



Notice of Completion and Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Governor's Office of Planning & Research

SCH #:

2019069082

JUN 20 2019

STATE CLEARINGHOUSE

Project Title: NCPA Solar Project 1 – Lodi Sites		
Lead Agency: Northern California Power Agency	Contact Person: Keith S. Dunbar, P.E.	
Mailing Address: c/o 45375 Vista Del Mar	Phone: (951) 699-2082	
City: Temecula	Zip: 92590-4314	County: Riverside

Project Location: County: San Joaquin		City/Nearest Community: Lodi	
Cross Streets:		Zip Code: 95240	
Latitude/Longitude (degrees, minutes and seconds)		Total Acres:	
Assessor's Parcel Number:	Sec.	Twp. 3 N	Range: 6 & 7 E
Within 2 Miles: State Highways 12 & 99		Waterways: Mokelumne River	
Airports:		Railways: Union Pacific	Schools:

Document Type:

CEQA:	<input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA:	<input type="checkbox"/> NOI	Other:	<input type="checkbox"/> Joint Document
	<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplemental/Subsequent EIR		<input type="checkbox"/> EA		<input type="checkbox"/> Final Document
	<input type="checkbox"/> Neg Dec	(Prior SCH #:)		<input type="checkbox"/> Draft EIS		<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Mit Neg Dec	Other:		<input type="checkbox"/> FONSI		

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: Solar Power

Development Type:

<input type="checkbox"/> Residential	Units:	Acres:	<input type="checkbox"/> Transportation:	Type
<input type="checkbox"/> Office	Sq. Ft.	Acres:	Employees	<input type="checkbox"/> Mining:
<input type="checkbox"/> Commercial	Sq. Ft.	Acres:	Employees	<input checked="" type="checkbox"/> Power:
			Type: Solar	MW: 2 MW±

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Agriculture & Forestry Resources	<input checked="" type="checkbox"/> Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetlands/Riparian
<input checked="" type="checkbox"/> Archaeological/Historic	<input checked="" type="checkbox"/> Greenhouse Gases	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Toxic/Hazardous Waste	<input type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Transportation	<input type="checkbox"/> Other:
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Tribal Cultural Resources	<input type="checkbox"/> Other:
<input type="checkbox"/> Energy	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation	<input type="checkbox"/> Other:

Present Land Use/Zoning/General Plan Designation:

N/A

Project Description:

The objective of the NCPA Solar Project 1 is to develop a fleet of Photovoltaic (PV) Solar Power Plants throughout participating member service territories to be completed and placed in service by the end of 2019. The plants will be managed by the Northern California Power Agency (NCPA) as a single project to be owned and operated by a third-party provider through a power purchase agreement (PPA). After the initial 5 – 7 years of operation, NCPA plans to purchase the plants.

State Clearinghouse Contact:

(916) 445-0613 *OK*

State Review Began:

6 - 20 - 2019

SCH COMPLIANCE

7 - 19 - 2019

Project Sent to the following State Agencies

- | | |
|---|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Resources <input type="checkbox"/> Boating & Waterways <input checked="" type="checkbox"/> Central Valley Flood Prot. <input type="checkbox"/> Coastal Comm <input type="checkbox"/> Colorado Rvr Bd <input checked="" type="checkbox"/> Conservation <input checked="" type="checkbox"/> CDFW # <u>2/3</u> <input type="checkbox"/> Cal Fire <input checked="" type="checkbox"/> Historic Preservation <input checked="" type="checkbox"/> Parks & Rec <input type="checkbox"/> Bay Cons & Dev Comm. <input type="checkbox"/> DWR | <ul style="list-style-type: none"> Cal EPA <input type="checkbox"/> ARB: Airport & Freight <input type="checkbox"/> ARB: Transportation Projects <input checked="" type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl. & Recovery <input type="checkbox"/> SWRCB: Div. of Drinking Water <input type="checkbox"/> SWRCB: Div. Drinking Wtr # <input type="checkbox"/> SWRCB: Div. Financial Assist. <input type="checkbox"/> SWRCB: Wtr Quality <input type="checkbox"/> SWRCB: Wtr Rights <input checked="" type="checkbox"/> Reg. WQCB # <u>05</u> <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC Yth/Adlt Corrections <input type="checkbox"/> Corrections Independent Comm <input type="checkbox"/> Delta Protection Comm <input checked="" type="checkbox"/> Delta Stewardship Council <input type="checkbox"/> Energy Commission <input checked="" type="checkbox"/> NAHC <input checked="" type="checkbox"/> Public Utilities Comm <input checked="" type="checkbox"/> Santa Monica Bay Restoration <input type="checkbox"/> State Lands Comm <input type="checkbox"/> Tahoe Rgl Plan Agency <input type="checkbox"/> Conservancy Other: _____ |
|---|---|

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069082

Please forward late comments directly to the Lead Agency

AQMD/APCD 28

(Resources: 6 / 22)

Project Description:

The objective of the NCPA Solar Project 1 is to develop a fleet of Photovoltaic (PV) Solar Power Plants throughout participating member service territories to be completed and placed in service by the end of 2019. The plants will be managed by the Northern California Power Agency (NCPA) as a single project to be owned and operated by a third-party provider through a power purchase agreement (PPA). After the initial 5 – 7 years of operation, NCPA plans to purchase the plants.

The project will be executed in three phases:

- ❖ Phase 1 – Determine member interest and requirements and identify potential sites.
- ❖ Phase 2 – Site selection and screening, plan development and selection of a third-party provider to fulfill design, construction and operation through a PPA.
- ❖ Phase 3 – Construction and operation per the PPA.

NCPA has now completed Phase 1 and the site selection and screening portion of Phase 2. Burns & McDonnell was retained by NCPA to complete Phase 2 Site Screening, Plan Development, and Procurement services for each site selected by the member agencies. The City of Lodi selected three sites for development: Century East/West, Pixley Basin and Parking Structure sites.

The Century Park East site is located on a City easement bordered by an industrial park to the north, recreational fields to the south, residences to the east and the Union Pacific railroad to the west. The Century Park West site is directly across the railroad tracks from the Century Park East site. It is bordered on the north, south and west by residential development. This site is under the control of the City's Department of Parks and Recreation. However, a portion of the west site is used for material storage by the City's Public Works Department. The combined size of these two sites is 2.5 acres which would accommodate a Project size of 0.63 megawatts-direct current (MW_{dc}).

The Pixley Basin site contains approximately 27 acres and is located in an undeveloped park that serves as a stormwater detention and flood control basin. Therefore, both the Departments of Parks and Recreation and Public Works have an interest in this property. The site is surrounded by industrial and commercial uses. Residential areas do exist approximately 0.25 miles west of the site; however, Highway 99 separates the commercial areas from the residential areas and the project site is out of the viewshed of the residences. In its October 5, 2018 report, Burns & McDonnell estimated the developable portion of the site to be approximately 15 acres which would accommodate a Project size of 3.51 MW_{dc}.

The parking garage is located at the northeast corner of the intersection of E. Pine and N. Sacramento Streets in a mixed commercial and industrial area. The parking garage is a federally funded transit station garage [U.S. Department of Transportation's Federal Transit Administration (FTA)] which is administered by the City's Public Works Department's Transit Division. This site contains a developable area of 0.9 acres which would accommodate a Project size of 0.18 MW_{dc}.

All three proposed sites are within the City of Lodi, San Joaquin County, California. Exact locations are shown below as well as on Figure 1.

Site	Location		Developable Area (acres)	Estimated Capacity (MW _{dc})
	Latitude, Longitude	Section, Township, Range		
Lodi – Pixley Basin	38°07'18.06"N, 121°15'12.14"W	Sec 7, T 3 N, R 7 E, MDB&M	15.0	3.51
Lodi – Century East/West	38°06'26.66"N, 121°16'21.63"W	Sec 13, T 3 N, R 6 E, MDB&M	2.5	0.63
Lodi – Parking Structure	38°08'05.25"N, 121°16'18.58"W	Sec 1, T 3 N, R 6 E, MDB&M	0.9	0.18



Figure 1 NCPA Solar Project 1 – Proposed Sites in the City of Lodi

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

	Air Resources Board	S	Office of Historic Preservation
	Boating and Waterways, Department of		Office of Public School Construction
	California Office of Emergency Services		Parks & Recreation, Department
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional Water Quality Control Board # 5
	Caltrans Planning	S	Natural Resources Agency
	Central Valley Flood Protection Board		Resource Recycling and Recovery, Department of
	Coachella Valley Mountains Conservancy		S.F. Bay Conservation and Development Commission
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mountains Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mountains Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB, Division of Drinking Water
	Delta Stewardship Council		SWRCB, Division of Financial Assistance
	Education, Department of		SWRCB, Division of Water Quality
	Energy Commission		SWRCB, Division of Water Rights
S	Fish and Wildlife Region # 2		Tahoe Regional Planning Agency
	Food and Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		
	Housing and Community Development	S	Other: See attached mailing list.
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by Lead Agency):

Starting Date: June 21, 2019	Ending Date: July 22, 2019
------------------------------	----------------------------

Lead Agency (Complete if applicable):

Consulting Firm: K.S. Dunbar & Associates, Inc.	Applicant:
Address: 45375 Vista Del Mar	Address:
City/State/Zip: Temecula, California 92590-4314	City/State/Zip:
Contact: Keith S. Dunbar, P.E., BCEE, Hon.D.WRE., F. ASCE	Phone:
Phone: (951) 699-2082	
Email: ksdpe67@gmail.com	

Signature of Lead Agency Representative: <i>[Signature]</i>	Date: 6/18/2019
--	------------------------

Authority cited: §21083 Public Resources Code. Reference: §21161, Public Resources Code.