

EXHIBIT K – Application for Site Certificate

LAND USE (STATEWIDE PLANNING GOALS)

OAR 345-021-0010(1)(k)

REVIEWER CHECKLIST

(k) Exhibit K. Information about the proposed facility’s compliance with the statewide planning goals adopted by the Land Conservation and Development Commission, providing evidence to support a finding by the Council as required by OAR 345-022-0030.

Rule Sections	Section	✓
<p>Information about the proposed facility’s compliance with the statewide planning goals adopted by the Land Conservation and Development Commission, providing evidence to support a finding by the Council as required by OAR 345-022-0030. The applicant shall state whether the applicant elects to address the Council's land use standard by obtaining local land use approvals under ORS 469.504(1)(a) or by obtaining a Council determination under ORS 469.504(1)(b). An applicant may elect different processes for an energy facility and a related or supporting facility but may not otherwise combine the two processes. Once the applicant has made an election, the applicant may not amend the application to make a different election. In this subsection, “affected local government” means a local government that has land use jurisdiction over any part of the proposed site of the facility.</p>	K.1	
<p>In the application, the applicant shall:</p> <p>(A) Include a map showing the comprehensive plan designations and land use zones in the analysis area.</p>	K.3	
<p>(B) If the applicant elects to obtain local land use approvals:</p> <p>(i) Identify the affected local government(s) from which land use approvals will be sought.</p> <p>(ii) Describe the land use approvals required in order to satisfy the Council's land use standard.</p> <p>(iii) Describe the status of the applicant’s application for each land use approval.</p> <p>(iv) Provide an estimate of time for issuance of local land use approvals.</p>	K.4	

Rule Sections	Section	✓
<p>(C) If the applicant elects to obtain a Council determination on land use:</p> <p>(i) Identify the affected local government(s).</p> <p>(ii) Identify the applicable substantive criteria from the affected local government’s acknowledged comprehensive plan and land use regulations that are required by the statewide planning goals and that are in effect on the date the application is submitted and describe how the proposed facility complies with those criteria.</p> <p>(iii) Identify all Land Conservation and Development Commission administrative rules, statewide planning goals and land use statutes directly applicable to the facility under ORS 197.646(3) and describe how the proposed facility complies with those rules, goals and statutes.</p> <p>(iv) If the proposed facility might not comply with all applicable substantive criteria, identify the applicable statewide planning goals and describe how the proposed facility complies with those goals.</p> <p>(v) If the proposed facility might not comply with all applicable substantive criteria or applicable statewide planning goals, describe why an exception to any applicable statewide planning goal is justified, providing evidence to support all findings by the Council required under ORS 469.504(2).</p>	K.5	
<p>(D) If the proposed facility will be located on federal land:</p> <p>(i) Identify the applicable land management plan adopted by the federal agency with jurisdiction over the federal land.</p> <p>(ii) Explain any differences between state or local land use requirements and federal land management requirements.</p> <p>(iii) Describe how the proposed facility complies with the applicable federal land management plan.</p> <p>(iv) Describe any federal land use approvals required for the proposed facility and the status of application for each required federal land use approval.</p> <p>(v) Provide an estimate of time for issuance of federal land use approvals.</p> <p>(vi) If federal law or the land management plan conflicts with any applicable state or local land use requirements, explain the differences in the conflicting requirements, state whether the applicant requests Council waiver of the land use standard described under paragraph (B) or (C) of this subsection and explain the basis for a waiver.</p>	K.6	

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OAR 345-021-0010(1)(k)

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K.1 INTRODUCTION

Obsidian Solar Center LLC (Applicant) proposes to construct a photovoltaic (PV) solar power generation facility and related or supporting facilities (Facility) in Lake County, Oregon. Refer to Exhibit B for Facility layout information and Exhibit C for Facility location information.

Applicant seeks the flexibility to develop the Facility in phases and divide it into separate energy facilities as further described below.

Exhibit K addresses land use within the analysis area, which the Project Order defines as the area within the site boundary (as defined in Exhibit B) and 0.5 miles from the site boundary. The site boundary includes two main Facility areas, referred to as Areas A and D, and an associated generation tie (gen-tie) transmission line corridor (refer to Figure K-1). This exhibit provides the information required by Oregon Administrative Rules (OAR) 345-021-0010(1)(k): *Information about the proposed facility's compliance with the statewide planning goals adopted by the Land Conservation and Development Commission, providing evidence to support a finding by the Council as required by OAR 345-022-0030. The applicant shall state whether the applicant elects to address the Council's land use standard by obtaining local land use approvals under ORS 469.504(1)(a) or by obtaining a Council determination under ORS 469.504(1)(b). An applicant may elect different processes for an energy facility and a related or supporting facility but may not otherwise combine the two processes. Once the applicant has made an election, the applicant may not amend the application to make a different election. In this subsection, "affected local government" means a local government that has land use jurisdiction over any part of the proposed site of the facility.*

To issue a site certificate, the Energy Facility Siting Council (EFSC, or Council) must find that the Facility complies with Oregon's statewide planning goals adopted by the Land Conservation and Development Commission (LCDC). Refer to Oregon Revised Statutes (ORS) 469.503(1); OAR 345-022-0030(1). Applicant has elected to seek a Council determination of compliance under ORS 469.504(1)(b); refer to ORS 469.504(4). To determine compliance, the Council must determine:

ORS 469.504(1)(b)(A) *The facility complies with applicable substantive criteria from the affected local government's acknowledged comprehensive plan and land use regulations that are required by the statewide planning goals and in effect on the date the application is submitted, and with any Land Conservation and Development Commission administrative rules and goals and any land use statutes that apply directly to the facility under ORS 197.646;*

ORS 469.504(1)(b)(B) *For an energy facility or a related or supporting facility that must be evaluated against the applicable substantive criteria pursuant to subsection (5) of this section, that the proposed facility does not comply with one or more of the applicable substantive criteria*

but does otherwise comply with the applicable statewide planning goals, or that an exception to any applicable statewide planning goal is justified under subsection (2) of this section; or

ORS 469.504(1)(b)(C) *For a facility that the council elects to evaluate against the statewide planning goals pursuant to subsection (5) of this section, that the proposed facility complies with all applicable statewide planning goals or that an exception to any applicable statewide planning goal is justified under subsection (2) of this section.*

Executive Summary

Exhibit K demonstrates the Facility's compliance with the applicable substantive criteria from the Lake County Zoning Ordinance (LCZO) and Lake County Comprehensive Plan (LCCP). In addition, Exhibit K demonstrates the Facility's compliance with the LCDC administrative rules and any land use statutes directly applicable to the Facility. Exhibit K also demonstrates that a reasons exception to statewide planning Goal 3, agriculture, is justified under ORS 469.504(2). Finally, Exhibit K provides evidence upon which the Council may find that the proposed Facility meets the standards in OAR 345-022-0030.

K.2 OVERVIEW OF FACILITY, PERMITTING APPROACH, APPLICABLE LOCAL CRITERIA, AND APPLICABLE STATE LAW

K.2.1 Facility Overview and Permitting Approach

As explained in Exhibit B, the Facility will be located in Lake County, will consist of up to 3,921.3 acres, and will provide a nominal generating capacity of up to 400 megawatts (MW) alternating current (ac) (up to 680 MW direct current (dc)). The Facility will have an average generating capacity of up to 200 MWac. The proposed Facility site boundary is shown on Figure B-1 in Exhibit B.

Applicant proposes to analyze impacts under the EFSC standards using two design scenarios:

1. Full build-out without battery storage ("PV only") (generally described in the Notice of Intent as a "Type A Facility")
2. Full build-out with battery storage (dispersed or centralized) ("PV plus storage") (generally described in the Notice of Intent as a "Type B Facility")

Applicant is presenting two design scenarios assuming full buildout, both with and without battery storage, to reflect possible impacts. There is one potential layout presented for the PV only design scenario (Figure B-2, Exhibit B), and two potential layouts presented for the PV plus storage design scenario: one with centralized storage and one with dispersed storage (Figures B-3 and B-4, Exhibit B). Where applicable, for any given resource, the layout alternative that might

have the greatest impact on the resource under consideration will be evaluated and is presented in the respective Application for Site Certificate (ASC) exhibit. Although there are two potential layouts associated with the PV plus storage design scenario, the discussions and analyses throughout the ASC assume that battery storage will be dispersed. The dispersed battery storage layout will likely have greater potential impacts on resources than centralized battery storage, due to the increased number of battery storage enclosures. If the Facility includes battery storage, it will have more dc watts of nameplate capacity per watt of ac capacity and use the batteries to store overproduction until the energy can be utilized. The dc/ac ratio for a PV solar facility with storage is estimated at 1.8, whereas a typical PV solar facility without storage is about 1.4. These scenarios represent the maximum Facility footprint.

For purposes of demonstrating compliance with the EFSC Land Use Standard, Applicant analyzes the potential impacts associated with the PV plus storage (dispersed) layout as it represents the layout with the greater potential impacts on land use. Table K-1 summarizes the Facility site boundary soil land capability classifications, as defined by the Natural Resources Conservation Service (NRCS) soil classifications and acreages. Figure K-2 shows the NRCS soil land capability classifications within the site boundary and the larger analysis area. There are no water rights or irrigation within the site boundary, and therefore Applicant used the non-irrigated NRCS soil classifications for purposes of demonstrating compliance with the applicable substantive criteria from the LCZO, OAR 660-033-0130(38), and ORS 215.274.

Table K-1 Soil Types within the Site Boundary

Soil Map Unit #	Soil Type (Map Unit) Name	Area A (acres)	Area D (acres)	Gen-tie Corridor (acres)	NRCS Soil Land Capability Class	Total
200	Abert ashy loamy sand, 0 to 2 percent slopes	1,546.4	0	0	Class 6	1,546.4
217	Bonnick-Fort Rock complex, 0 to 2 percent slopes	289.6	0	0	Class 6	289.6
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	1,081.9	43.8	11.8	Class 6	1,081.9
472	Morehouse ashy loamy fine sand, 2 to 20 percent slopes	931.8	0	2.9	Class 6	931.8
667	Wegert-Kunceider complex, cool, 0 to 15 percent slopes	13.1	0	0	Class 6	13.1
Total		3,862.8	43.8	14.7	--	3,921.3

Table K-1 shows that the area within the Facility site boundary is entirely land capability Class 6. Refer also to Figure K-2. Therefore, all land within the site boundary is considered nonarable

land for purposes of analyzing the Facility’s compliance with OAR 660-033-0130(38) and ORS 215.274. Refer to the discussions below under Section K.5.3.2 for more detailed soils analysis.

K.2.2 Summary of Applicable Local Criteria

The applicable local substantive criteria from the LCZO and LCCP are as follows:

Lake County Zoning Ordinance

Article 3 (Agricultural Use Zone: A-2)

- Section 3.02 (Permitted Uses) – Subsection C
- Section 3.04 (Conditional Uses) – Subsection B
- Section 3.05 (Dimensional Standards) – Subsections F, G, and H

Article 20 (Supplementary Provisions)

- Section 20.01 (Supplementary Provisions)
- Section 20.02 (Accessory Use or Structure) – Subsections A, B, and E
- Section 20.03 (Distance to Property Line)
- Section 20.08 (Vision Clearance Area)
- Section 20.09 (Riparian Habitat) – Subsections A, B, and C
- Section 20.10 (Solar Access) – Subsections A and B
- Section 20.12 (Fences)
- Section 20.13 (Compliance with and Consideration of State and Federal Agency Rules and Regulations)

Article 21 (Off-Street Parking and Loading Requirements)

- Section 21.01 (Application)
- Section 21.02 (Standards) – Subsections A, B, C, D, E, F, H, I, K, M, and N
- Section 21.04 (Completion Time for Off-Street Parking and Loading Facilities)
- Section 21.05 (Access to Off-Street Parking and Loading)

Article 24 (Conditional Uses)

- Section 24.01 (Authorization to Grant or Deny Conditional Uses) – Subsections A and B
- Section 24.04 (Standards Governing Conditional Uses)
- Section 24.16 (Radio or Television Transmitter Tower, Utility Station or Substation) – Subsections B and C
- Section 24.18 (Renewable Energy Facilities)

- Section 24.19 (Criteria for Nonfarm Uses, Excluding Farm Related or Accessory Uses, in an A-1 or A-2 Zone)

Lake County Comprehensive Plan

Goal 2 (Planning Process) – Policies 17 and 18

Goal 3 (Agricultural Lands) – Policy 12

Goal 5 (Open Space, Scenic and Historic Areas and Natural Resources) – Policies 3, 4, 5, 8, 10, 13, 14, and 16

Goal 6 (Air, Water, and Land Resource Quality) – Policies 1, 3, 4, 5, and 11

Goal 9 (Economic Development) – Policies 1, 6, and 8

Goal 11 (Public Services and Facilities) – Policies 1, 4, and 6

Goal 12 (Transportation) – Policy 8

Goal 13 (Energy Conservation) – Policies 1 and 3

Goal 14 (Urbanization) – Policy 9

K.2.3 Summary of Applicable State Law

The applicable substantive criteria for the State of Oregon are as follows:

Oregon Revised Statutes

- 215.274 – Associated Transmission Lines Necessary for Public Service

Oregon Administrative Rules

- 660-033-0130(16) – Associated Transmission Lines Necessary for Public Service
- 660-033-0130(38) – Photovoltaic Solar Power Generation Facility

K.3 LAND USE ANALYSIS AREA AND MAPS

OAR 345-021-0010(1)(k)(A) *Include a map showing the comprehensive plan designations and land use zones in the analysis area.*

Response: Figure K-3 shows that the zoning within the analysis area is all Agricultural Use Zone (A-2) under the LCZO, with a small portion of the northeastern corner of the site boundary subject to Goal 5 Big Game Winter Range, and designated Agriculture/Range under the LCCP.

K.4 LOCAL LAND USE APPROVAL

OAR 345-021-0010(1)(k)(B) *If the applicant elects to obtain local land use approvals:*

- (i) Identify the affected local government(s) from which land use approvals will be sought.*
- (ii) Describe the land use approvals required in order to satisfy the Council's land use standard.*
- (iii) Describe the status of the applicant's application for each land use approval.*
- (iv) Provide an estimate of time for issuance of local land use approvals.*

Response: OAR 345-021-0010(1)(k)(B) is not applicable. Applicant has elected to obtain a Council determination on land use.

K.5 COUNCIL DETERMINATION ON LAND USE

OAR 345-021-0010(1)(k)(C) *If the applicant elects to obtain a Council determination on land use:*

- (i) Identify the affected local government(s).*

Response: The Facility is located entirely within Lake County, which is the affected local government.

- (ii) Identify the applicable substantive criteria from the affected local government's acknowledged comprehensive plan and land use regulations that are required by the statewide planning goals and that are in effect on the date the application is submitted and describe how the proposed facility complies with those criteria.*

Response: The applicable substantive criteria from Lake County are identified and addressed below in Section K.5.1

- (iii) Identify all Land Conservation and Development Commission administrative rules, statewide planning goals and land use statutes directly applicable to the facility under ORS 197.646(3) and describe how the proposed facility complies with those rules, goals and statutes.*

Response: The applicable LCDC administrative rules, statewide planning goals, and land use statutes are identified and addressed below in Section K.5.3

- (iv) *If the proposed facility might not comply with all applicable substantive criteria, identify the applicable statewide planning goals and describe how the proposed facility complies with those goals.*

Response: As demonstrated in Section K.5.1, the Facility will comply with all applicable substantive criteria.

- (v) *If the proposed facility might not comply with all applicable substantive criteria or applicable statewide planning goals, describe why an exception to any applicable statewide planning goal is justified, providing evidence to support all findings by the Council required under ORS 469.504(2).*

Response: The Facility triggers a Goal 3 exception pursuant to OAR 660-033-0130(38)(h) because it will occupy more than 320 acres of nonarable land. Applicant demonstrates below in Section K.5.4 that a Goal 3 exception is justified.

K.5.1 Lake County Zoning Ordinance

ARTICLE 3: AGRICULTURAL USE ZONE: A-2

***Section 3.02 Permitted Uses.** In an A-2 Zone, the following uses and their accessory uses are permitted outright:*

* * *

- C. *Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale and transmission towers over 200 feet in height.*

Response: As described above, the Facility will be located in an A-2 zone. A-2 zones allow “utility facilities necessary for public service” as a permitted use. The Facility’s 115-kilovolt (kV) gen-tie transmission line is considered a utility facility necessary for public service under LCZO 3.02(C) and is also considered an “associated transmission line” under directly applicable ORS 215.274. Applicant demonstrates that the 115-kV gen-tie transmission line is allowed as a permitted use because it satisfies the standards outlined in ORS 215.274. Refer to the discussion in Section K.5.3.1, below.

***Section 3.04 Conditional Uses.** In an A-2 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of this Article and Article 24 of this Ordinance.*

* * *

B. *Type II. Conditional Uses.*

* * *

6. *Commercial utility facilities for the purpose of generating power for public use by sale.*

Response: The Facility falls within the use category of “commercial utility facilities for the purpose of generating power for public use by sale” as a solar PV power generation facility. The Facility, including all related or supporting facilities with the exception of the 115-kV gen-tie transmission line (as described in detail in Exhibit B, Sections B.2 and B.3), is therefore analyzed as a “commercial utility facility” subject the substantive requirements of LCZO Articles 3 and 24 as a conditional use.

Section 3.05 Dimensional Standards. *In an A-2 Zone, the following Dimensional Standards shall apply:*

* * *

- F. *For nonfarm uses permitted in areas not designated by the Plan as Farm Residential, Rural Residential or Rural Center, the minimum lot or parcel size shall be one (1) acre and should not be more than necessary to accommodate the intended or proposed use.*

Response: LCZO 3.05(F) addresses dimensional standards for new lots or parcels within the A-2 zone. The Facility will not require new lots or parcels. Therefore, LCZO 3.05(F) does not apply to the Facility.

- G. *The minimum Front and Rear yard setbacks shall be 20 feet, and sideyard setbacks shall be 10 feet, except that a sideyard of a nonfarm use adjacent to a farm use in an area not designated as Farm Residential, Rural Residential or Rural Center shall be 50 feet.*

Response: LCZO 3.05(G) addresses minimum yard setback requirements in the A-2 zone. Applicant proposes setbacks that meet or exceed the minimum 20-foot minimum for front and rear yards and 10-foot minimum for side yards. None of the areas adjacent to the Facility site boundary are designated Farm Residential, Rural Residential, or Rural Center; therefore, the 50-foot setback minimum does not apply.

- H. *All structures shall be setback at least 60 feet from the centerline of any State or Federal Highway rights-of-way and 45 feet from the centerline of any County or other public road or street right-of-way.*

Response: The only structures associated with the Facility are the battery storage buildings and the two potential operations and maintenance buildings. As proposed, these structures will be located more than 60 feet from any public road right-of-way (ROW).

ARTICLE 18: SIGNIFICANT RESOURCE COMBINING ZONE: S-R

***Section 18.02 Application.** The S-R Zone shall be applied to those sites and resources designated as Significant Resource Sites by the County Plan’s Goal 5 Resource Map, and determined by said Plan Element to be worthy of full protection (i.e. “3A” Site) or limited protection (i.e. “3C” Site).*

Response: A very small portion of the site boundary, in the far northern portion of Area A, is within the County’s Goal 5 mapped Big Game Habitat Winter Range.

***Section 18.03 Permissible Uses.** If a use or activity permitted outright or requiring a Zoning Permit by the underlying primary Zone is listed in Section 18.06 of this Article as a “Conflicting Use or Activity,” it shall become a Conditional Use subject to the provisions of this Article.*

Response: The Facility does not fit within any of the use categories listed as conflicting uses in Section 18.06. In any event, Applicant demonstrates compliance with the conditional use provisions of Article 24 in this exhibit.

Section 18.05 Reduced Preservation Review Criteria

* * *

D. Big Game Habitat Restrictions

1. Definitions

- a) "Big Game Winter Range" means an area designated as winter range for big game by the comprehensive plan.*
- b) "Dwelling" includes resource and nonresource dwellings.*
- c) "Tract" means one or more contiguous lots or parcels under the same ownership.*

2. All uses allowed in big game winter range must comply with the applicable standards for the underlying zone;

Response: As demonstrated above, the Facility will comply with all applicable standards for the underlying A-2 zone.

3. *Siting Standards*

- a) *New structures shall be located as close as possible to existing adjacent structures.*
- b) *Structures shall share a common access road wherever possible.*
- c) *Where it is impractical or unreasonable to share a common access road the structure shall be located as close as possible to the nearest existing public road in order to minimize the right of access from said existing public road.*

Response: There are no existing structures within the site boundary, but to the extent that any new structure is proposed within the Goal 5 Big Game Winter Range, the structure(s) will be served by a common access or perimeter road within the perimeter fence. Therefore, this standard is satisfied.

4. *Approval Standards*

A dwelling may be allowed on any tract of land less than 160 acres in size that existed on July 1, 1995 provided:

Response: Applicant does not propose to build any dwellings. Therefore, this standard does not apply.

6. *Land Divisions*

The minimum parcel size for all new parcels shall be 160 acres or larger if required by the underlying zone.

Response: Applicant does not propose any land divisions. Therefore, this standard does not apply.

ARTICLE 20: SUPPLEMENTARY PROVISIONS

***Section 20.01 Supplementary Provisions.** The following provisions generally apply to all uses in all zones except as specified in respective sections.*

***Section 20.08 Vision Clearance Area.** A clear-vision area shall be maintained on the corners of all property at the intersection of any two streets or a street and a railroad.*

Response: The primary and alternative access points to the Facility will be maintained with a clear-vision area. Exhibit U provides further discussion on transportation and access.

Section 20.09 Riparian Habitat. *In A-1, A-2 and F-1 zones, structural setbacks as follows shall be provided to recognize the value of riparian habitat.*

- A. *On perennial streams and rivers, structural development shall be set back at least 50 feet from the high water mark.*
- B. *On intermittent streams or drainages, structural development shall be set back at least 25 feet from the high water mark.*
- C. *On lakes or reservoirs, structural development shall be set back a sufficient distance determined by the Planning Commission as needed to protect riparian habitat.*

Response: The County has no inventoried riparian habitat within the Facility site boundary. There are intermittent playas within the site boundary, but these features do not provide riparian habitat within the meaning of LCZO 20.09; therefore, this standard does not apply.

Section 20.12 Fences. *Fences are permitted in any Zone and do not require a permit for construction, however, with the exception of the A-1, A-2, F-1 and other “resources zones,” barbed wire and similar hazardous materials are not permitted except as approved otherwise by the County. Also, in the non-resource zones, fences exceeding a height of six (6) feet require a building permit. In no zone shall sight-obscuring fences be maintained in violation of vision clearance requirements and in all zones fences shall be maintained in good condition.*

Response: The Facility will be enclosed by a chain-link perimeter fence.

Section 20.13 Compliance With and Consideration of State and Federal Agency Rules and Regulations. *Approval of any use or development proposal pursuant to the provisions of this Ordinance shall require compliance with and consideration of all applicable State and Federal Agency rules and regulations. Specific rules and regulations which may affect any specific use or development proposal, and for which compliance is required for approval by the County include, but are not limited to, the following:*

Response: As summarized in Exhibit E, Applicant will comply with all applicable federal, state, and local laws and permits. Applicant additionally demonstrates compliance with applicable state and federal law as follows:

- A. *Air quality standards administered by DEQ and EPA.*

Response: The Facility will not result in air emissions subject to air quality standards administered by the Oregon Department of Environmental Quality (DEQ) or U.S. Environmental

Protection Agency (EPA); therefore this rule does not apply. Refer to Exhibits L and R for discussions of potential impacts from air emissions.

B. Noise pollution standards administered by EPA.

Response: Applicant demonstrates compliance with applicable DEQ noise standards in Exhibit X. There are no directly applicable EPA noise standards.

C. Water quality standards administered by DEQ and WRD.

Response: Applicant addresses potential impacts on water quality in Exhibit I, and the Facility will be covered under a National Pollutant Discharge Elimination System 1200-C permit during construction and subject to an Erosion Sediment Control Plan.

D. Sewage Disposal regulations administered by DEQ.

Response: To the extent that the Facility includes an on-site septic system, Applicant will obtain any necessary septic disposal permit from DEQ. Refer to discussions in Exhibits E, O, and U.

E. Uniform Building Code.

Response: Applicant will obtain all necessary building and electrical permits.

F. Surface and Ground Water Withdrawals by WRD.

Response: Applicant will obtain water for Facility construction and operation from a municipal source, an appropriately licensed private source, or from exempt groundwater wells as allowed by Oregon Water Resources Department regulations. Refer to the discussion in Exhibit O.

G. Scenic Area rules administered by State Highway Division.

Response: There are no specific scenic area rules governing roadways within the analysis area. However, Applicant does analyze potential scenic impacts on designated scenic byways in Exhibit R.

H. Forest Practices Act administered by DOF.

Response: There is no forested land within the site boundary.

I. Access regulations administered by State Highway Div.

Response: Applicant will obtain any required access permit, as discussed in Exhibit E. Transportation is also discussed in Exhibit U.

J. Surface mining regulations administered by DOGAMI.

Response: No mining is proposed.

ARTICLE 21: OFF-STREET PARKING AND LOADING REQUIREMENTS

***Section 21.01 Application.** Except as specified in other sections of this Ordinance, the following off-street parking and loading standards are required.*

***Section 21.02 Standards.** At the time a new structure is erected or enlarged or the use of an existing structure is changed, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless greater requirements are otherwise established. If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this ordinance.*

Response: The LZCO does not provide specific parking and loading standards for commercial utility facilities, including solar power generation facilities. During construction, all parking and loading will occur on the Facility site and will not occupy public ROWs. During operation, designated off-street parking will be located near the operations and maintenance buildings or near the Facility entrance. Refer to Exhibit U for further discussion of traffic management during construction and operation.

***Section 21.05 Access to Off-Street Parking and Loading.** Access aisles or driveways to off-street parking and loading facilities shall be surfaced and of sufficient width for all vehicles turning and maneuvering, and in no case shall such access aisles or driveways be approved which are less than 11.0 feet in width per driving lane. Access approval for such aisles or driveways from the intersection public street or highway shall be obtained from the appropriate jurisdiction prior to construction thereof.*

Response: The Facility roadways and parking areas within the site boundary will be graveled, all-weather roads and designed to meet applicable fire code requirements for emergency access. Applicant will obtain an access permit if required.

ARTICLE 24: CONDITIONAL USES

***Section 24.01 Authorization to Grant or Deny Conditional Uses.** Conditional Uses listed in this Ordinance may be permitted, enlarged or otherwise altered when authorized in accordance with the standards and procedures set forth in this Article. In the case of a use existing prior to the effective date of this Ordinance, and classified herein as a Conditional Use, a change in use, enlargement or alteration of such use shall conform with the provisions for a conditional use. An application for a Conditional Use may be approved, modified, approved with conditions or denied.*

- A. ***General Criteria.** In determining whether or not a Conditional Use shall be approved or denied, it shall be determined that the following criteria*

are either met or can be met through the compliance with specific conditions.

1. *The proposal is in compliance with the applicable Comprehensive Plan and Policies set forth thereby.*

Response: Section K.5.2, below, demonstrates that the Facility will comply with all applicable provisions of the LCCP.

2. *The proposal is in compliance with the standards and requirements set forth by the applicable primary Zone, any applicable Combining Zone, and the standards and conditions set forth by this Article and any other provisions of this Ordinance.*

Response: Exhibit K documents that the Facility will comply with all applicable substantive criteria, with the exception of the acreage threshold for a solar PV generation facility on nonarable land, but Applicant demonstrates that the Facility is nonetheless allowed by taking a Goal 3 exception under ORS 469.504. On this basis, Applicant demonstrates compliance with this standard.

3. *That, for proposals requiring approvals or permits from other local, State and/or federal agencies, evidence of such approval or permit compliance is established or can be assured prior to final approval.*

Response: Exhibit E identifies the required local, state, and federal permits required for construction and operation of the Facility and demonstrates that Applicant, or Applicant's third-party contractors, have a reasonable likelihood of obtaining the required permits.

4. *That no approval be granted for any use which is or is expected to be found to exceed resource and public service/facility carrying capacities, or for any use which is found to not be in compliance with applicable air, water, land, solid waste, or noise pollution standards.*

Response: Potential impacts on public services are evaluated in Exhibit U; potential impacts on water and land are evaluated in Exhibit I, Exhibit K, and Exhibit O; potential impacts resulting from solid waste are evaluated in Exhibit V; and potential impacts resulting from noise emissions are addressed in Exhibit X. Each referenced exhibit demonstrates that the Facility will comply with applicable standards and will not result in significant adverse impacts that would exceed resource or public service carrying capacities.

B. General Conditions. *In addition to the standards and conditions set forth in a specific primary Zone, a Combining Zone, this Article, this Ordinance, and other applicable local, State and/or federal regulations, additional conditions may [be] imposed which are found to be necessary to avoid a detrimental impact on adjoining properties, the general area or the County, and to otherwise protect the general welfare and interests of the surrounding area, the County as a whole, and the general public. Such conditions may include, but are not limited to, the following:*

1. *Limiting the manner in which the use i[s] conducted including restricting the time an activity may take place and restrictions to minimize environmental effects such as noise, vibration, air or water pollution, glare and odor.*
2. *Establishing special setback or other open space requirements, including increasing the required lot size or other dimensional standards.*
3. *Increasing street width and/or requiring improvement to public streets and other facilities, on-site and off-site, serving or required to serve the proposed use or development.*
4. *Limiting the height, size or location of buildings or other structures or uses.*
5. *Designating the size, number, improvements, location and nature of vehicle access points and routes, off-street parking and loading, and assurance that use of public rights-of-way is in compliance with the regulations of the affected agency.*
6. *Limiting or otherwise designating the number, size, location, height and lighting of signs and outdoor lighting.*
7. *Requiring diking, screening, fencing, landscaping, or other improvements or facilities, including reclamation plans and assurances, deemed necessary to protect adjacent or nearby properties, and the environment, and establishing requirements, standards and assurances for the installation and maintenance thereof.*

8. *Protecting and/or preserving existing trees, other vegetation, water, scenic, historic, archaeological, unique or other natural or significant resources.*
9. *Requiring any additional information or documentation deemed necessary as a part of the application for such a use in order to render a proper decision on the subject proposal as related to environmental, social, economic or other factors.*
10. *A requirement that the permit be reviewed on an annual or other periodical established basis.*
11. *A requirement that the permit be renewable on an annual or other periodical established basis.*
12. *A requirement that the permit not be transferable.*

Response: LCZO 24.01(B) lists conditions that Lake County may impose when approving a conditional use to ensure that adverse impacts are avoided. Applicant maintains that no conditions are warranted under this section.

Section 24.18 Renewable Energy Facilities. *For proposed facilities under Oregon Energy Siting Council (EFSC) jurisdiction, conditional use permits shall be granted consistent with the EFSC siting standards as adopted in Oregon Administrative Rules Chapter 345, or amended hereafter. For facilities not under EFSC jurisdiction, the following siting standards shall apply: * * **

Response: The Facility is under EFSC's jurisdiction.

Section 24.19 Criteria for Nonfarm Uses, Excluding Farm Related or Accessory Uses, in an A-1 or A-2 Zone. *Nonfarm uses, excluding farm related or farm accessory uses, may be approved in an A-1 or A-2 zone upon findings that each such use:*

- A. *Is compatible with farm uses described in ORS 215.203(2) and is consistent with the intent and purposes set forth in ORS 215.243;*

Response: Solar PV technology is a passive technology and, once construction is completed, requires minimal maintenance. Farm uses, as described in ORS 215.203(2), within the analysis area are primarily crop cultivation with center pivot irrigation, but there may also be some ranching/grazing activities. As discussed in more detail below, the Facility will have minimal impacts on agricultural operations within the analysis area and, to the extent there are possible impacts, Applicant will undertake measures to minimize such impacts to ensure that Facility construction and operation is compatible with neighboring farm uses. ORS 215.243 provides the

policies statements made by the legislature to support broad application of the Exclusive Farm Use (EFU) zone across open lands of the state. The Facility may remove up to 3,931 acres from the agricultural land supply for the life of the project, but at the end of the project life, the Facility will be retired, the site restored, and the land returned to its prior use. No zone changes are proposed that would result in converting the agricultural land, and the Goal 3 exception will be removed once the Facility is retired. For these reasons, the Facility satisfies LCZO 24.19(A). However, to the extent the Facility does not satisfy ZCO 24.19(A), it is nonetheless allowed because it justifies a Goal 3 exception.

B. Does not interfere seriously with accepted farming practices as defined in ORs 215.203(2)(c), on adjacent lands devoted to farm use;

Response: The accepted farming practices within the analysis area are primarily cultivated crop production using center pivot irrigation and grazing/ranching activities. This criterion requires Applicant to demonstrate that the Facility does not “interfere seriously” with the neighboring farm uses. A use could interfere with the neighboring farm uses if it (1) decreased the amount of available water for center pivot irrigation, (2) increased traffic that prevented or slowed farmers getting crops to market, or (3) caused off-site emissions or impacts that harm the crops. Such interference could rise to the level of “seriously” if the result was significant economic loss to the farm operator directly attributable to the Facility itself.

Applicant addresses each potential cause of interference as follows:

Water. Exhibit O discusses water use at the Facility. During construction, the Facility will require approximately 34,300 gallons of water per construction work day under average conditions and 68,600 gallons per construction work day under worst-case conditions. In total, up to 34,300,000 gallons of water will be used over the two-year construction period. Water used during construction will primarily be for dust abatement activities but will also be used for washing equipment and vehicles and fire suppression. Refer to Exhibit O, Section O.2.1 for further discussion of specific water use activities during construction. During operation, approximately 326,000 gallons of water will be used per year under average conditions and 489,000 gallons per year under worst case conditions. Water used during operation will be for primarily for panel washing. If a septic system is installed, water use could increase. Refer to Exhibit O, Section O.2.2 for further discussion of specific water use activities during operation. Applicant will source water from two on-site exempt groundwater wells (each providing 5,000 gallons per day). If additional water is needed, Applicant will purchase water from approved sources.

Traffic. Exhibit U discusses traffic and potential impacts on the transportation system near the Facility. The existing roadways in the vicinity of the Facility have adequate capacity to handle the anticipated traffic levels during construction and operation of the Facility. The design,

construction, and operation of the Facility will not result in significant adverse impacts on the transportation system near the Facility.

Dust/Erosion/Weeds. Potential off-site impacts include blowing dust, erosion, and increased risk of invasive weeds. To address dust and erosion, Applicant proposes the following measures:

- Limit Disturbance Areas: Applicant will limit soil disturbance from grading, excavation, drilling, and pile driving to what is required for the safe construction and operation of the Facility.
- Erosion Control Best Management Practices/Measures: Applicant will use silt fencing, hay bales (certified weed-free), fiber rolls, or other methods to avoid or reduce erosion and sediment transport, as described in the Erosion Sediment Control Plan.
- Restoration of Temporary Work Areas: Temporary roads or work areas not otherwise needed for maintenance and operations will be restored to pre-construction conditions, to the extent practicable.
- Minimize Open Excavations: Applicant will minimize the amount of time that any excavations remain open and/or unprotected from erosion. Stockpiles, spoil piles, and other unvegetated areas will be covered with erosion-control fabric as necessary.
- Fugitive Dust Control: Applicant will control fugitive dust in accordance with DEQ regulations. Water will be sprayed on areas with exposed or de-stabilized soils to suppress wind erosion. As much as feasible, vehicles will drive on established access roads with stabilized soils. Work will be curtailed during especially windy times.

With respect to weeds, Applicant has developed a Noxious Weed Control Plan in coordination with Lake County. Specifically, Applicant consulted Lake County and the Lake County Cooperative Weed Management Area (CWMA) program in developing the plan. Lake County works closely with private landowners and the CWMA to control noxious weeds in the county (Johnson 2018). Applicant provided draft noxious weed measures for the Facility to the CWMA program contact, who provided feedback. The CWMA's primary concern is to prevent the spread of noxious weeds to adjacent agricultural areas. With regards to specific noxious weed species, the CWMA is most concerned about the introduction and spread of diffuse knapweed (*Centaurea diffusa*). Although diffuse knapweed is a category "B" on the state list, Lake County considers this species to be category "A." The CWMA offered to coordinate with Applicant to further refine noxious weed control approaches for the Facility during construction and operation (Jaeger 2018). Appendix P-3 contains the Revegetation and Noxious Weed Control Plan, and Sections 3.1 and 3.2 of that plan provide a full description of the measures Applicant will implement to avoid and minimize any potential impact associated with the spread of weeds. In part, Applicant will perform the following:

- Conduct training before soil and vegetation disturbance activities to educate all personnel regarding environmental concerns and requirements, including weed identification (particularly diffuse knapweed), prevention, and control methods.
- Demarcate problem noxious weeds areas (e.g., infestations of ODA or Lake County category A species, or potentially large but well-defined area of ODA or Lake County category B, C, or T species) with signs, as appropriate.
- Prior to vegetation or soil disturbance, Applicant may treat areas of known noxious weeds with herbicides or manually remove them, if practicable.
- Personnel will thoroughly clean all vehicles and equipment of soil and plant material prior to mobilization to the Facility site, and will clean all clearing and grading equipment prior to leaving any identified noxious weed sites.
- As needed, construction crews will clean seeds, roots, and rhizomes off equipment and vehicles used to move vegetation and topsoil in identified problem noxious weed-infested areas during the clearing phases prior to proceeding to other parts of the Facility site. In most infestation locations, personnel will clean vehicles with compressed air.
- The contractor will ensure that all straw bales used for sediment and erosion controls, mulch distribution, and restoration seed mixes—if used—are certified as weed-free from the supplier.
- After construction, during operation, Facility staff will monitor for noxious weeds and treat weeds, as appropriate. If needed, a state-licensed weed control contractor will be used to treat noxious weeds.

Applicant will construct and operate the Facility in a manner that minimizes potential impacts on adjacent farm uses such that any potential impact will not rise to the level of serious. Based on the information above, and the information cross-referenced in the relevant exhibits, Applicant demonstrates that the Facility satisfies LCZO 24.19(B).

C. Does not materially alter the stability of the overall land use pattern of the area;

Response: For purposes of evaluating compliance with this criterion, Applicant considers the “area” to be Lake County. Lake County covers approximately 8,300 square miles, or 5,337,600 million acres. Approximately 77 percent of the land is managed by government agencies, with the Bureau of Land Management owning 2,585,000 acres, USDA Forest Service 856,800 acres, USFWS 270,000 acres, and State of Oregon 219,400 acres. Approximately 23 percent of the land area in the county (about 1,227,648 acres) is privately owned (Lake County n.d.). As of 2012, 657,055 acres were in farms, with approximately 67 percent in pastureland, 20 percent in cropland, and the remainder in woodland or other uses (USDA n.d.). The land use pattern across the county can be characterized as remote and rural, with sparse population averaging about one person per square mile. The Facility will use, for the life of the project, approximately 3,921.3 acres of land that otherwise would be used for occasional grazing and

thus considered agricultural. This amounts to only 0.32 percent of the privately owned land in the county, or 0.6 percent of the acres in farms. Accordingly, the Facility will not materially alter the land use pattern of the county, and LCZO 24.19(C) is met.

- D. Is situated upon generally unsuitable land for the production of farm crops and livestock, considering the flooding, vegetation, location and size of the tract;*

Response: Land within the site boundary is predominately sagebrush shrubland, lacks water rights for irrigation, and comprises nonarable soils. The only agricultural use of the site is for occasional grazing. It is considered low quality land by the underlying landowners. Consequently, the land is generally unsuitable for the production of farm crops and livestock as required by LCZO 24.19(D).

- E. Complies with other applicable natural resource provisions; and*

Response: Applicant interprets “other applicable natural resource provisions” as the LCZO provisions that govern overlay zones and provide protections for natural resources such as riparian vegetation and Goal 5 Big Game Winter Range. Refer to Applicant’s response to these provisions above. For the reasons discussed above, Applicant complies with this standard.

- F. Complies with such other conditions as the County considers necessary.*

Response: The Facility will comply with LCZO 24.19, and no conditions of approval are necessary to ensure compliance.

K.5.2 Lake County Comprehensive Plan

The LCCP is intended to provide a guide for future development of the county consistent with Oregon’s statewide planning goals. Each article of the LCCP contains goals and policies established to guide development, which are then implemented through the LZCO. While LCCP goals and policies are not by themselves applicable review standards or approval criteria under the LCZO 24.01(A)(1), conditional uses must comply with the LCCP goals and policies.

In the following discussion, Applicant identifies and addresses LCCP goals and policies relevant to the Facility, to demonstrate compliance with LCZO 24.010(A)(1).

GOAL 2: PLANNING PROCESS

Goal: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land to assure an adequate factual base for such decisions and actions.

Policies:

17. *That development will be encouraged, providing it does not unduly diminish agriculture or forestry resources of the area, nor unduly increase related public service costs or taxes.*

Response: As with LCZO 24.19(C), Applicant defines the “area” as Lake County. Applicant incorporates by reference its response under LCZO 24.19(C) to support demonstrating compliance with LCCP Goal 2, Policy 17. For the reasons discussed there, the Facility will not materially or unduly diminish the agriculture resources of Lake County. Exhibit U analyzes the Facility’s potential impacts on public services, including traffic; emergency, medical, and fire response; water supply; and housing. The Facility will not burden public services or increase the cost or taxes associated with such services. In fact, the Facility will contribute to the economic base of the county through property taxes and other strategic investments. Therefore, the Facility will comply with this policy.

18. *That private property investments will be protected from incompatible development which might likely diminish property value or unduly increase taxes.*

Response: Private property investments within the analysis area include primarily agricultural operations consisting of cultivated crop production using center pivot irrigation. Applicant has analyzed the Facility’s potential impacts on the neighboring agricultural operations and demonstrates that the Facility will not interfere with such operations. Refer to the discussion under LCZO 24.19(A) and (B) above. As such, the Facility will not be incompatible with the private property investments in the analysis area and is not anticipated to diminish property values or increase taxes.

GOAL 3: AGRICULTURAL LANDS

Goal: To preserve and maintain agricultural lands.

Policies:

12. *That services, such as water and sewage disposal, which extend into or pass through areas designated Agriculture on Plan maps will be appropriated only for the needs of agriculture, farm use and non-farm uses authorized under ORS 215.*

Response: The Facility does not require the extension of water or sewer services. Therefore, to the extent that it applies, the Facility will comply with Goal 3, Policy 12.

GOAL 5: OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Goal: To conserve open space and protect natural and scenic resources.

Policies:

3. *That the Oregon Department of Fish and Wildlife’s “Fish and Wildlife Habitat Protection Plan for Lake County” will be recognized as a guideline for Plan implementation.*

Response: This policy is guidance for the County and not directly applicable to the Facility. Nonetheless, Exhibit P was developed in consultation with the Oregon Department of Fish and Wildlife (ODFW) to ensure that the Facility’s construction and operation will comply with ODFW’s Habitat Mitigation Policy.

4. *That the following concerns will be taken into account in protecting area visual attractiveness:*
 - a. *Maintaining vegetative cover wherever practical.*
 - b. *Using vegetation or other site obscuring methods of screening unsightly uses.*
 - c. *Minimizing the number and size of signs.*
 - d. *Siting developments to be compatible with surrounding area uses and to recognize the natural characteristics of the location.*

Response: Exhibit R analyzes the Facility’s potential impacts on significant or important scenic resources within 10 miles of the site boundary. Applicant demonstrates that the Facility will not result in significant adverse impacts on significant or important scenic resources and will take steps to minimize potential visual impacts from the Facility. Vegetation will be allowed to reestablish within the site boundary but will be maintained at a height below the solar panel modules. There will be little grading, and the existing topography will remain the same. Uses within the surrounding area (i.e., the analysis area) are predominately agricultural operations—specifically, irrigated crops. Applicant analyzed potential impacts on such uses and demonstrates that the Facility will not interfere or result in adverse impacts on the ongoing agricultural operations. For these reasons, the Facility will comply with Goal 5, Policy 4.

5. *That potential water resources, e.g., irrigation, geothermal and hydroelectric will be protected from encroachments which may limit development of those resources.*

Response: The Facility site boundary does not contain potential water resources that could be developed for irrigation, geothermal, or hydroelectric uses. Therefore, this policy does not apply to the Facility.

8. *That sites or structures that have local, regional, statewide or national historical or cultural significance will be protected to the extent practical.*

Response: As part of this ASC, Applicant has conducted extensive surveys to identify potential historic and cultural resources. Applicant took significant measures to avoid impacts on historic and cultural resources, including refining the site boundary to exclude areas previously considered for development; refer to Exhibit S. Therefore, the Facility is consistent with this policy.

10. *That appropriate buffer setbacks will be incorporated into river, stream, lake and reservoir developments.*

Response: There are no river, stream, lake or reservoirs within the site boundary and therefore this policy is satisfied.

14. *That the County will consider the merits of proposals, and protect fish and wildlife habitat in Plan implementation decisions.*

Response: Applicant will demonstrate that the Facility is consistent with ODFW's Habitat Mitigation Policy, as discussed in Exhibit P. Applicant has taken steps to avoid impacts on pygmy rabbit complexes and habitat, along with playas within the site boundary. In addition, Applicant is developing a mitigation strategy for habitat impacts on ODFW-mapped Big Game Winter Range pursuant to the Habitat Mitigation Policy requirements. For these reasons, the Facility will comply with the intent of this policy.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

Goal: To maintain and improve the quality of the air, water, and land resources of the state.

Policies:

1. *That Lake County will comply with all applicable State and Federal air, water, land quality, and noise statutes.*

Response: As summarized in Exhibit E, the Facility will comply with all applicable state and federal environmental regulations and obtain all necessary permits. Exhibit X demonstrates the Facility's compliance with DEQ's noise regulations. Therefore, the Facility is consistent with this policy.

3. *That planning decisions will recognize immediate and long-range effects on the quality of natural resources, and those uses which may likely have an adverse effect on resource quality may be prohibited.*

Response: The County adopted provisions in the LZCO to implement this policy, including the general conditional use criteria in LCZO 24.01 and the specific criteria for renewable energy facilities in LCZO 24.19. Because the Facility will comply with those provisions, it also will comply with Goal 6, Policy 3.

4. *That fish and wildlife habitat will be protected to the extent practical.*

Response: The Facility will not impact fish habitat but will impact wildlife habitat. As discussed in Exhibit P, Applicant has taken steps to avoid and mitigate impacts on wildlife habitat. Therefore, the Facility is consistent with this policy.

5. *That conservation of water resources and protection of municipal watersheds will be encouraged.*

Response: As discussed in Exhibit O, Applicant proposes to use groundwater for dust suppression and construction, consistent with Oregon Water Resources Department regulations. These impacts will be temporary during the life of the Facility, and Applicant does not propose to preclude water resources from permanent future use. The Facility is expected to have no impact on municipal watersheds. Therefore, the Facility is consistent with this policy.

11. *That transportation and other sources of excessive levels of noise will be considered in evaluating the suitability of uses proposed in such an area as well as evaluating proposals for development that may create such noise levels.*

Response: A solar farm is quiet. Exhibit X addresses compliance with DEQ noise regulations and demonstrates that the Facility will be below all DEQ noise thresholds. Therefore, the Facility is consistent with this policy.

GOAL 9: ECONOMIC DEVELOPMENT

Goal: To diversify and improve the economy of the County and State.

Policies:

1. *That those employment opportunities will be accommodated that are compatible with existing and anticipating uses and will improve employment, providing desirable living conditions in the area that are not diminished.*

Response: Construction of the Facility will require an average of 120 workers on site daily, with a peak of approximately 150 workers, in addition to delivery personnel. The Facility will employ approximately 6 to 10 permanent maintenance personnel during operation. These temporary and permanent jobs will contribute to the local economy. In addition, development of the Facility will result in an increase in annual property tax revenue to the County. The additional tax revenue generated by the existence of the Facility will increase the County's ability to provide roadways, police protection, fire protection, emergency response, and other services to its citizens. Therefore, the Facility is consistent with this policy.

6. *That the County will support the expansion of an increased productivity from existing industries and businesses as a means to further strengthen local and regional economic development.*

Response: In recent years, Lake County has approved a number of solar energy developments. Solar energy production has become an essential industry for Lake County and is positioned to increase in the future. The Facility will support that positive growth. The Facility will also contribute to other existing local businesses and industries during its construction, by creating jobs and wages that are then distributed through the local economy. Therefore, the Facility is consistent with this policy.

8. *Industries having few or no adverse effects on housing conditions, service costs, school and other public facility capacities and similar considerations will be encouraged.*

Response: As discussed on Exhibit U, the Facility will have minimal impacts on public services within the county and will not cause significant adverse impacts on housing conditions. Accordingly, the development of the Facility is encouraged under this policy.

GOAL 11: PUBLIC SERVICES AND FACILITIES

Goal: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as the framework for urban and rural development.

Policies:

1. *That development will be approved only where existing capacity or planned capability of public or private utilities and facilities can accommodate such, unless the development provides funding for the increased services which will be needed.*

Response: As discussed in Exhibit U, the Facility will have few impacts on existing or planned public utilities and facilities. Water supply and fire suppression are two identified issues of concern, which Applicant has addressed in Exhibit O and Exhibit U, respectively. Applicant also

received confirmation that the Facility will not unduly impact the service providers. Therefore, the Facility will comply with this policy.

4. *That no services will be provided beyond the practical limitations of respective service systems.*

Response: Refer to response above. As described in Exhibit U, no service providers will be burdened beyond their operating capacities. Therefore, the Facility is consistent with this policy.

6. *That underground installation of utilities will be encouraged and that new utility improvements will be located in existing rights-of-way wherever possible.*

Response: Applicant proposes to install one 115-kV overhead transmission line that will interconnect with the existing Portland General Electric Company (PGE) 500-kV transmission line, running from the collector substations in Area A to the step-up substation in Area D, approximately 2 miles. The transmission line will be located adjacent to and within the County road ROW along Connley Lane, with portions of the proposed transmission line corridor also running parallel (on the opposite side of the road) to the existing distribution line operated by Midstate Electric Cooperative. A small portion of the proposed transmission line corridor may be located outside of the County road ROW, but this needs to be confirmed. As shown on Google Earth and aerial imagery, the County road ROW runs the length of the corridor from Area A to Area D. Therefore, the Facility is consistent with this policy.

GOAL 12: TRANSPORTATION

Goal: To provide and encourage a safe, convenient, and economic transportation system.

Policies:

8. *That transportation improvements will avoid dividing existing economic farm units, unless no feasible alternative exists.*

Response: The Facility does not require any transportation improvements that would divide existing farm units.

GOAL 13: ENERGY CONSERVATION

Goal: To conserve energy.

Policies:

1. *That renewable energy resources, such as wind, solar, hydroelectric and geothermal will be used in preference to non-renewable resources wherever possible.*

Response: The Facility is an energy facility that will use solar resources in Lake County to generate electric power for public use. The Facility will have a significant contribution to the renewable energy profile of Lake County and the state of Oregon. Therefore, the Facility is consistent with this policy.

3. *That high density residential, industrial, and commercial development will be located along major transportation and utility routes to conserve energy.*

Response: The Facility site was selected, in part, because of the existing County roads providing efficient transportation access, and proximity to the existing PGE transmission line. To the extent that this policy complies, the Facility is consistent with this policy.

GOAL 14: URBANIZATION

Goal: To provide for an orderly and efficient transition from rural to urban use and to minimize the adverse effects of growth and/or change.

Policies:

9. *That uses with undesirable noise, smoke, odor, visual and other objectionable characteristics may be prohibited from locating in areas where such conditions are incompatible with surrounding area development.*

Response: The Facility will not result in smoke or odor. A solar farm is quiet. Exhibit X addresses compliance with DEQ noise regulations and demonstrates that the Facility will be below all DEQ noise thresholds. Visual impacts are addressed in Exhibits L, R, and T, wherein Applicant demonstrates that the Facility will not result in significant adverse impacts on the identified significant or important protected areas, scenic areas, or recreational areas. Therefore, the Facility is consistent with this policy.

K.5.3 Directly Applicable Statutes, Goals, and Administrative Rules

- (iii) *Identify all Land Conservation and Development Commission administrative rules, statewide planning goals and land use statutes directly applicable to the facility under ORS 197.646(3) and describe how the proposed facility complies with those rules, goals and statutes.*

Response: ORS 197.646(1) requires that a local government amend its comprehensive plan and land use regulations to comply with new requirements in land use statutes, statewide planning goals, or rules implementing the statutes or the goals. When a local government has not adopted amendments as required by ORS 197.646(1), the new requirements apply directly to the local government's land use decisions.

Lake County has yet to amend its land use regulations to implement ORS 215.274 and OAR 660-033-0130(16)(b) governing associated transmission lines on agricultural land or OAR 660-033-0130(38) governing solar PV power generation on agricultural land. Accordingly, (1) ORS 215.274 and OAR 660-033-0130(16)(b) directly apply to EFSC's review of the 115-kV transmission line running from the collector substations to the substation nearest the point of interconnection with the PGE 500-kV transmission line, and (2) OAR 660-033-0130(38) directly applies to EFSC's review of the solar generation array proposed in the Facility site boundary. No other goals, statutes, or rules directly apply to the Facility under ORS 197.646(3).

K.5.3.1 Oregon Revised Statutes

ORS 215.274 and OAR 660-033-0130(16)(b), Associated transmission lines

Associated transmission lines reviewed under ORS 215.274 are a subset of the transmission lines that could be evaluated as utility facilities necessary for public service under ORS 215.283(1)(c)(B). The County has not adopted a local land use regulation to incorporate ORS 215.274 or implementing administrative rule OAR 660-033-0130(16)(b). Therefore, as discussed above, the requirements of the statute and the rule apply directly. The following references the provisions outlined in ORS 215.274.

- (1) *As used in this section, "associated transmission line" has the meaning given that term in ORS 469.300 (Definitions).*

Response: The Facility's transmission line meets the definition of an associated transmission line in ORS 469.300(3) because it will connect the Facility "to the first point of junction of such transmission line or lines" to the grid at the 500 kV PGE interconnection substation via the Facility's separate 115/500 kV step-up substation (both in Area D). Power from the Facility will be transmitted over the Facility's 115 kV associated transmission line to the Facility's 115/500 kV step-up substation, at which point the power will be "stepped-up" to 500 kV and transmitted to the 500 kV PGE substation onto the grid. The 500 kV PGE substation is not a related or supporting facility associated with the Facility.

- (2) *An associated transmission line is necessary for public service if an applicant for approval under ORS 215.213 (Uses permitted in exclusive farm use zones in counties that adopted marginal lands system prior to 1993) (1)(c)(B) or 215.283 (Uses permitted in exclusive farm use zones in nonmarginal lands counties)*

(1)(c)(B) demonstrates to the governing body of a county or its designee that the associated transmission line meets:

(a) At least one of the requirements listed in subsection (3) of this section; or

(b) The requirements described in subsection (4) of this section.

Response: Applicant demonstrates compliance under ORS 215.274(3)(a).

(3) The governing body of a county or its designee shall approve an application under this section if an applicant demonstrates that the entire route of the associated transmission line meets at least one of the following requirements:

(a) The associated transmission line is not located on high-value farmland, as defined in ORS 195.300 (Definitions for ORS 195.300 to 195.336), or on arable land;

Response: As shown on Figure K-2, all of the land within the site boundary—including the entire length of the proposed transmission line corridor running from Area A to Area D—is NRCS Class 6, nonarable land. Therefore, the proposed transmission line corridor for the 115kV associated transmission line is not located on high-value farmland within the meaning of ORS 195.300 (USDA n.d.). Refer to the discussion in Section K.2.1. ORS 215.274(2) requires that the Applicant demonstrate that the entire corridor meets one of the requirements in ORS 215.274(3)(a)-(d) or otherwise satisfies ORS 215.274(4). Applicant demonstrates compliance with ORS 215.274 by demonstrating that the transmission line corridor satisfies ORS 215.274(3)(a). No further analysis is required.

K.5.3.2 Oregon Administrative Rules – Department of Land Conservation and Development

In OAR 660-033-0120, development of a solar power generation facility and related or supporting facilities is allowed as a commercial facility for the purpose of generating power for public use by sale on agricultural land and high-value farmland (refer to *OAR Chapter 660, Division 033, Rule 0120, Table*). These uses are subject to the applicable substantive standards of OAR 660-033-0130(38), addressed below.

OAR 660-033-0130 Minimum Standards Applicable to the Schedule of Permitted and Conditional Uses

(38) A proposal to site a photovoltaic solar power generation facility shall be subject to the following definitions and provisions:

Response: OAR 660-033-0130(38) establishes standards specific to siting of a “photovoltaic solar power generation facility” as defined in OAR 660-033-0130(38)(e). The Facility falls within the definition of the solar power generation facility. The applicable standards under OAR 660-033-0130(38) depend on whether the tract containing the PV solar power generation facility is “high-value farmland” as described in ORS 195.300(10), “arable land” as defined in OAR 660-033-0130(38)(a), or “nonarable land” as defined in OAR 660-033-0130(38)(c).

The area within the Facility site boundary comprises nine tax parcels owned by five property owners. However, for purposes of analyzing OAR 660-033-0130(38), the land underlying the transmission line corridor is disregarded because the transmission line is not included in the definition of solar pv generation facility but rather is captured under the use category of “associated transmission lines” under ORS 215.274 and OAR 660-033-0130(16)(b). For this reason, only six parcels owned by five property owners are evaluated.

Within Area A, the land is owned by the following:

- Parcel 2702 Morehouse
- Parcel 4600 State of Oregon (Department of State Lands)
- Parcel 2708 Morehouse
- Parcel 2700 Coit Family Trust
- Parcel 1900 Fine

Within Area D, the land is owned by the following:

- Parcel 1800 Dinsdale

The Facility site boundary comprises entirely nonirrigated land, capability Class 6 soils and is not cultivated.¹ OAR 660-033-0130(38)(d) provides that NRCS capability Class 5-8 and no history of irrigation “shall be considered nonarable in all cases.” The area within the site boundary is not irrigated, does not have attached water rights, and does not appear to have ever been irrigated. Therefore, the underlying soils within the site boundary are nonarable soils under OAR 660-033-0130(38)(d). And because the site boundary is composed entirely of nonarable soils, the Facility is considered to occupy nonarable land under OAR 660-033-0130(38)(c). Therefore, Applicant analyzes the Facility under OAR 660-033-0130(38)(h).

(h) For nonarable lands, a photovoltaic solar power generation facility shall not use, occupy, or cover more than 320 acres unless an exception is taken

¹ There is approximately 1 acre of irrigated land in the northeastern corner of Area D that is associated with a crop circle on an adjacent parcel outside of the site boundary. The site boundary will be refined to exclude this 1 acre as it was inadvertently included. This modification will be reflected in the complete ASC. For this reason, this acre of irrigated land is excluded from the OAR 660-033-0130(38) and Goal 3 exception analysis.

pursuant to ORS 197.732 and OAR chapter 660, division 4. The governing body or its designate must find that:

Response: The Facility will occupy more than 320 acres of nonarable lands, and therefore Applicant demonstrates that the Facility warrants a Goal 3 exception under Section K.5.4, below.

- (A) *The project is not located on high-value farmland soils or arable soils unless it can be demonstrated that:
 - (i) *Siting the project on nonarable soils present on the subject tract would significantly reduce the project's ability to operate successfully; or*
 - (ii) *The proposed site is better suited to allow continuation of an existing commercial farm or ranching operation on the subject tract as compared to other possible sites also located on the subject tract, including sites that are comprised of nonarable soils;**
- (B) *No more than 12 acres of the project will be sited on high-value farmland soils described at ORS 195.300(10);*
- (C) *No more than 20 acres of the project will be sited on arable soils unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4;*

Response: The Facility does not occupy any high-value farmland soils or arable soils. Therefore, these criteria do not apply.

- (D) *The requirements of OAR 660-033-0130(38)(f)(D) are satisfied;*
- (D) *Construction or maintenance activities will not result in the unabated introduction or spread of noxious weeds and other undesirable weed species. This provision may be satisfied by the submittal and county approval of a weed control plan prepared by an adequately qualified individual that includes a long-term maintenance agreement. The approved plan shall be attached to the decision as a condition of approval;*

Response: Exhibit P, Appendix P-3, includes a Revegetation and Noxious Weed Control Plan that was prepared in coordination with the County. This criterion is met.

- (E) *If a photovoltaic solar power generation facility is proposed to be developed on lands that contain a Goal 5 resource protected under the county's comprehensive plan, and the plan does not address conflicts between energy facility development and the resource, the applicant and the county, together with any state or federal agency responsible for protecting the resource or habitat supporting the resource,*

will cooperatively develop a specific resource management plan to mitigate potential development conflicts. If there is no program present to protect the listed Goal 5 resource(s) present in the local comprehensive plan or implementing ordinances and the applicant and the appropriate resource management agency(ies) cannot successfully agree on a cooperative resource management plan, the county is responsible for determining appropriate mitigation measures; and

Response: A very small portion (about 265 acres) of the land within the site boundary in the northeastern corner is within the County's mapped Goal 5 Big Game Winter Range. Applicant is developing a Habitat Mitigation Plan to mitigate impacts on Category 2 big game habitat under ODWF's Habitat Mitigation Policy. This mitigation plan will satisfy the requirements of subsection (h)(E), as well as (h)(F) discussed below.

- (F) *If a proposed photovoltaic solar power generation facility is located on lands where, after site specific consultation with an Oregon Department of Fish and Wildlife biologist, it is determined that the potential exists for adverse effects to state or federal special status species (threatened, endangered, candidate, or sensitive) or habitat or to big game winter range or migration corridors, golden eagle or prairie falcon nest sites or pigeon springs, the applicant shall conduct a site-specific assessment of the subject property in consultation with all appropriate state, federal, and tribal wildlife management agencies. A professional biologist shall conduct the site-specific assessment by using methodologies accepted by the appropriate wildlife management agency and shall determine whether adverse effects to special status species or wildlife habitats are anticipated. Based on the results of the biologist's report, the site shall be designed to avoid adverse effects to state or federal special status species or to wildlife habitats as described above. If the applicant's site-specific assessment shows that adverse effects cannot be avoided, the applicant and the appropriate wildlife management agency will cooperatively develop an agreement for project-specific mitigation to offset the potential adverse effects of the facility. Where the applicant and the resource management agency cannot agree on what mitigation will be carried out, the county is responsible for determining appropriate mitigation, if any, required for the facility.*

Response: Applicant conducted desktop and field surveys for wildlife habitat and is in coordination with ODFW to develop a Habitat Mitigation Plan consistent with ODFW's Habitat Mitigation Policy. This mitigation plan will satisfy the requirements of this criterion.

- (i) *The county governing body or its designate shall require as a condition of approval for a photovoltaic solar power generation facility, that the project*

owner sign and record in the deed records for the county a document binding the project owner and the project owner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices as defined in ORS 30.930(2) and (4).

Response: Applicant will include land within the Facility site boundary in an amended covenant not to sue. Applicant proposes a condition to require Applicant to record the covenant prior to construction.

- (j) *Nothing in this section shall prevent a county from requiring a bond or other security from a developer or otherwise imposing on a developer the responsibility for retiring the photovoltaic solar power generation facility.*

Response: Applicant provides information on retiring the Facility and applicable site restoration in Exhibit W.

K.5.4 Statewide Planning Goal 3 Exception

- (v) *If the proposed facility might not comply with all applicable substantive criteria or applicable statewide planning goals, describe why an exception to any applicable statewide planning goal is justified, providing evidence to support all findings by the Council required under ORS 469.504(2).*

Response: The Facility exceeds 320 acres of nonarable land, and therefore Applicant must pursue a Goal 3 exception. Applicant provides reasons to justify a Goal 3 exception for the land in the site boundary, up to 3,921.3 acres.

K.5.4.1 Demonstration that a “Reasons” Exception is Appropriate

ORS 469.504(2)(c)(A); OAR 345-022-0030(4)(c)(A) *Reasons justify why the state policy embodied in the applicable goal should not apply;*

Response: The state policy embodied in Goal 3 is the preservation and maintenance of agricultural land for farm use. As discussed above in Section K.5.1, the Facility will not have significant adverse impacts on accepted farm use within the analysis area. However, Applicant must also demonstrate why the Goal 3 policy should not apply.

The reasons justify removing up to 3,921.3 acres within the Facility site boundary for a defined period of time to promote other policies of importance within the county and across the state and region.

- The Goal 3 exception does not seek to permanently remove land from agricultural use. Per the terms of the lease and the proposed Site Certificate conditions, the land would be returned to agricultural use following retirement and restoration of the Facility.
- Up to 3,921.3 acres of solar generation promotes rural economic development by creating jobs and adding to the tax base of Lake County. For additional information, refer to “Economics” under Section K.5.4.2.
- The availability of reliable renewable energy that will be produced by the solar array will help attract, recruit, and retain energy-dependent businesses to Oregon that have renewable energy procurement policies.
- The Facility will promote the renewable energy policies of Lake County and support the Lake County Resources Initiative.
- The land within the Facility site boundary is of low value for agricultural production given the quality of the underlying soils and the lack of available irrigation water rights. The temporary loss of this land is insignificant when considering the other available agricultural land in Lake County
- Oregon’s Renewable Portfolio Standard (RPS) establishes a requirement for how much of Oregon’s electricity must come from renewable resources like solar. The current RPS is set at 50 percent by 2040. In addition to Oregon’s RPS, private companies have their own renewable energy procurement policies, which increase the demand for renewable energy in Oregon. These public and private policies are intended to reduce greenhouse gas emissions, mitigate climate impact, and reduce reliance on carbon-based fuels. Solar generation, like the proposed solar array, helps further these public and private policies and outweigh temporarily removing up to 3,921.3 acres from Goal 3 protection.

K.5.4.2 Environmental, Economic, Social, and Energy Consequences Favor the Exception

ORS 469.504(2)(c)(B); OAR 345-022-0030(4)(c)(B) *The significant environmental, economic, social and energy consequences anticipated as a result of the proposed facility have been identified and adverse impacts will be mitigated in accordance with rules of the Council applicable to the siting of the proposed facility;*

Response:

Environmental. When considering environmental consequences, the Council takes into consideration factors such as (1) water quality, (2) environmental safety and spill prevention, (3) soil erosion, (4) stormwater and wastewater management, (5) air emissions, and (6) impacts on habitat. Such factors are considerations under several of the Council’s review standards already. The Council may rely on findings presented in the following exhibits to determine that the potential environmental adverse impacts associated with the Facility have been identified and will be mitigated, including Exhibit I (Soils), Exhibit J (Wetlands), Exhibit P (Fish and Wildlife),

Exhibit Q (Threatened and Endangered Species), and Exhibit U (Public Services addressing wastewater and stormwater).

Economic. When considering the economic consequences, the Council takes into consideration factors such as (1) any increased burden on public services, (2) benefits to the rural tax base, (3) job creation, and (4) revenue for area landowners. Exhibit U contains a discussion of the Facility's potential impacts on public services, including fire, safety, and transportation. It also provides information on job creation during the Facility's construction and operation. Exhibit W discusses retirement and restoration of the Facility and demonstrates that no burden will be placed on the area landowners or the County because Applicant is obligated to retire and restore the Facility and will have a financial assurance in place to guarantee such work.

A reason supporting the Goal 3 exception is that the Facility will contribute to the rural economic development and add to the tax base in Lake County, and thus the economic consequences associated with removing these acres from agricultural use will not rise to the level of significant. Based on 2012 Census data, Lake County has 657,055 acres in farms, with approximately 67 percent in pastureland, 20 percent in cropland, and the remainder in woodland or other uses (USDA n.d.). The Facility will use, for the life of the project, approximately 3,921.3 acres of land that otherwise would be used for occasional grazing and thus considered agricultural. This amounts to only 0.32 percent of the privately owned land in the county, or 0.6 percent of the acres in farms while adding to the Lake County tax base. Further, the underlying landowners will benefit from the lease payments for the acreage. In addition, approximately 150 new temporary jobs will be created on site during construction, and 6 to 10 new permanent jobs during operation, and indirect benefits come from construction workers living, eating, and working in the vicinity.

Applicant has negotiated a Strategic Investment Program (SIP) Agreement with Lake County dated December 5, 2018. Under the SIP Agreement, for the first 15 years, the first \$50,000,000 in real market value is taxable at its assessed value (plus an annual three percent increase). During that 15-year period, the Facility owner will pay to the County an annual Community Service Fee (CSF) of \$2,000 per MWac of nameplate installed capacity. If the Facility is fully built-out at 400 MWac nameplate installed capacity, the total annual CSF would be \$800,000, or a total of \$12 million over the applicable 15-year period. Over the life of the Facility, total tax revenue plus in lieu of tax revenue is estimated to be about \$30 million. In addition, the project has committed to making a one-time contribution on behalf of the North Lake County School District of up to \$4 million (\$10,000 per MWac capacity).

Social. When considering social consequences, the Council takes into consideration factors such as access and impact on resources of importance to the public such as protected areas, recreation, cultural resources, and scenic areas. The Council also takes into consideration impacts on public and community services. Exhibit L demonstrates that the Facility, including the solar array, will

not adversely impact protected areas within the analysis area, and similarly, Exhibits R, S, and T demonstrate the same with respect to scenic resources, cultural resources, and recreation, respectively. Exhibit U, as discussed above, demonstrates that with existing Site Certificate conditions, the solar array will not result in adverse impacts on public or community services such as health care, education, housing, water supply, waste disposal, transportation, or fire and safety. Exhibit X demonstrates that the Facility can comply with the applicable DEQ noise regulations and will not result in noise impacts on nearby noise sensitive properties.

Energy. When considering the energy consequences, the Council takes into consideration factors such as how much energy the proposed facility will require, the source of the energy, and whether the proposed facility promotes important energy policies. As discussed above, the solar array will generate reliable renewable energy for sale to the public and while doing so, promote the Oregon's RPS and Oregon's commitment to rural economic development.

Conclusion. On balance, the Council may find that the environmental, economic, social, and energy consequences associated with the solar array have been identified and, adverse impacts have been minimized or mitigated where necessary. No additional conditions of approval other than those proposed above are required to make this finding.

K.5.4.3 Compatibility with Adjacent Land Uses

ORS 469.504(2)(c)(C); OAR 345-022-0030(4)(c)(C) *The proposed facility is compatible with other adjacent uses or will be made compatible through measures designed to reduce adverse impacts.*

Response: Adjacent uses include ongoing farming operations, specifically irrigated crop cultivation. Section K.5.1, above, discusses Applicant's efforts to avoid, minimize, and mitigate adverse impacts on farm uses within the land use analysis area. The Facility will remove up to 3,921.3 acres from farm use for the life of the project but will not adversely impact ongoing agricultural operations.

K.6 FEDERAL LAND MANAGEMENT PLANS

OAR 345-021-0010(1)(k)(D) *If the proposed facility will be located on federal land:*

- (i) Identify the applicable land management plan adopted by the federal agency with jurisdiction over the federal land.*
- (ii) Explain any differences between state or local land use requirements and federal land management requirements.*

- (iii) *Describe how the proposed facility complies with the applicable federal land management plan.*
- (iv) *Describe any federal land use approvals required for the proposed facility and the status of application for each required federal land use approval.*
- (v) *Provide an estimate of time for issuance of federal land use approvals.*
- (vi) *If federal law or the land management plan conflicts with any applicable state or local land use requirements, explain the differences in the conflicting requirements, state whether the applicant requests Council waiver of the land use standard described under paragraph (B) or (C) of this subsection and explain the basis for a waiver.*

Response: These provisions do not apply. No portion of the Facility within the site boundary will be located on federal lands.

K.7 SUMMARY

Based on the foregoing analysis, Applicant demonstrates that the Facility will comply with the Council's land use standard. It satisfies all substantive applicable criteria with a Goal 3 exception. Accordingly, the information contained in this exhibit provides the Council with sufficient information to make a determination that both of the design scenarios proposed will comply with the land use standard set forth in OAR 345-022-0030.

K.8 REFERENCES

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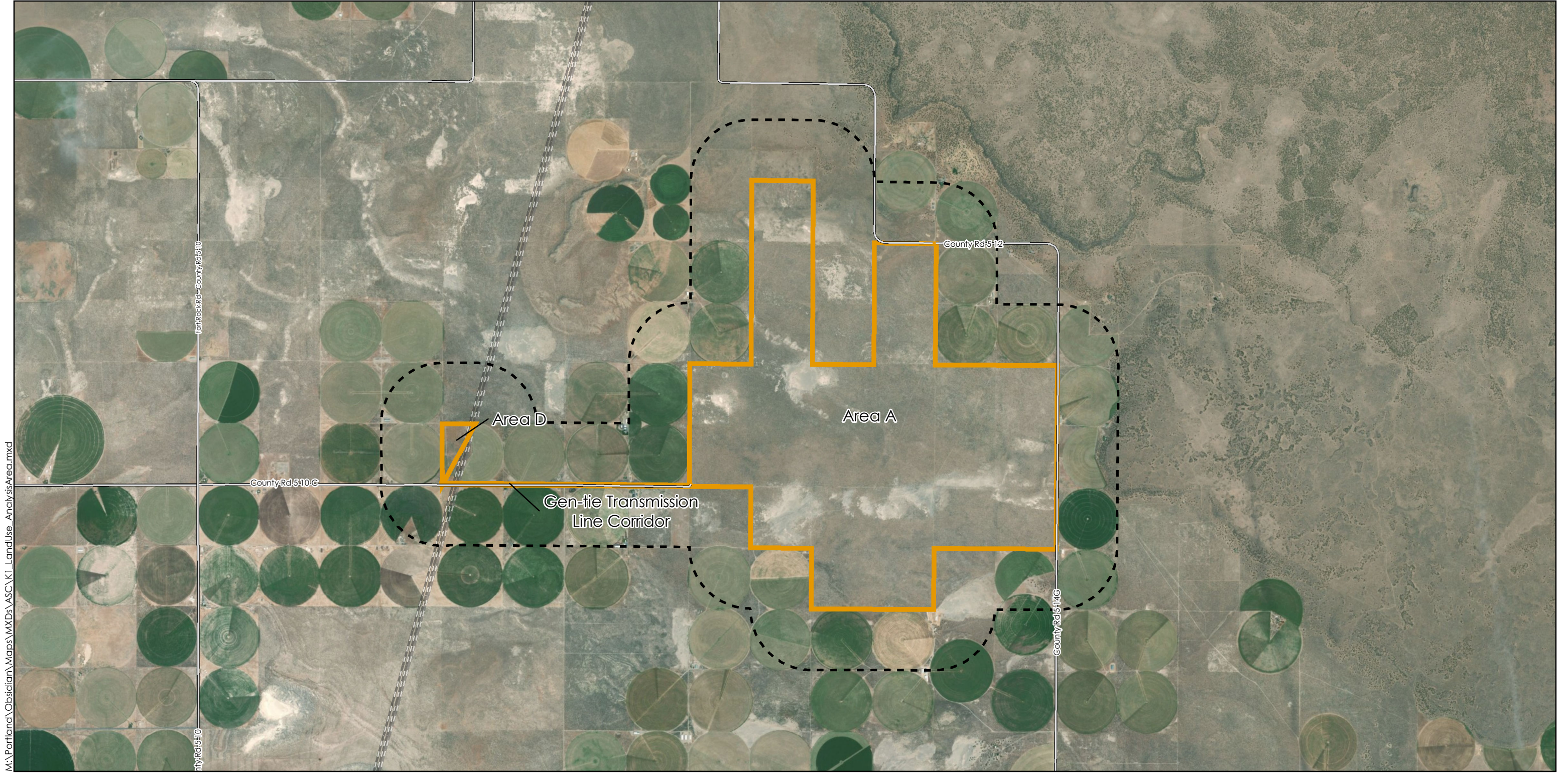
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- Site Boundary
- 0.5-Mile Analysis Area
- Bonneville Power Administration Transmission Line (500kV)
- PGE Transmission Line (500kV)
- Highways/Roads

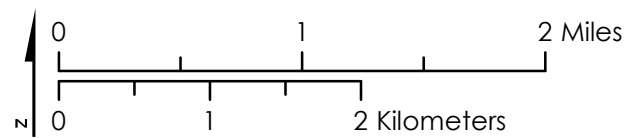
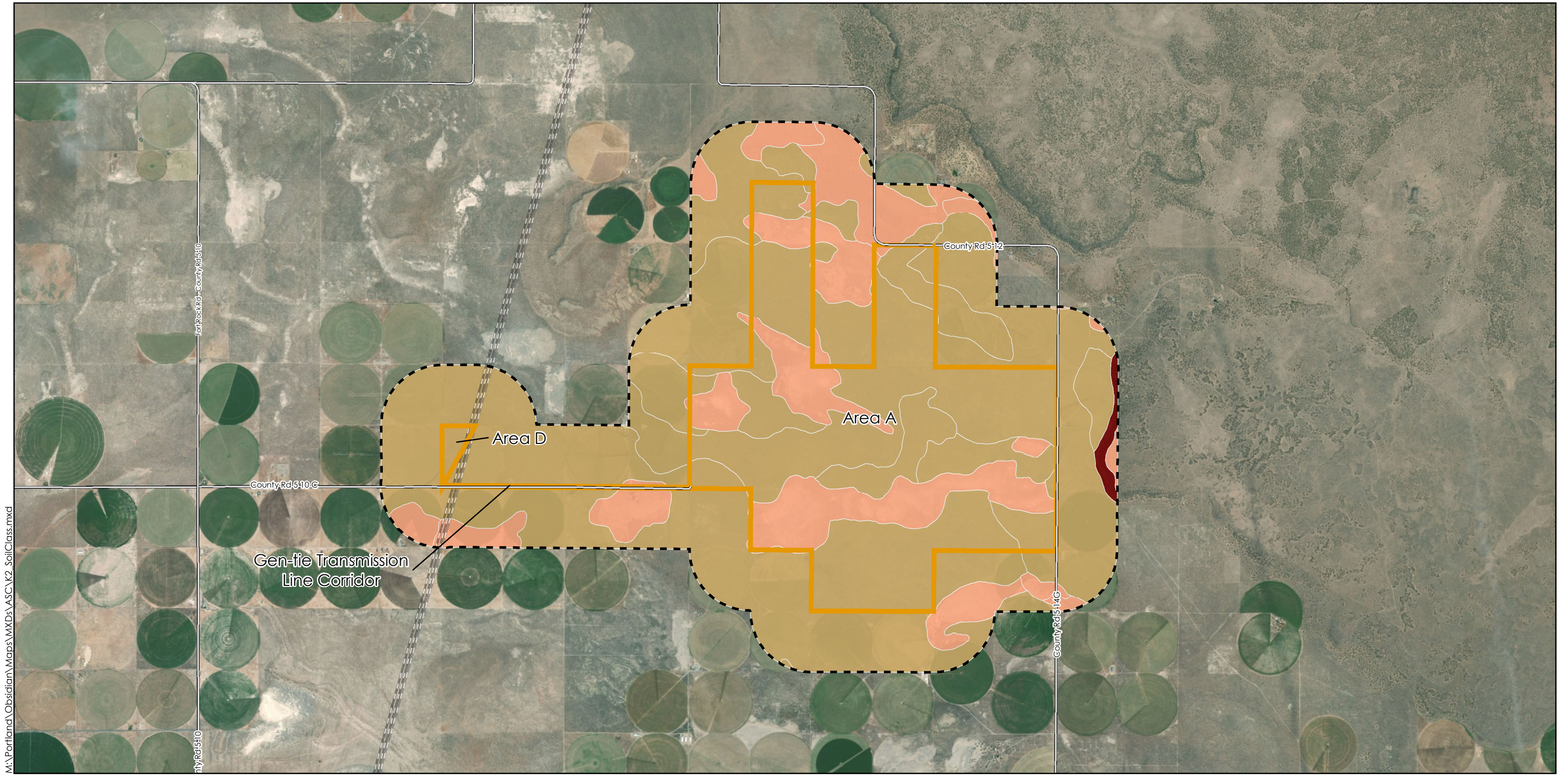


Figure K-1
Land Use Analysis Area

Obsidian Solar Center

October 2019

Obsidian Solar Center LLC



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- Site Boundary
 - 0.5-Mile Analysis Area
 - Bonneville Power Administration Transmission Line (500kV)
 - PGE Transmission Line (500kV)
 - Highways/Roads
-
- NRCS Soil Capability Classes
Non-irrigated
- 6e
 - 6s
 - 8

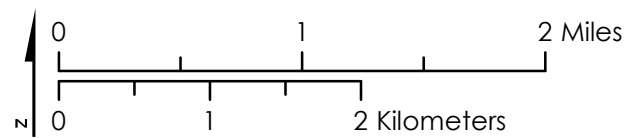


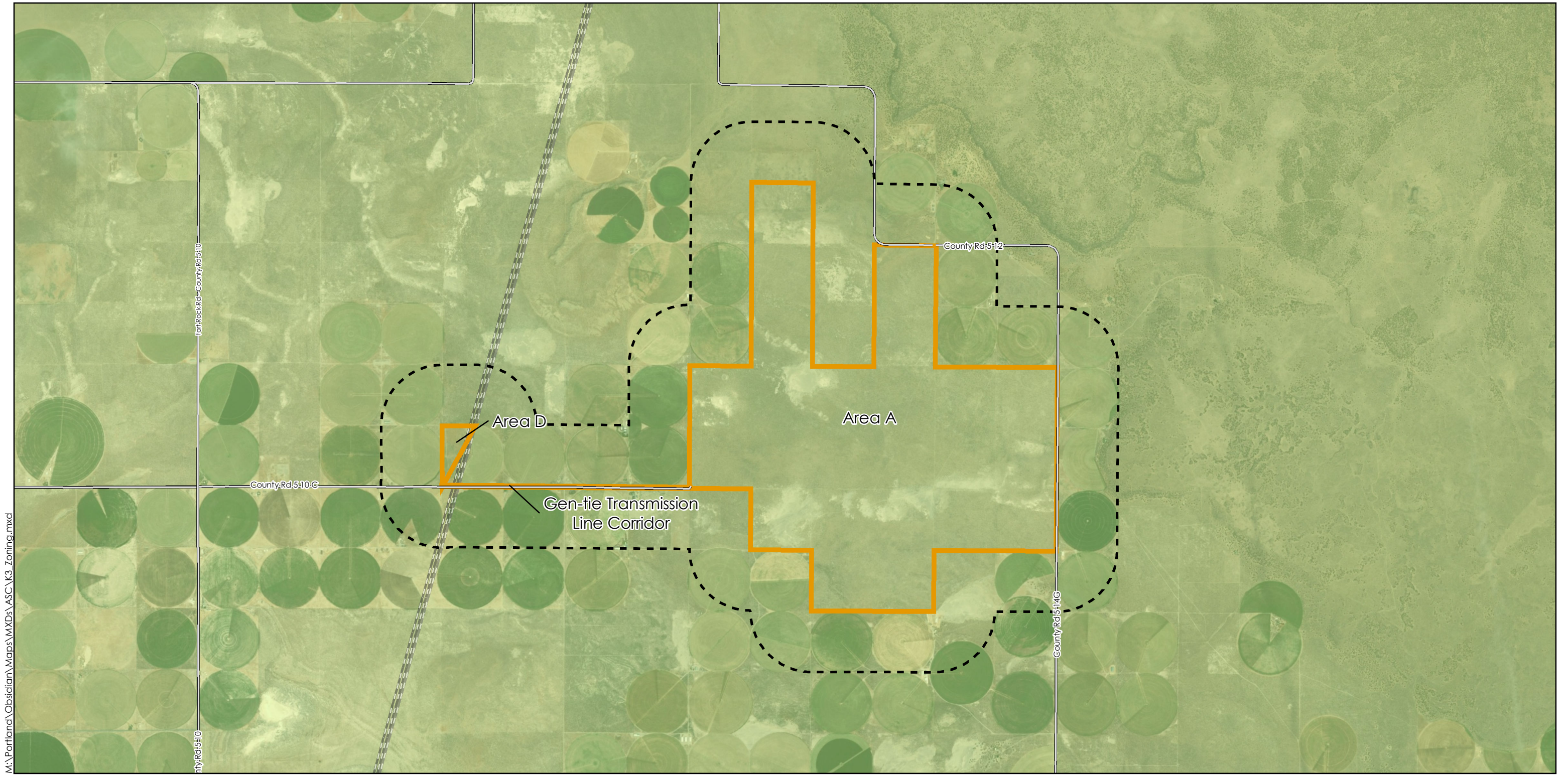
Figure K-2
Soil Classes

Obsidian Solar Center

October 2019

Obsidian Solar Center LLC

Sources: Esri 2019; Soil Survey Staff, NRCS 2017



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- Site Boundary
 - 0.5-Mile Analysis Area
 - Bonneville Power Administration Transmission Line (500kV)
 - PGE Transmission Line (500kV)
 - Highways/Roads
- Zoning
- A-2: Agriculture Use

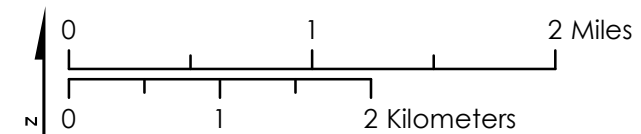
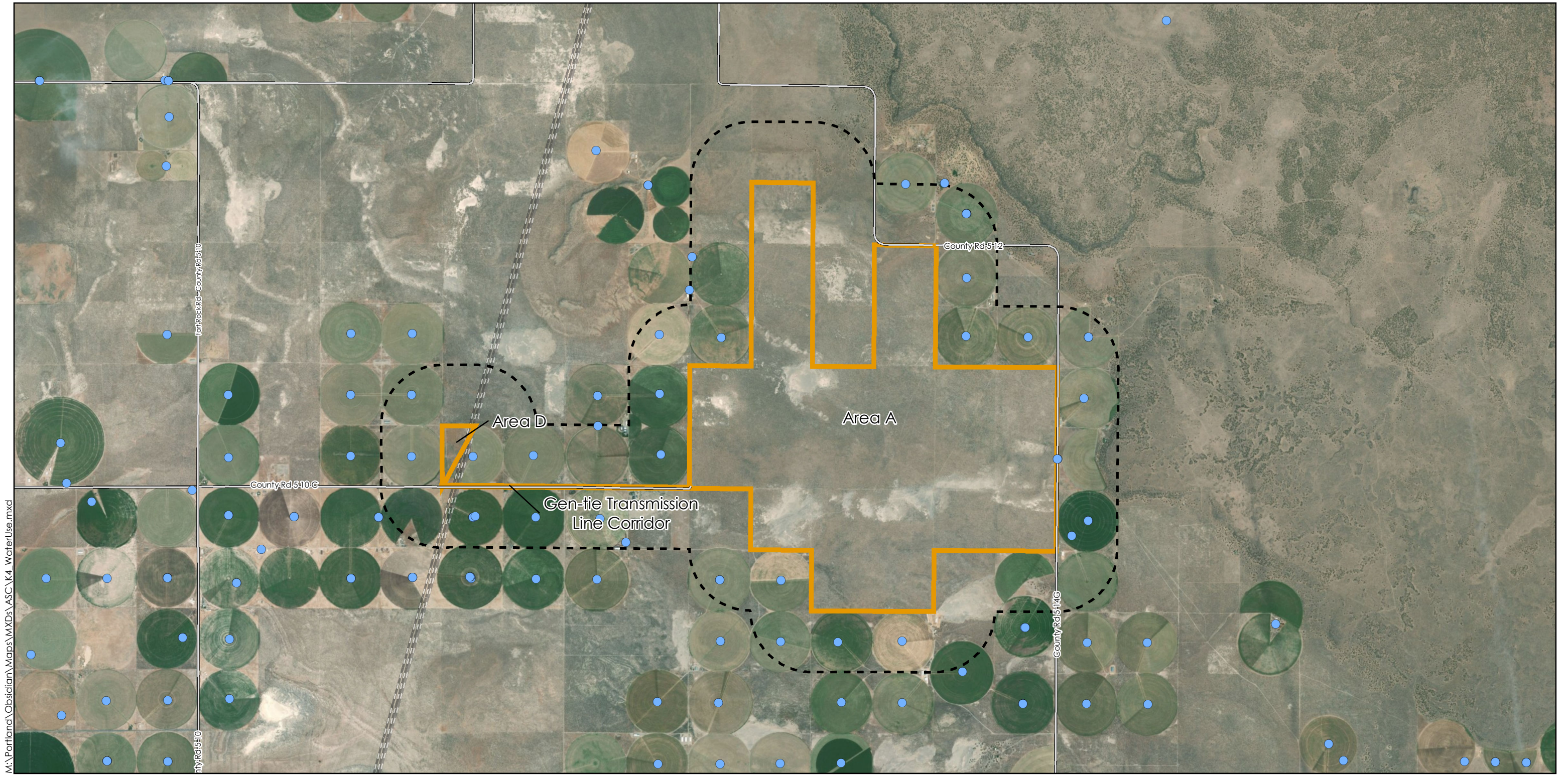


Figure K-3
Zoning

Obsidian Solar Center

October 2019

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- Point of Diversion Water
- Site Boundary
- 0.5-Mile Analysis Area
- Bonneville Power Administration Transmission Line (500kV)
- PGE Transmission Line (500kV)
- Highways/Roads

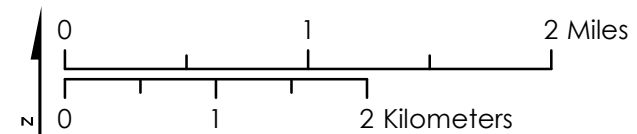


Figure K-4
Water Use

Obsidian Solar Center

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