# PROJECT SUMMARY

**OWNER / APPLICANT**  
Tweety Capital

**HEARING DATE**  
May 2, 2018

**REQUESTED ENTITLEMENTS**  
Conditional Use Permit No. RPPL2016001556  
Environmental Assessment No. RPPL2016001561

**MAP/EXHIBIT DATE**  
December 6, 2017

## PROJECT OVERVIEW

The applicant requests a conditional use permit (CUP) to authorize the construction, operation, and maintenance of a 42.0-megawatt photovoltaic solar facility in two phases on approximately 107 acres and for grading in excess of 100,000 cubic yards in the east Antelope Valley in the A-2-5 (Heavy Agricultural — Five Acre Minimum Required Lot Area) Zone and in a Significant Ecological Area (SEA No. 3). The first phase will occupy eight acres at the southwest of the property and will generate 3.0 megawatts while the second phase will occupy the remaining acreage (with the exception of on-site dedicated open space) and will generate 39.0 megawatts.

Approximately 14 acres on the eastern and northeastern portions of the site will be preserved as open space. The facility's power output will be transmitted to Southern California's Edison Oasis Substation located at East Avenue M and 20th Street East via existing power lines. An on-site connection to these lines will be made near the corner of 50th Street East and East Avenue H at the southwest border of the Project Site.

Solar panels will be mounted on either fixed-tilt or a single-axis tracking system on steel support structures. No mass-grading in the solar field is proposed aside for that required for the construction of the perimeter service road. Existing vegetation will be maintained at a height of six inches. A six- to seven-foot fence with tan- or earth-tone slats will surround the Project Site along with perimeter landscaping.

The project is located to be compatible with the Significant Ecological Technical Advisory Committee (SEATAC) with the subject SEA.

## LOCATION

Northeast corner of East Avenue H and 50th Street East, Unincorporated community of Roosevelt

## ACCESS

East Avenue H

## ASSESSORS PARCEL NUMBERS

3382-003-001, -002, -010, -011, -012

## SITE AREA

107 Acres

## GENERAL PLAN / LOCAL PLAN

2015 Antelope Valley Area Plan: Town & Country ("Area Plan")

## ZONED DISTRICT

Antelope Valley East

## LAND USE DESIGNATION

RL20 (Rural Land 20)

## ZONE

A-2-5 (Heavy Agricultural — Five Acre Minimum Required Lot Area Zone)

## PROPOSED UNITS

NA

## MAX DENSITY/UNITS

NA

## COMMUNITY STANDARDS DISTRICT

NA

## ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration with mitigation measures identified for: (1) Aesthetics, (2) Biota, (3) Cultural Resources, (4) Hydrology and Water Quality.

## KEY ISSUES

- Consistency with the Los Angeles County ("County") General and Area Plans
- Satisfaction of the following Sections of Title 22 of the County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.24.150 (A-2 Uses Subject to Permits)
  - 22.56.215 (Significant Ecological Area)

## CASE PLANNER:

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