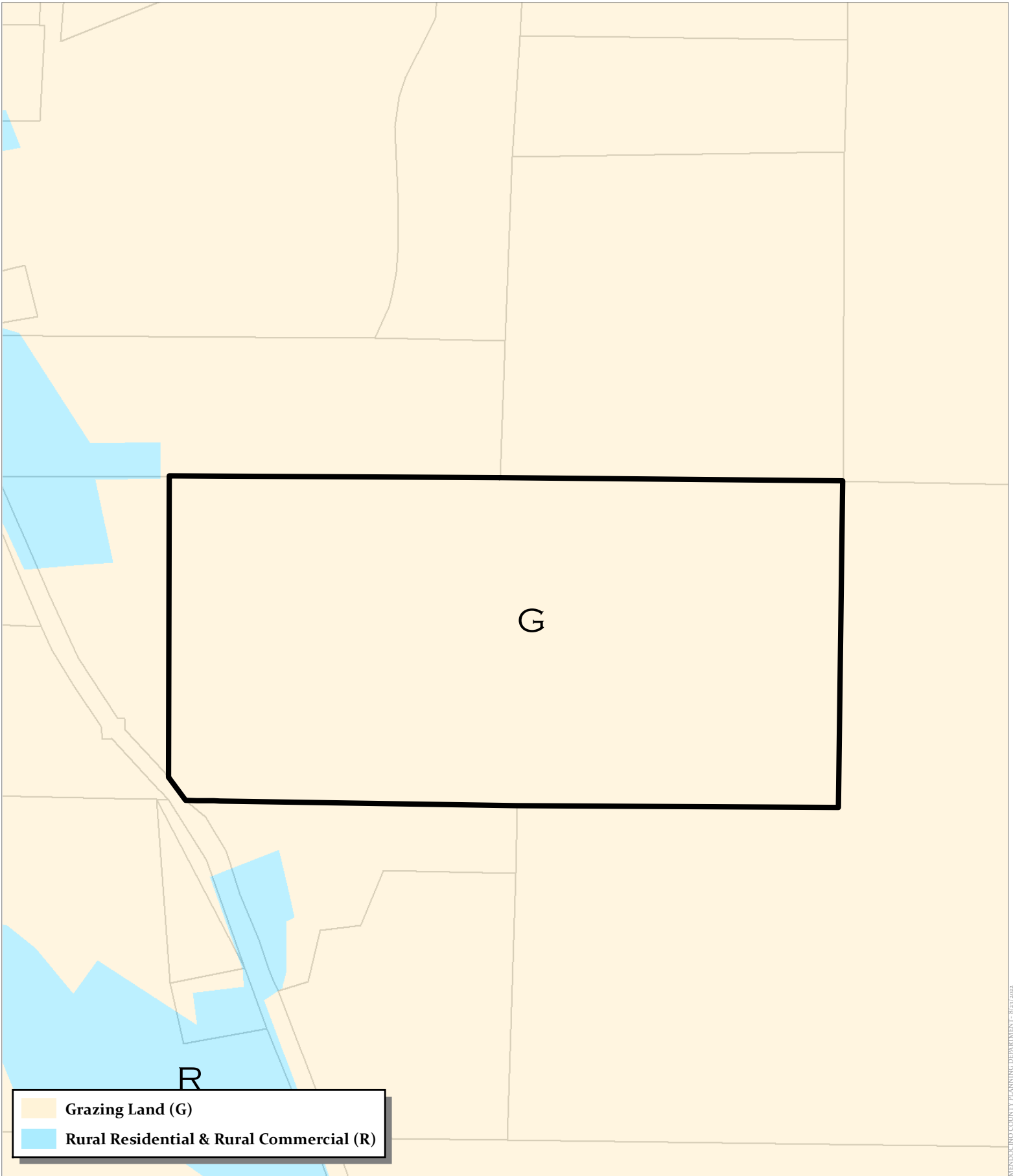
-  NonPrime
-  Prime

 Contract Boundaries



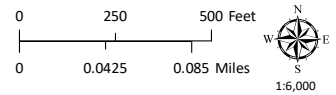
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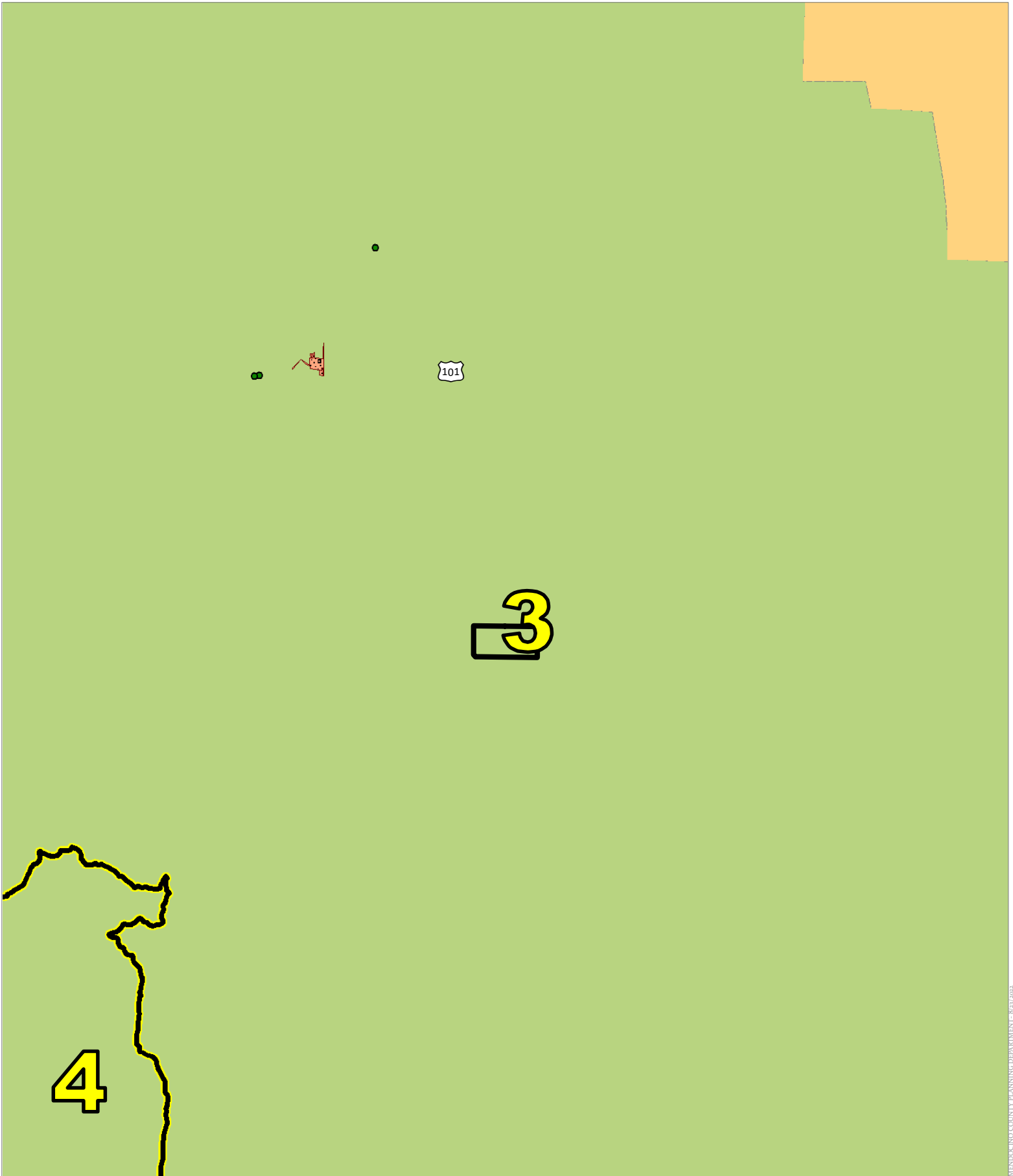
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2023







	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

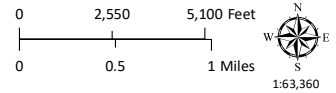
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-  Cemetery Lots
-  Laytonville MAC
-  Supervisorial Districts
-  Round Valley Area MAC



MISC DISTRICTS