



## PLANNING COMMISSION

Wednesday, June 04, 2025

Regular Meeting - 6:00 PM

City Hall – City Council Chambers

425 Webster Street, Colusa, CA 95932

### AGENDA

The public may address the Commission on any agenda item during the Commission's discussion of that item, not to exceed three (3) minutes. We ask that the speaker kindly be recognized by the Planning Commission Chair before speaking and be limited to one comment, per item.

Chair – John Martin

Vice Chair – Thomas Roach

Commissioner – Sara Andreotii

Commissioner – Amy Schmidt

Commissioner – Jean-Pierre Cativiela

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF THE AGENDA

#### CONSENT CALENDAR - None.

**PUBLIC COMMENTS** *The Planning Commission may read / address comments on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.*

#### PUBLIC HEARING

1. Consideration to approve the NextGrid Solar Use Permit and Lot(s) Merger and find the project exempt from California Environmental Quality Act pursuant to 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning.

**Recommendation:** Open the Public Hearing and

Commission to adopt Resolution No. 2025-\_\_\_, approving NextGrid Solar Use Permit and Lot Merger and finding the project exempt pursuant to section 15183 of the California Environmental Quality Act, subject to Conditions of Approval.

**PUBLIC COMMISSION MATTERS** *Discussion of current Planning Department projects.*

#### FUTURE AGENDA ITEMS

#### ADJOURNMENT



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SHELLY KITTLE, CITY CLERK

**Americans with Disabilities Act**

In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk at least 48 hours prior to the meeting at 530-458-4941 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

"This institution is an equal opportunity employer and provider"



## City of Colusa California

### STAFF REPORT

**DATE:** June 4, 2025  
**TO:** Planning Commission – Action Item – Public Hearing  
**FROM:** Jake Morley, Planning Consultant

#### **AGENDA ITEM: NextGrid Solar Development Project**

**Recommendation:** Planning Commission to open the Public Hearing and approve NextGrid Solar Use Permit and Lot(s) Merger and find the project exempt from California Environmental Quality Act pursuant to 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning.

**Proposed Motion:** I move that the Planning Commission adopt Resolution No. 25-\_\_\_, approving NextGrid Solar Use Permit and Lot Merger and finding the project exempt pursuant to section 15183 of the California Environmental Quality Act, subject to Conditions of Approval.

#### **SUMMARY**

The proposed project site is approximately 27 acres in size and is to the northeast of the Colusa Municipal Airport (See **Location Aerial, Attachment 1**) at the western terminus of Niagara Road. The project site is located in the M-2 – General Industrial zoning district and is designated Industrial on the General Plan diagram, with a portion of the site located in the C2 Airport Land Use Overflight zone. The entire site currently consists of seven Assessor Parcel Numbers (APN 017-130-122, -123, -124, -125, -126, -127 and -128). The site is bordered by vacant lands to the north and west and with industrial uses east and south. The site has been routinely mowed, graded and disturbed with no environmental resources present. The project includes the following components:

1. A Use Permit to authorize the installation of 7,235.8 Kilowatts Direct Current (KW DC) and supporting infrastructure and improvements.
2. A Lot Merger to allow the merger of all seven existing parcels into one.

#### **BACKGROUND AND ANALYSIS:**

The project site is located at 2949 Niagara Avenue and will take access via an existing gravel access service road that terminates in a large turnaround to allow for service and fire trucks to

turnaround. A perimeter road circles the entire solar array to permit emergency vehicles and maintenance trucks access to all corners of the site.

The proposed solar array field will contain approximately 13,156 modules (panels) that will be installed in a series of north-south rows to allow the panels to track with the sun in an east west manner. The single axis tracking system allows the panels to lay flat at approximately 9.5 feet, but when fully rotated to extend to a height of 16 feet (See **Proposed Site Plan and Project Details, Attachment 2**).

A Battery Energy Storage System (BESS) is a system that monitors the system as well as stores energy from the solar panels and allows for the release of power when it is needed most. The BESS monitors the voltage, temperature, fire warning and the state of charge of the batteries. The BESS system will be mounted on a concrete slab and will have bollards placed in a manner to prevent unintentional vehicle strikes to the system. It is anticipated that the project site would be visited at least four times a year by maintenance crews to ensure equipment is working correctly and to clean the panels as necessary.

The proposal includes surrounding the site with a six-foot chain-link fence. Pursuant to the General Plan Policy (CCD-2:4) new development shall ensure that public utilities are screened from view and do not detract from the surrounding environment. Therefore, staff recommends a condition of approval requiring the fence to be vinyl coated with privacy slates (green or brown) to ensure the site is minimized from view.

Primary access to the site will be from the terminus of Niagara Avenue at the northeastern corner of the site. Secondary access will be placed near the southeastern corner. The 10-foot-wide perimeter is proposed to circle the exterior boundary of the solar array. Pursuant to Colusa Municipal Code, roadways that are one direction shall be 12-feet wide, therefore a staff recommends an additional condition of approval ensuring the perimeter access road meets CMC standards.

#### Colusa County Airport Land Use Commission

The Site is located approximately 0.24 miles west of the Colusa County Airport, a public-use airport.

On March 3, 2025, Colusa County Airport Land Use Commission (ALUC) reviewed the proposed Use Permit and Lot Merger and found the project to be in compliance with the 2014 Colusa County Airport Land Use Compatibility Plan (ALUCP) in that the proposed changes are consistent with the C2 Compatibility Zones (See **ALUC Resolution, Attachment 3**).

#### City of Colusa Fire Department and Sacramento River Fire District

Given that the subject site is located near the airport, the property is jointly served by both the City of Colusa Fire Department as well as the Sacramento River Fire District, as such, city staff requested comments from both departments to ensure that any safety concerns were addressed with appropriate conditions of approval.

The City of Colusa Fire Chief requested that the Fire Department adequately serve the site in a fire emergency setting, that at least two additional fire hydrants be placed within the boundary of the site, one near the northwest corner and a second at the southeast corner. In addition, the Fire Department has requested that in those locations the perimeter road be widened to

accommodate the staging of a fire vehicle while allowing vehicles to still pass through the area. Currently there is an existing hydrant approximately 330 feet from the northwest corner of the project boundary.

In discussing the needs with the Sacramento River Fire Districted, they commented that they would like evidence to be provided that the BESS equipment contains both a suppression and smoke detection system. Therefore, staff recommends an additional condition of approval that such information is provided, reviewed and approved prior to the issuance of a building permit.

## **GENERAL PLAN**

The subject property is designated Industrial on the General Plan diagram and located in the M2-General Industrial District. The Land Use section of the General Plan notes that the Industrial designation is intended to accommodate more intense industrial uses, including manufacturing, warehousing and processing application. The Industrial land has been designated where necessary services such as transportation systems and utilities existing or can be efficiently provided and where disruption to adjacent uses will be minimal.

The placement of the solar field on the western edge of the Industrial land located at the Colusa Municipal Airport, will act as a buffer between the other industrial operations and airport and to the recently approved Wescott Ranch Subdivision which is located to the west of this property. This land use would have minimal to no impacts on future residence to the west.

The following General Plan Goals, Policies and Actions are applicable to the project:

Policy LU-5.1: To ensure growth occurs in the orderly, compact, and efficient manner, so that municipal services and infrastructure can be extended at the least possible cost.

Policy LU-10.5: Industrial and light industrial uses shall be concentrated in two areas of the City: on the west side of Colusa along Fourteenth Street, the SR 20 corridor south of Vann property and the Colusa County Fairgrounds, and the Pirelli property; and on the southeast side of the City along the SR 20/45 corridor, between Country Club Estates/Golf Course and the airport.

Policy CCD-2:4: New development shall ensure that public utilities are screened from view and do not detract from the surrounding environment.

Policy CCD-2.5: The City shall ensure that infrastructure improvements demonstrate sensitivity to any natural systems affecting a project site.

Policy CCD-3.18: The City shall ensure that utility infrastructure projects comply with the design objectives of the community and any specific area standards and guidelines

Policy N-1.8: The City shall protect Colusa residents from noise related to the Colusa County Airport operations.

## **FINDINGS**

The required findings for adopting a California Environmental Quality Act exemption and findings for Lot Merger and Use Permit approval are provided as part of the Planning Commission Resolution (see **Attachment 4, Exhibit I – Conditions of Approval**).

**PUBLIC CONTACT AND ENVIRONMENTAL REVIEW**

On March 21, 2025, a 20-day public hearing notice was mailed to all landowners and residents within 300 feet of the site, and a legal notice was published in Pioneer Review. Pursuant to California Environmental Quality Act Guidelines, Section 15183 provide an exemption from additional environmental review for projects that are consistent with development intensity/density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.

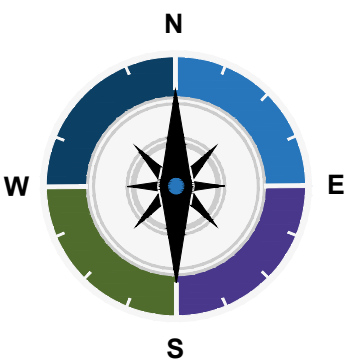
**BUDGET IMPACT:** None Expected

**ATTACHMENTS:**

1. Location Aerial
2. Proposed Site Plan and Project Details
3. ALUC Resolution
4. Planning Commission Resolution 25 - \_\_\_\_  
Exhibit I – Conditions of Approval  
Exhibit II – Plat to Accompany Use Permit







PROPERTY BOUNDARY

PROPOSED 7' TALL FENCE LINE

PROPOSED 7' TALL FENCE LINE

PROPOSED ACCESS ROAD (10' W)

INVERTER SPECIFICATIONS	
MANUFACTURER	EPC
MODEL	CAB1000/AC-3L.2 (50-100181)
MAX OUTPUT POWER NAMPLATE	1500.0 kW AC
MAX OUTPUT POWER CEC	1499.86 kW AC
OUTPUT VOLTAGE	690V 3Ø 3-W
MAX INPUT VOLTAGE	1500 VDC
CEC EFFICIENCY	98%

BATTERY SPECIFICATIONS	
MANUFACTURER	Contemporary Amperex Technology Co., Ltd.
MODEL	R08306P05L31
NAMEPLATE ENERGY CAPACITY	407.34 kWh DC
MAX CONTINUOUS DISCHARGE RATE	203.67 kW DC

Map of the Colusa area showing the project site. The map includes State Highway 20, State Highway 45, and the Colusa Regional Medical Center. A green shaded area labeled "Colusa Golf & Country Club" is shown. A blue shaded area is labeled "PROJECT SITE". A scale bar indicates 0, 2000, and 4000 feet. An inset map shows the location of the project site within the state of California.

2949 NIAGARA AVENUE  
7,235.8 - KW DC  
2,990.0 - KW AC  
PHOTOVOLTAIC POWER SYSTEM  
W/ 3,000 - KW / 12,000 - KWH DC-COUPLED BESS

ASHRAE TEMPERATURE:			
YUBA COUNTY AP, CA, USA			
ELEV.	HIGH TEMPERATURE	LOW TEMPERATURE	
	0.4%	2% AVG.	EXTREME MINIMUM
19m	40.6°C	38.1°C	-3.5°C

**PREPARED BY:**



**ENVIRONMENTAL CONSULTANTS**  
 320 NORTH HALSTEAD STREET,  
 SUITE 120  
 PASADENA, CA 91107

(626) 240-0587  
[www.swca.com](http://www.swca.com)

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**PREPARED FOR:**



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**PROPOSED PHOTOVOLTAIC ARRAY**  
**2949 NIAGARA AVENUE**  
**COLUSA, CA 95932**

**SITE LAYOUT PLAN**

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CHECKED BY:		DESIGNED BY: NEXTGRID	DRAWN BY:	JTZ
REV	DATE	DESCRIPTION		APPRV
1	12/2024	SITE LAYOUT PLAN		
2	01/2025	REVISED SITE LAYOUT PLAN		

**DATE:**
02/21/2025

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**PROJECT #:**
94475

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**SHEET**
1.0



CHECKED BY:	REV	DATE	DESIGNED BY: NEXTGRID	DRAWN BY: JYZ	APPROV
	1	12/2024	SITE LAYOUT PLAN		
	2	01/2025	REVISED SITE LAYOUT PLAN		

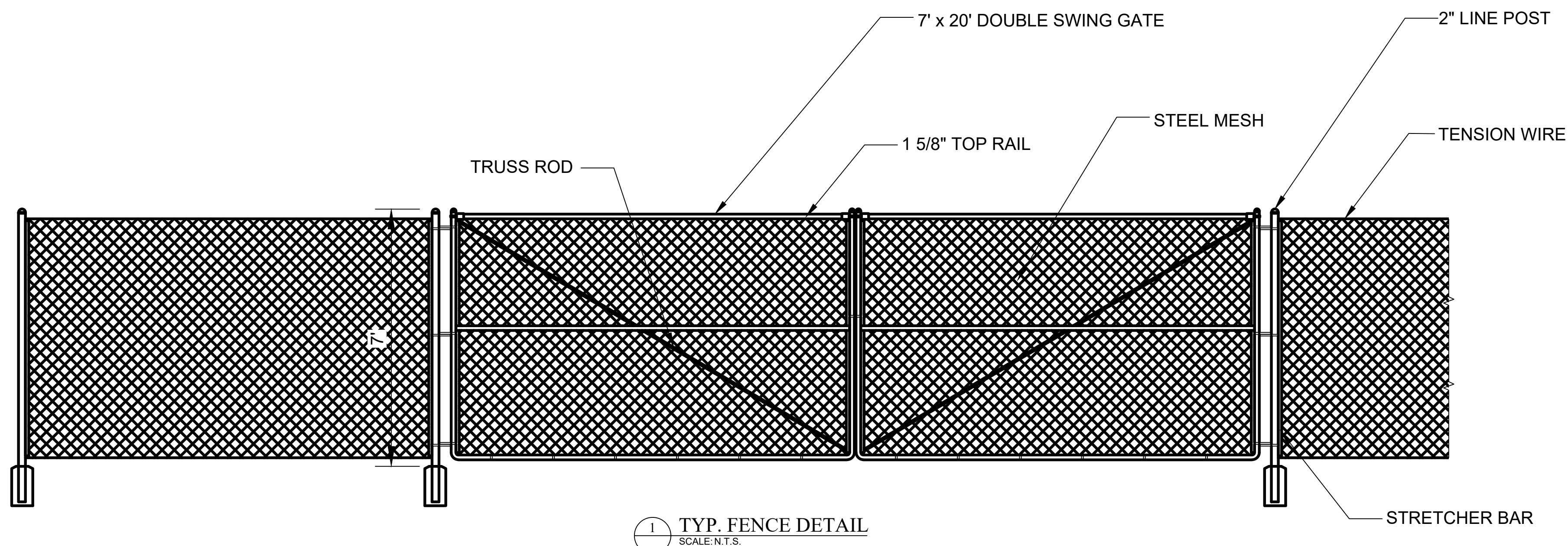
DATE: 02/21/2025

PROJECT #: 94475

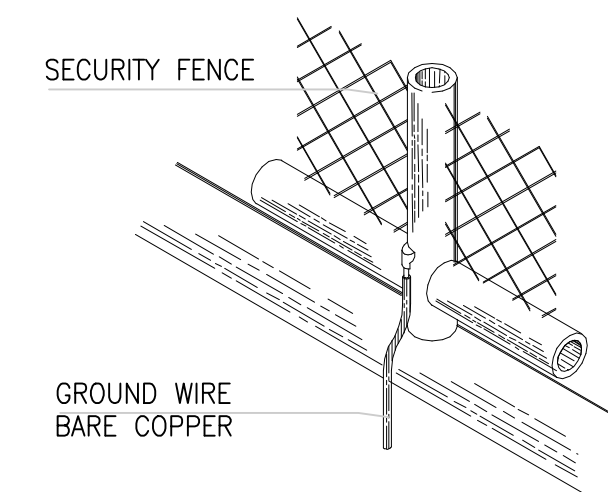
NOT TO SCALE

SHEET

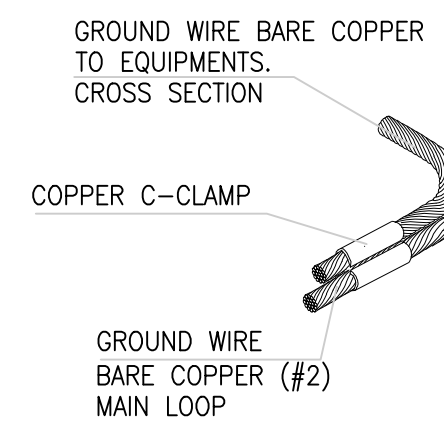
2.0



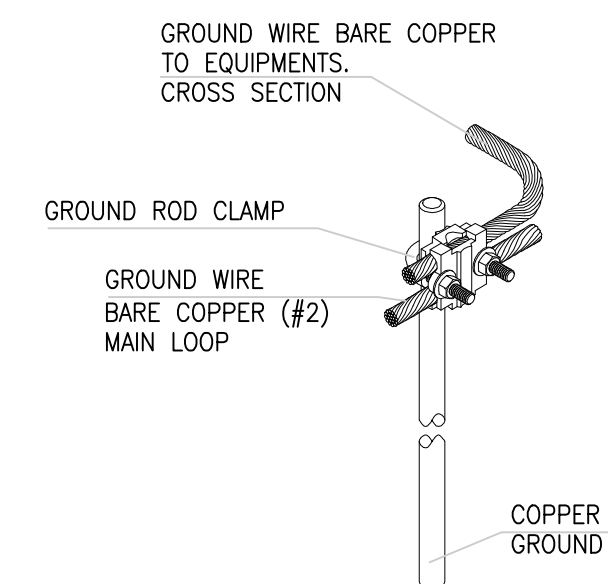
1 TYP. FENCE DETAIL  
 SCALE: N.T.S.



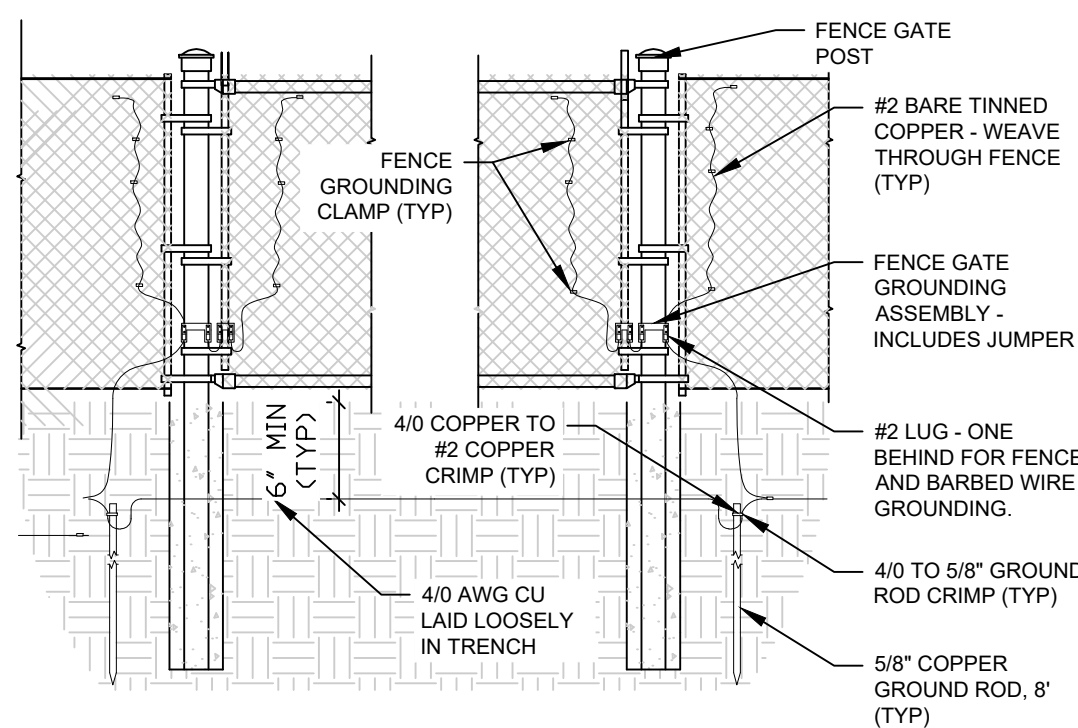
2 TYP. FENCE GROUNDING  
 SCALE: N.T.S.



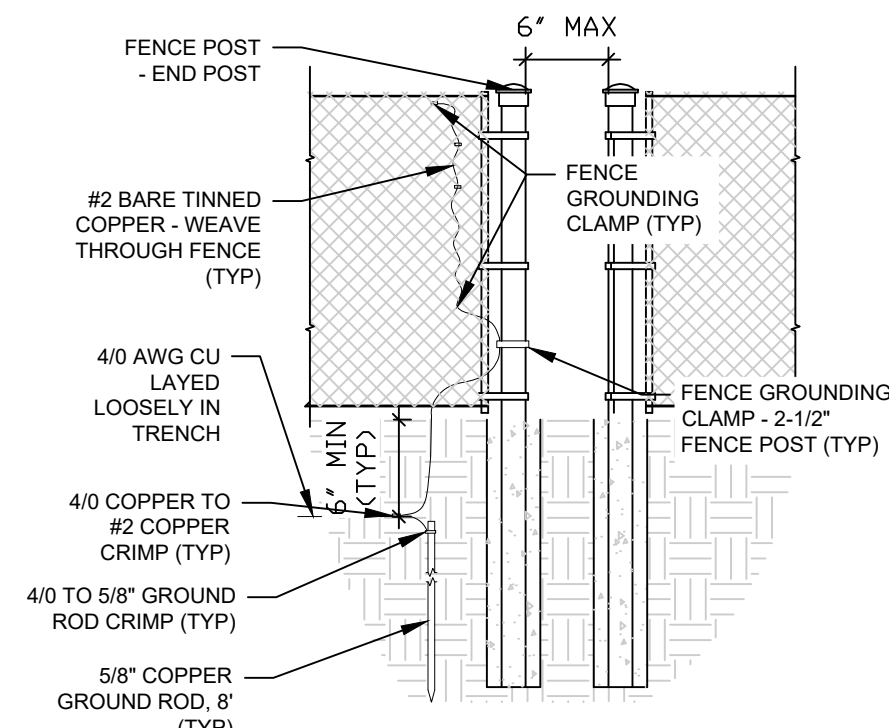
3 TYP. GROUND SPLICE  
 SCALE: N.T.S.



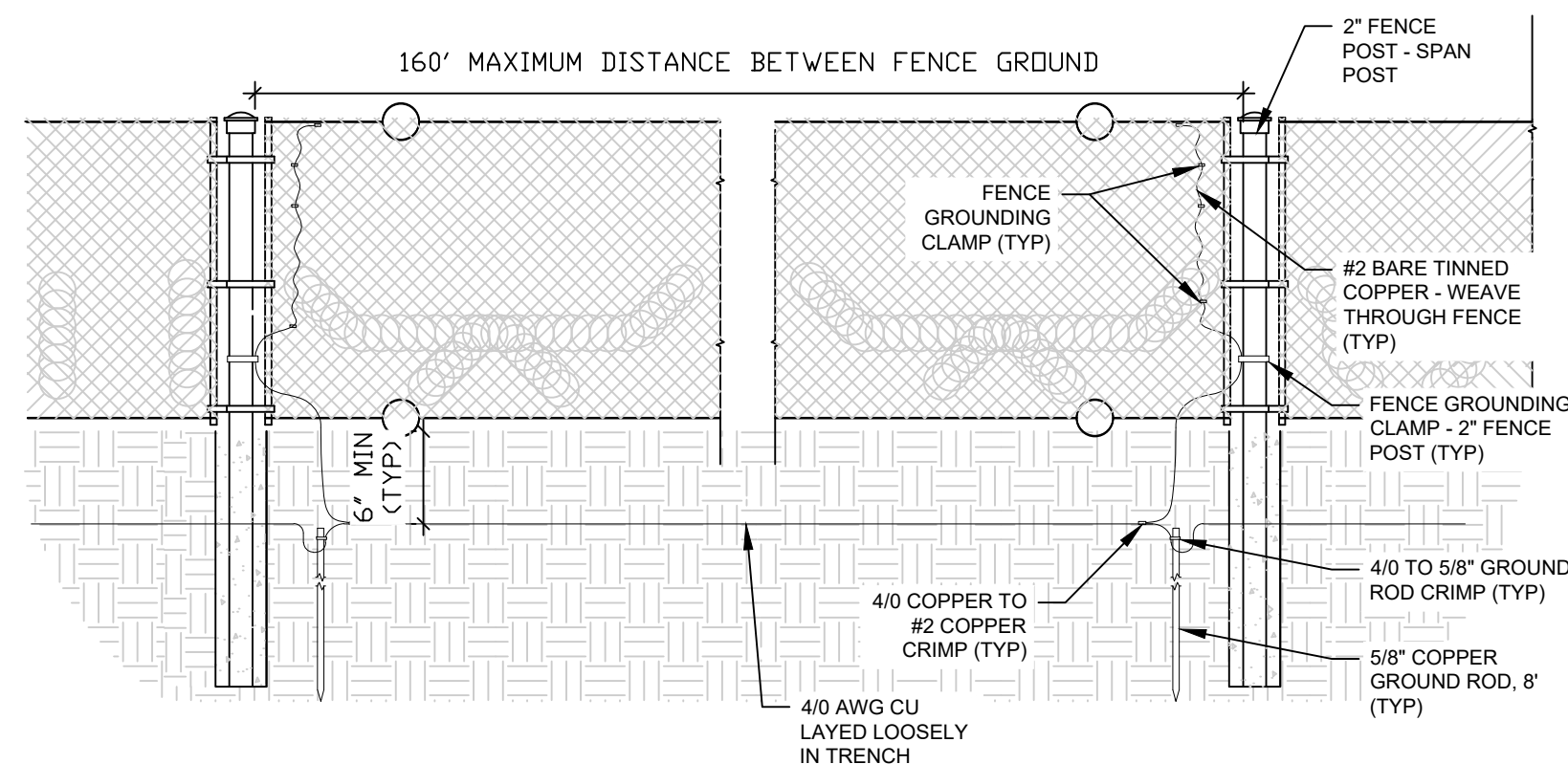
4 TYP. GROUND ROD  
 SCALE: N.T.S.



5 GATE GROUNDING  
 SCALE: N.T.S.



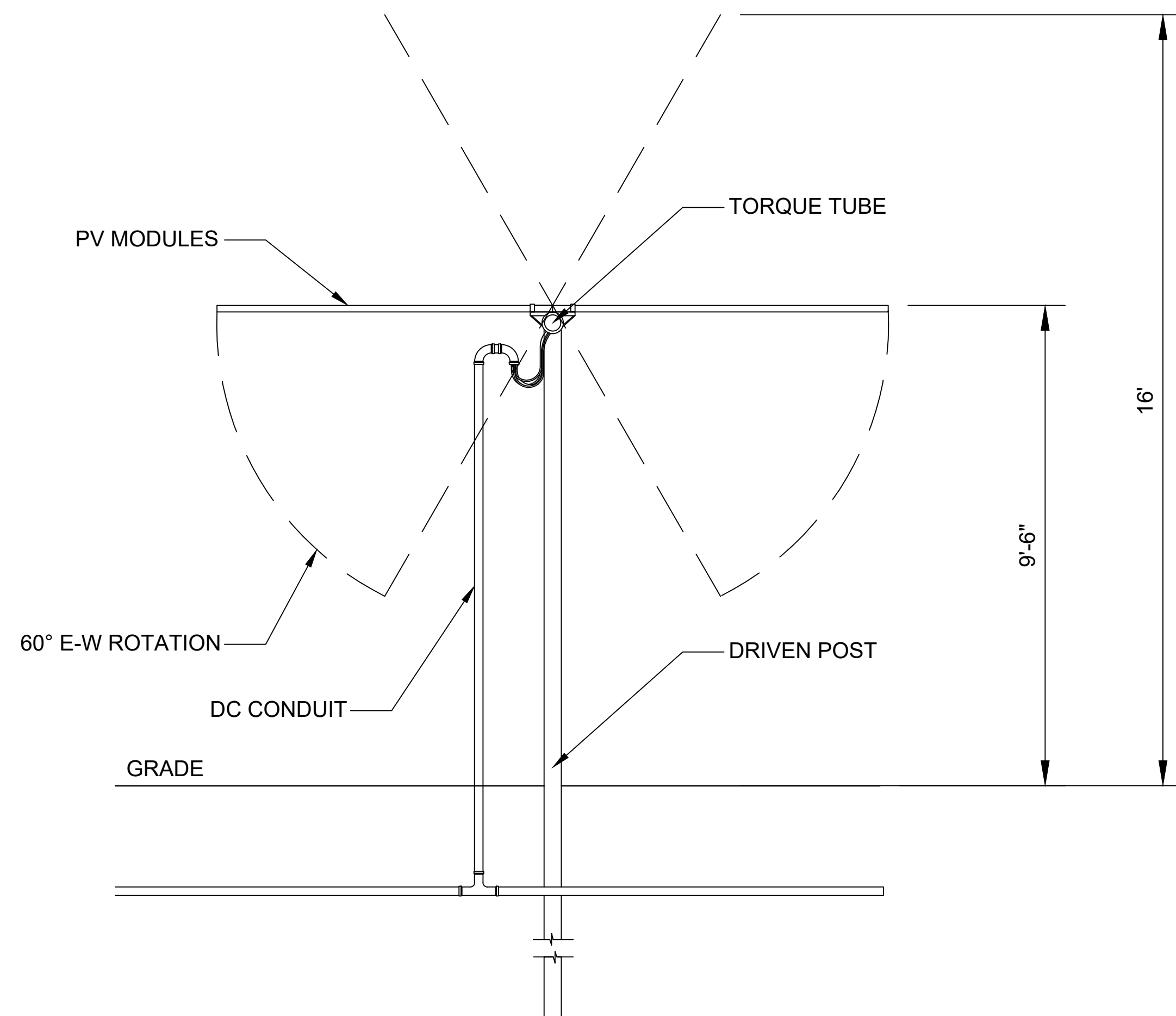
6 FENCE ISOLATION  
 SCALE: N.T.S.



7 GROUNDED FENCE SECTION  
 SCALE: N.T.S.

## NOTES:

1. SURVEYOR SHALL MARK ALL ENDS OF ALL GROUNDED FENCE SEGMENTS WITH WOODEN STAKE PRIOR TO CONSTRUCTION.
2. FENCE SECTIONS SHALL BE GROUNDED WHEN OVERHEAD POLES ARE WITHIN 25' OF ANY PART OF FENCE. GROUNDED SECTION SHALL BE MINIMUM 25' EITHER SIDE OF OVERHEAD CROSSING.
3. FENCE SHALL BE GROUNDED WHEN UNDERGROUND CABLE PASSES UNDERNEATH THE FENCE. THE FENCE SHALL BE GROUNDED 15' ON EITHER SIDE OF UNDERGROUND FENCE CROSSING.
4. FENCE SHALL BE GROUNDED WHEN ELECTRICAL EQUIPMENT IS WITHIN 16' OR LESS.



8 TRACKER ELEVATION  
 SCALE: N.T.S.



**RESOLUTION OF THE AIRPORT LAND USE COMMISSION MAKING A FINDING  
REGARDING A SOLAR ARRAY POWER MANUFACTURING FACILITY IS  
CONSISTENT WITH THE AIRPORT LAND USE COMPATIBILITY PLAN**

**WHEREAS,** The City of Colusa along with Colusa Industrial Properties (CIP) is processing a request for consideration of ~27 acre Solar Energy Processing Facility for Off-Site use, located at APN: 017-130-122, 123, 124, 125, 126, 127, and 128.

**WHEREAS,** Colusa Industrial Properties will apply for a lot merger of the 7 lots into 1 lot with the City of Colusa, once the project is approved with ALUC, and with the Planning Commission.

**WHEREAS,** Colusa Industrial Properties along with ALUC held a meeting on March 5, 2018 discussing this project, in which it was unanimously approved with the condition of height, glare, and battery specifications were submitted.

**NOW, THEREFORE, BE IT RESOLVED** that the Colusa County Airport Land Use Commission based on facts in the Staff Report, and the written and oral testimony, and exhibits presented at the public hearing, takes the following action:

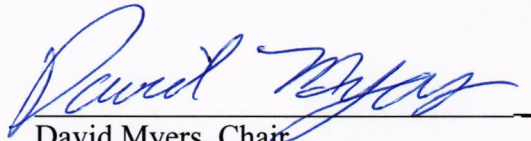
- I. Finds that a Solar Array Power Manufacturing Facility to distribute power off-site, is in alignment with the Colusa County Airport Land Use Compatibility Plan (ALUCP).

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of March, 2025 by the following vote:

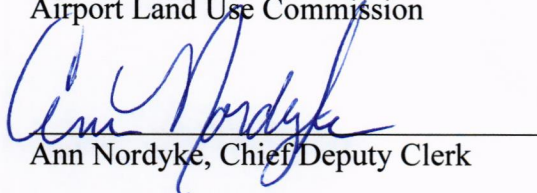
**AYES:** Committee Members S. William Abel, Peter N. Lindquist, Gene Muir, Toby Reading and David Myers.

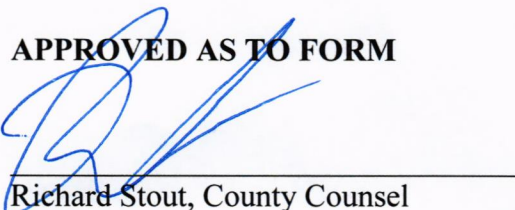
**NOES:** None.

**ABSENT:** Committee Members Michael P. West and John Hamill.

  
David Myers, Chair  
Airport Land Use Commission

**ATTEST:** Wendy G. Tyler Secretary  
Airport Land Use Commission

  
Ann Nordyke, Chief Deputy Clerk

**APPROVED AS TO FORM**  
  
Richard Stout, County Counsel



## RESOLUTION NO.- 2025 \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLUSA – APPROVING THE NEXTGRID USE PERMIT AND LOT MERGER TO FACILITATE THE CONSTRUCTION OF A SOLAR ARRAY FIELD AND FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW PURSUANT TO SECTION 15183 (APNs 017-130-122, 017-130-123, 017-130-124, 017-130-125, 017-130-126, 017-130-127 and 017-130-128).

**WHEREAS**, applications have been received to permit the construction of a 7,235.8-kilowatt Direct Current solar field on 27 acres and merge seven individual parcels into a single lot located on 2949 Niagara Avenue

**WHEREAS**, Appendix A, Article 12 of the Colusa Municipal Code (CMC) allows the Planning Commission to approve a use permit for manufacturing and utility purposes; and

**WHEREAS**, Chapter 17, Article VI of the CMC allows a lot merger when parcels are contiguous and held by the same owner, conform to the minimum parcel size of the applicable zoning designation; and

**WHEREAS**, the Project has been found exempt from the California Environmental Quality Act pursuant to Section 15813, in that the Project is consistent with the City's General Plan Environmental Impact Report and the subject zoning designation would accommodate the type of Project; and

**WHEREAS**, the Colusa County Airport Land Use Commission (ALUC) has reviewed the project on March 3, 2025, and have found the proposed use to be in compliance with the 2014 Colusa County Airport Land Use compatibility Plan (ALUCP); and

**WHEREAS**, the Planning Commission considered the Project, staff report, conditions of approval and comments submitted at a noticed public hearing held on June 4, 2025; and

**NOW, THEREFORE, BE IT RESOLVED** by the City of Colusa Planning Commission BY THE PLANNING COMMISSION OF THE CITY OF COLUSA AS FOLLOWS:

1. With regard to the Use Permit, the Planning Commission finds that:
  - A. The Project, as designed and subject to conditions of approval will be not detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the surrounding area; and
  - B. The Project will not be detrimental or injurious to property and improvements in the surrounding area or to the general welfare of the City; and

- C. A CEQA exemption has been prepared in conformance with Section 15183 provisions of the California Environmental Quality Act and reflects the independent judgement of the City of Colusa.

2. With regard to the Lot Merger the Planning Commission finds that:

- A. The affected parcels are held by the same owner and the General Plan will remain internally consistent as the subject site will retain its M2 – General Industrial zoning district designation. The resulting parcel will be consistent with the minimum lot sizes of the M2 – General Industrial zoning district and will result in an adequate size to permit the proposed solar array field.

***THE FOREGOING RESOLUTION*** was duly introduced and passed at a regular meeting of the City of Colusa Planning Commission Meeting held on the 4th day of June 2025, by the following vote.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

Signed and approved as to form by me on this \_\_\_\_\_ day of \_\_\_\_\_ 2025

ATTEST: \_\_\_\_\_  
*Planning Commission Chair, Martin*

\_\_\_\_\_  
*City Manager, Jesse Cain*

Exhibit I – Conditions of Approval

Exhibit II – Plat to Accompany Use Permit



**NEXTGRID SOLAR ARRAY**  
**EXHIBIT I - CONDITIONS OF APPROVAL**  
**(USE PERMIT AND LOT MERGER)**

**General Conditions**

1. The approval for the NextGrid Solar Array Use Permit and Lot Merger shall expire 24 months from the date of its approval by the Planning Commission, subject to the provisions of the City's Subdivision Ordinance and the California Subdivision Map Act or as defined in a development agreement.
2. All outstanding planning application fees shall be paid in full prior to issuance of building permit.
3. All environmental document recordation fees shall be paid in full within 7 days of application approval. When applicable Department Fish & Game environmental review fees shall be included in the total amount due.
4. All City fees applicable to this project, including those established by the environmental mitigation measures, shall be paid at the rate in effect at the time fees are due or as established by the Development Agreement.
5. Applicant's acceptance of this entitlement shall be deemed to be acceptance by the applicant of all Conditions of Approval.
6. The Conditions of Approval of this entitlement shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.
7. All Department, Division, District, and Agency permits or "will-serve letters" shall be submitted to the City Engineer and Building Official prior to issuance of building permits.
8. Applicant agrees to annex to an existing Community Facilities District already in place, CFD 20-20 prior to the filing of the final map to cover costs of public maintenance. Assessments will be shown on the property owners' tax bills.
9. The applicant shall indemnify, exonerate, and hold harmless the City and all officers and employees thereof against all claims, demands, and causes of action arising out of improvements constructed within this subdivision; and defend at his/her sole expense, any action brought against the City as a result of this project. The applicant shall reimburse the City for any court costs and attorneys fees resulting from any such action. The City may, at its discretion, participate in the defense of any action, but such participation shall not relieve the applicant of the obligations under this Condition.
10. The improvement plans for this Project shall be prepared by a California Registered Civil Engineer and shall be approved by the City Engineer prior to the filing of the final map, unless a separate grading permit is issued. The

applicant shall comply with the City of Colusa subdivision standards and the project's Conditions of Approval and Mitigation Measures. Developer shall submit a site-specific soils report for the project which will include at a minimum recommendation for trench backfill, subgrade preparation under roads and sidewalks, structural sections for paving, and building pad construction and compaction requirements.

These improvement plans shall be submitted concurrently and shall include, but not be limited to, grading, street, drainage, sewer, water, and appurtenant improvements. In addition, a master utility plan shall be submitted showing the layout and location of all the onsite and offsite utility facility improvements of the subdivision. (See Gas, Electric, and Communication Utilities conditions). The plan submittal shall also include construction cost estimates, plan check fees, soils reports, and all pertinent engineering design calculations. The final map may not be filed unless all said improvement plans have been approved by the City Engineer.

11. The Lot Merger shall be prepared in accordance with the Subdivision Map Act, most current City of Colusa Subdivision Standards and City Subdivision Ordinance. The Lot Merger shall be submitted to the City Engineer and City Planning Staff for review and approval prior recordation.
12. The developer shall provide all necessary easements for streets, alleys, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the City. In the event such easements cannot be obtained from the property owner involved by negotiation; the City may acquire them at the costs of appraisal, acquisition, attorney fees, and court fees borne by the developer.
13. The final improvement plans shall be reviewed, approved, and signed by the Colusa Fire Chief, for compliance with the Uniform Fire Codes, fire flow gallons per minute requirements, the number/type of fire hydrants and their location.
14. The final improvement plans shall be reviewed, approved, and signed by the City Police Chief for compliance with public safety and emergency access.
15. In accordance with the City's Subdivision Standards, all bonds, fees, insurance and permits shall be satisfied prior to recordation of final map.
16. All Conditions of Approval of this project shall be met or bonded prior to the satisfaction of the City Engineer prior recordation of final map.
17. Costs of all plan checking and field inspections related to onsite and offsite improvements shall be the responsibility of the developer. Plan check fees shall be paid at the time the plans are submitted, and inspection fees shall be paid prior to the field inspection.
18. The developer shall be responsible for all actions of his contractors, and subcontractors until such time as the improvements have been accepted by the City.



19. The developer shall designate in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Such written authorization shall be provided to the City. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City shall be made for any emergency work, which may be required.
20. It shall be the applicant's responsibility to ensure that all requirements of any other law or agency of the State of California and any other governmental entity, applicable to this development, shall be met.
21. The project shall be constructed in conformance with all applicable City codes, plans, standards and guidelines. In the event of a conflict, those standards adopted at the time of tentative map approval shall prevail.
22. Prior to issuance of a building permit, the applicant shall provide evidence, satisfactory to the Sacramento Fire Department that the Battery Energy Storage System (BESS) shall contain both a suppression and smoke detection system.

### **Grading**

23. The following shall be submitted to the City Engineer for approval, prior to issuance of a grading permit:
  - a. A master drainage plan and report that covers the interim and permanent drainage solutions shall be submitted and approved by the City Engineer, prior to submitting any civil design plans. The drainage report shall address each phase and any interim solutions for that phase, and an overall masterplan. The report shall include hydrologic and hydraulic calculations, and consideration of the 10 yr and 100 yr return flow periods. The report and calculation shall be stamped by a Registered Civil Engineer registered in the State of California.
  - b. Grading and drainage plans shall be designed to meet the requirements of the Colusa Municipal Codes and City Engineer. Plans shall include provisions for permanent erosion and sediment control. Estimated quantities of excavation and embankment shall be noted on the plans.
  - c. A temporary erosion and sediment control plan shall be included with any phase of work, If grading will not be completed by October 15 or is scheduled to start prior to April 15, a winterization plan shall be included for all work on that phase, with the developer responsible for implementation and maintenance of the winterization plan.
  - d. Water, wastewater, and utility improvements.

- e. Two (2) copies of the SWPPP Monitoring Program and Inspection Plan including the WDID and NOI and Filing with the State Water Board.
  - f. Drainage calculations prepared in accordance with the Colusa Municipal Codes and City Engineer.
  - g. A geotechnical investigation report with recommendations pertinent to the facilities being proposed, including site preparation and engineered fill, on-grade, asphalt concrete pavements, and retaining walls, and building pad construction
  - h. Engineer's estimate of probable construction cost.
  - i. The plan shall include sufficient topographic information on adjacent parcels. The statement "I hereby state that all improvements have been substantially constructed as presented on these plans" shall appear on the site grading and drainage plan and shall be signed by a registered civil engineer. The erosion control plan shall include, but not limited to, inlet filters and stabilized construction site access.
  - j. Offsite improvement plans.
  - k. Plan check fees.
24. All grading performed shall conform to the City Ordinance, Chapter 70 of the Uniform Building Code, and as recommended in the Soils/Geotechnical Report with review and approval by the City Engineer.
25. Onsite grading shall be limited to the locations shown on the approved plans or on subsequent City approvals. All grading shall be suspended when winds reach 20 miles per hour or greater.
26. All abandoned irrigation lines and wells, trees (except those to be preserved), and obstructions in the project site shall be removed and properly disposed of from the site during grading operations. Proper backfill and compaction of voids shall be subsequently accomplished to provide protection against settlement.
27. It is the contractor's responsibility to use watering, dust fences, or other methods as directed by the City, to control dust throughout the construction operation.
28. All grading construction debris materials shall be removed and disposed of offsite prior to any excavation or fill operations. The developer or his agents or employees shall be responsible for removal and cleanup of any spill on public streets during his entire grading operations.
29. FEMA Map study showing that the proposed improvements meet the current city minimum elevations above the FEMA floodplain.

## **Sewer**

- 30. The method of sewage and waste disposal shall be by means of the City's collection and disposal system. All sewer system improvements shall meet or exceed the City's standards and the necessary separation between water mains and sanitary sewers shall be maintained as required by the State Department of Health, as directed by the City.
- 31. Sewer connection and impact fees shall be paid with the issuance of a building permit and shall be those in effect at the time the permit is issued, excepting therefrom any special development agreements which may or may not adjust the fees.

## **Water**

- 32. Water facilities shall be designed and constructed at the developer's expense in accordance with the City of Colusa Subdivision Standards, as directed by the City Engineer, and as proposed by the City Water Master Plan
- 33. The developer shall also provide onsite fire protection (hydrants) in two locations within the project boundary as determined necessary by the Colusa Fire Chief.

## **Drainage**

- 34. The project shall not increase runoff onto adjacent lands which are not owned by the developer, unless they are part of the master grading plan of the project. But in no case will the completed project discharge higher rates of runoff from the ultimate buildout boundary. Drainage calculations shall be completed and presented in a drainage analysis to the City Engineer for approval prior to issuance of grading permit. The drainage system design shall integrate, to the greatest extent feasible, techniques to minimize offsite runoff and maximize infiltration from not only large infrequent storms, but from small, frequent storms and irrigation.
- 35. Both onsite and offsite storm drainage facilities shall be designed and constructed in accordance with the City of Colusa Subdivision Standards, as approved by the City Engineer.
- 36. The developer shall install the required drainage facilities concurrently with the rough grading operations or provide an interim drainage and erosion control plan, and construct interim improvements with prior approval from the City Engineer. Such improvements shall mitigate any potential flooding and erosion adversely affecting adjacent properties and public right-of-way.



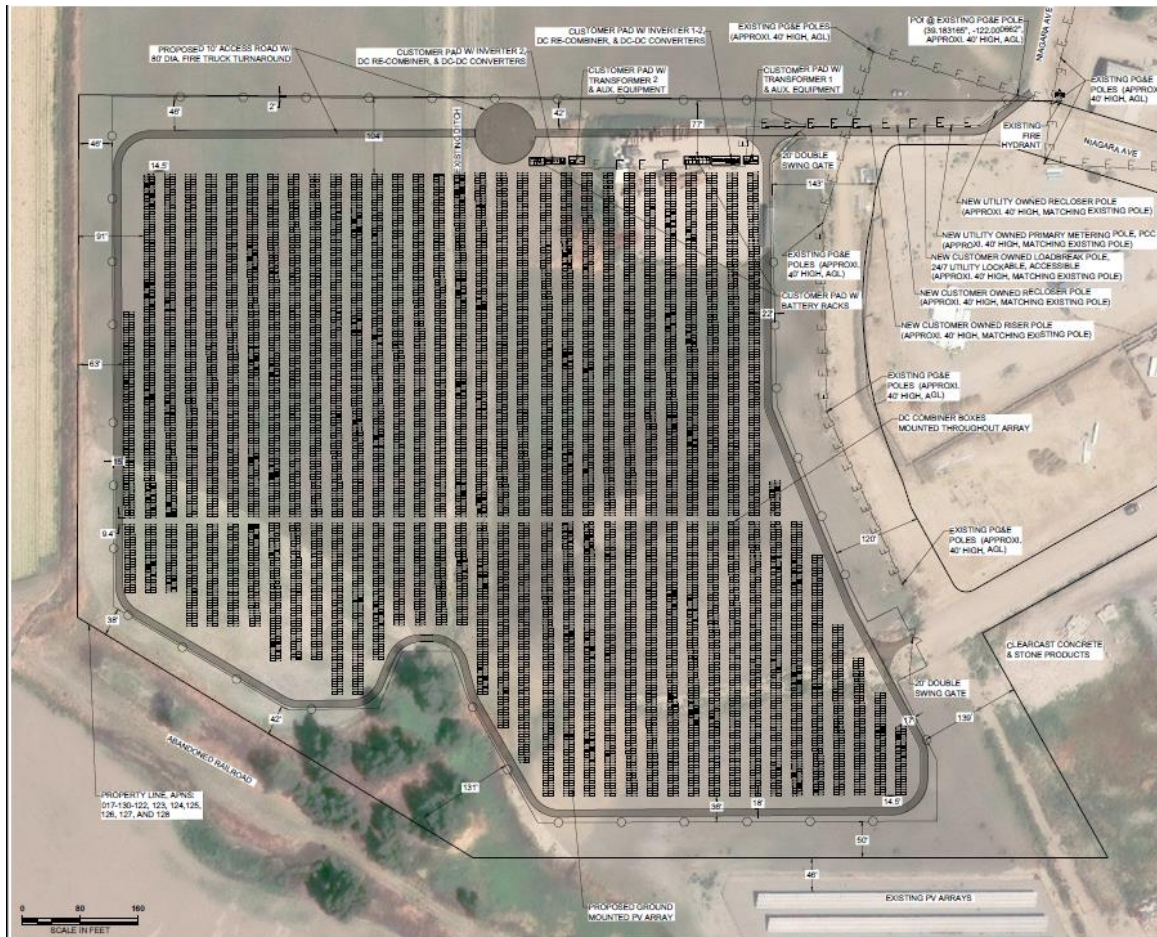
37. The developer shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements, as covered in the State of California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent must be filed with the State Water Resources Control Board (SWRCB) prior to the onset of construction. A Storm Water Pollution Prevention Plan (SWPPP) Monitoring Program and Inspection Plan must be prepared and submitted to the City Engineer for approval, at the same time as the Improvement Plans for this project. The developer will solely be responsible for implementation of the SWPPP, Monitoring Program and Inspection Plan during construction.

### **Streets**

38. Internal Perimeter loop road shall be increased in width to 12-feet and in areas of future fire hydrants the width shall increase to accommodate both the staging of a fire engine and permit the ability for vehicles to pass the area. Width and length of the staging areas shall be approved by Colusa Fire Chief.
39. The Perimeter loop road shall be designed in a manner to bare the weight of emergency vehicles. Such design shall have a minimum aggregate base with a gravel finish as determined by the City Engineer in consultation with the Fire Chief.
40. The developer shall obtain an encroachment permit for any construction within the public right-of-way.
41. Any street, alley, sidewalk, or curb damaged by the developer or its agents or employees shall be repaired to the satisfaction of the City.

### **Design**

42. Exterior fencing and gates of the site shall be vinyl coated chain link with matching slates. Vinyl finish and slats can either be green or tan in color.



### PROJECT DATA

INTEGRATOR:	NEXTGRID 40 HARRISON AVE STE 405 PMB 7300 BOSTON, MA 02111-1029
SITE:	2949 NIAGARA AVENUE COLUSA, CA 95932
CODES:	NEC-2020 IBC-2018 CEC-2022
SOLAR ARRAY:	ZNSHINE ZXM7-SHDB144 550W
MODULE:	13.156 MODULES
RACKING:	GROUND MOUNTED - SAT
INVERTER:	(3) EPC CAB1000/AC-3L2 @ 575V (DERATED)
DC STORAGE:	(6) DYNAPOWER DPS500 DC-DC CONVERTERS (16) SCHE POWER P2 150 LFP BLOCKS
DC OUTPUT:	7,235.800 W DC - STC
AC OUTPUT:	2,990.000 W AC

**2949 NIAGARA AVENUE**  
**7,235.8 - KW DC**  
**2,990.0 - KW AC**  
**PHOTOVOLTAIC POWER SYSTEM**  
**W/ 3,000 - KW / 12,000 - KWH DC-COUPLED BESS**

### ASHRAE TEMPERATURE:

YUBA COUNTY AP, CA, USA			
ELEV	HIGH TEMPERATURE	2% AVG.	LOW TEMPERATURE
1500	9.4% 40.6°C	2% AVG. 30.1°C	EXTREME MINIMUM -3.5°C

### LEGEND

	PROPERTY BOUNDARY
	PROPOSED 7' TALL FENCE LINE
	PROPOSED 7' TALL FENCE LINE
	PROPOSED ACCESS ROAD (10' W)

### MODULE SPECIFICATIONS

MANUFACTURER	ZNSHINE PV-TECH Co., Ltd.
MODEL	ZXM7-SHDB144-550/M
WATTAGE (STC)	550 W
WATTAGE (CEC)	515.6 W
VOC	50.2 V
VMP	41.9 V
ISC	13.89 A
IMP	13.13 A
MAX SYS VOLTAGE	1500V

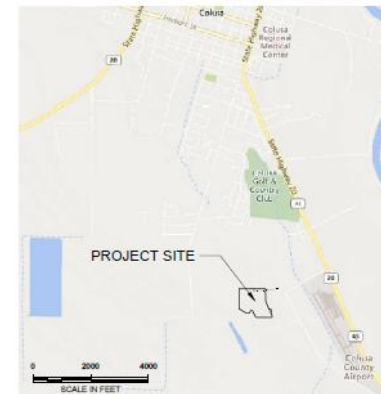
### INVERTER SPECIFICATIONS

MANUFACTURER	EPC
MODEL	CAB1000/AC-3L2 (50-100181)
MAX OUTPUT POWER NAMEPLATE	1500.0 KW AC
MAX OUTPUT POWER CEC	1499.86 KW AC
OUTPUT VOLTAGE	600V 30 3-W
MAX INPUT VOLTAGE	1500 VDC
CEC EFFICIENCY	98%

### BATTERY SPECIFICATIONS

MANUFACTURER	Contemporary Ampere Technology Co., Ltd.
MODEL	R03020P05L03
NAMEPLATE ENERGY CAPACITY	407.34 kWh DC
MAX CONTINUOUS DISCHARGE RATE	203.67 kW DC

NOTE:  
1. THE LABELED HEIGHT OF POWERPOLES ARE APPROXIMATE. NEW POLES WILL BE CONSISTENT WITH THE EXISTING ONES.



PREPARED BY:  
**SWCA**  
ENVIRONMENTAL CONSULTANTS  
300 NORTH MAIN STREET  
SUITE 100  
HARRISON, CA 94503  
925-946-0557  
www.swca.com

PREPARED FOR:

**NextGrid**

CONCEPTUAL DESIGN  
NOT FOR CONSTRUCTION

**PROPOSED PHOTOVOLTAIC ARRAY**  
**2949 NIAGARA AVENUE**  
**COLUSA, CA 95932**

SITE LAYOUT PLAN

DESIGNED BY	DATE	DESCRIPTION	APPROVED BY
1	02/20/24	SITE LAYOUT PLAN	
2	03/05/24	REVISED SITE LAYOUT PLAN	
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DATE: 02/21/2025

PROJECT #: 04475

SHEET

1.0

Plat to Accompany Solar Array Use Permit – 2949 Niagara Avenue