



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

September 20, 2010

AV Solar Ranch 1, LLC
Attention: Roy Skinner
353 Sacramento Street, Suite 2100
San Francisco, CA 94111

Dear Mr. Skinner:

**SUBJECT: PROJECT NO. R2009-02239-(5)
VESTING TENTATIVE TRACT MAP NO. 071035
CONDITIONAL USE PERMIT NO. 200900026
ENVIRONMENTAL ASSESSMENT NO. 200900027
MAP DATE: MARCH 01, 2010**

A public hearing on Vesting Tentative Tract Map No. 071035 and Conditional Use Permit Case No. 200900026 was held before the Los Angeles County Regional Planning Commission ("Commission") on June 30, 2010 and September 15, 2010.

After considering the evidence presented, the Commission in its action on **September 15, 2010 approved** the vesting tentative tract map ("VTTM") and conditional use permit ("CUP") in accordance with the Subdivision Map Act, Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action on the VTTM and CUP authorizes:

1. The reversion to acreage from 147 lots to one lot on 790 acres of the 2,093-acre project site.
2. Construction, operation, and maintenance of a 230 megawatt photovoltaic solar electric power generation facility on 2,093 gross acres (including the 790-acre property included in the VTTM); on-site grading in excess of 100,000 cubic yards; and installation of 0.75 miles of onsite and 1.5 miles of offsite high voltage 230 kilovolt electricity transmission lines.

Your attention is called to Condition No. 2 of the CUP which provides that the permit shall not become effective for any purpose until the applicant and the owner of the property involved, or their duly authorized representative, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") the affidavit stating that they are aware of and accept all of the conditions of the permit.

The decision of the Commission regarding the VTTM and CUP shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

- In accordance with the requirements of the State Map Act and the County Code, the vesting tentative tract map may be appealed within 10 days following the decision of the Commission. **The appeal period for this project will end at 5:00 p.m. on September 27, 2010.**
- In accordance with the requirements of the County Code, the CUP may be appealed within 10 days following the decision of the Commission. **The appeal period for this project will end at 5:00 p.m. on September 27, 2010.**

The applicant or any other interested person may appeal the decision of the Commission regarding the vesting tentative tract map and conditional use permit to the Board. **If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee.** To initiate the appeal, submit your appeal form and a check made payable to the "County of Los Angeles" to Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. Only one fee is required to appeal any portion of the project. If only one of these is appealed, the entire project is considered appealed and will be heard concurrently at the appeal public hearing. The appellant should also contact the case planner for the appeal verification form which is required for the Executive Office for the appeal. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Upon completion of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or materials to the Special Projects Section in Room 1362, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012. Once this form has been received and all applicable fees have been paid in person after the completion of the appeal period, the approved vesting tentative tract map may be obtained from the Special Projects Section.

The vesting tentative tract map approval shall expire on **September 15, 2012.** If the subject vesting tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date.** Extension of the vesting tentative map will also extend the expiration date of the associated CUP.

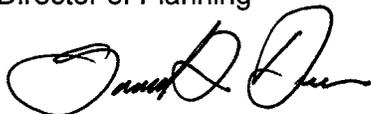
If you have any questions regarding this matter, please contact Mr. Kim Szalay of the Special Projects Section of the Department of Regional Planning at (213) 974-4876 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director of Planning



Samuel Z. Dea, Supervising Regional Planner
Special Projects Section

SZD:KKS

Enclosures: CUP and VTTM Findings and Conditions
Mitigation Monitoring and Reporting Program
Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement; Subdivision Committee;
Testifiers; Adams Broadwell Joseph & Cardozo

INSTRUCTIONS

Please read **carefully**. Failure to follow these instructions as stated may result in delaying the issuance of the approved site plan and any necessary building permits.

After the termination of the appeal period (10 days after the hearing date), if no appeal was received, proceed with the following instructions.

1. Sign **both** attached Affidavit of Acceptance forms in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person.
2. Record the conditions of approval. Submit **in person (do not mail)** one original "Affidavit of Acceptance" form (with wet signature) and a copy of the Conditions of the grant to:

The Los Angeles County Recorder
12400 Imperial Highway
Norwalk, CA 90650

The "Affidavit of Acceptance" serves as proof to the Registrar Recorder of your acceptance of conditional use permit conditions associated with this grant. Both the County Recorder Office and the Department of Regional Planning need an original Affidavit of Acceptance form with wet signature.

The County Recorder's Office will provide you a certified copy of the recorded conditions to be submitted to the Department of Regional Planning.

3. Make an appointment with the assigned case planner to submit the following items:
 - Second original Affidavit of Acceptance" form (with wet signature).
 - Certified copy of the recorded documents from the County Recorder.
 - Three copies of the site plan. **Plans must be folded** to fit into an 8 ½" X 14" folder.
 - One check for the inspection fees (see conditions for fee amount). Make the check payable to: County of Los Angeles.
 - A second check for the Fish and Game fees may be required (if marked below). Make the check payable to: County of Los Angeles. LA County Registrar-Recorder/County Clerk in the amount of:
 - Not Required
 - \$2,085.25 (includes \$75.00 processing fee) for the issued Negative Declaration or Mitigated Negative Declaration
 - \$2,867.25 (includes \$75.00 processing fee) for the required Environmental Impact Report

The County Clerk will not accept a Notice of Determination or Exemption for your project until the fees are paid.

Section 21089 (b) of the Public Resources Code provides that no project approval is operative, vested, or final until these fees are paid.

Please write project number on the check(s).

4. Submit the aforementioned items **in person (do not mail)** at:

Hall of Records
Department of Regional Planning, Room
320 West Temple Street
Los Angeles, CA 90012

You will receive a copy of the approved site plan and a copy of the approved site plan and conditions will be sent to the Department of Public Works' Division of Building and Safety.

If you have any questions regarding these instructions, please contact Mr. Kim Szalay at (213) 974-4876, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at kszalay@planning.lacounty.gov. Our offices are closed on Fridays.



Please complete this form and return to:

The Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. R2009-02239-(5)
CONDITIONAL USE PERMIT NO. 200900026
SR 138 (AVE. D) AND 170TH STREET WEST, ANTELOPE VALLEY WEST

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case. I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of \$3,000 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20_____

I/We declare under the penalty of perjury that the foregoing is true and correct.

(Where the owner and permittee are not the same, both must sign.)

Type or Print
Applicant

Name _____

Address _____

City, State _____

Signature _____

*This signature must be
Acknowledged
By a notary public. Attach
Appropriate
Acknowledgements.*

Owner:

Name _____

Address _____

City, State _____

Signature _____



Please complete this form and return to:

The Los Angeles County Recorder
12400 Imperial Highway
Norwalk, CA 90650

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}SS

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CONDITIONAL USE PERMIT NO. 200900026
SR 138 (AVE. D) AND 170TH STREET WEST, ANTELOPE VALLEY WEST**

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I/We have enclosed a check in the amount of \$3,000 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20_____

I/We declare under the penalty of perjury that the foregoing is true and correct.

(Where the owner and permittee are not the same, both must sign.)

Type or Print
Applicant

Name _____

Address _____

City, State _____

Signature _____

*This signature must be
Acknowledged
By a notary public. Attach
Appropriate
Acknowledgements.*

Owner:

Name _____

Address _____

City, State _____

Signature _____

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NO. R2009-02239-(5)
CONDITIONAL USE PERMIT NO. 200900026
ENVIRONMENTAL ASSESSMENT NO. 200900027
HEARING DATES: JUNE 30, 2010 AND SEPTEMBER 15, 2010**

SYNOPSIS

The applicant, AV Solar Ranch 1, LLC, requests Vesting Tentative Tract ("VTTM") No. 071035 to authorize a reversion to acreage from 147 lots to 1 lot on 790 acres in the A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area) zone and Conditional Use Permit ("CUP") No. 200900026 to authorize construction, operation, and maintenance of a 230 megawatt photovoltaic solar electric power generation facility on 2,093 gross acres (including the 790-acre VTTM site) and on-site grading in excess of 100,000 cubic yards in the A-2-5 (Heavy Agricultural – Five Acres Minimum Required Area) zone; and installation of 0.75 miles of onsite and 1.50 miles of offsite high voltage 230 kilovolt electricity transmission lines in the A-2-5 and A-1-2 (Light Agricultural-Two Acres Minimum Required Area) zones. The subject property to which the CUP applies includes 33 contiguous parcels including one reversion to acreage parcel proposed to be created by the VTTM.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

June 30, 2010 Public Hearing

A duly noticed public hearing was held on June 30, 2010, before the Regional Planning Commission ("Commission"). Commissioners Bellamy, Rew, Helsley, and Modugno were present. Commissioner Valadez was absent. The applicant and two persons testified in favor of the project and two persons testified with concerns regarding the request. Approximately 25 members of the public were present at the public hearing plus the applicant's team of six persons. The Commission directed staff and the applicant to further address the following issues:

- Clarify and provide the possibility of capturing rainwater and washwater runoff
- Provide decommissioning financial assurances
- Provide a cost/benefit comparison of undergrounding versus above ground transmission line installations
- Investigate fencing options so as to be of a suitable color to blend with the surrounding terrain
- Clarify and provide numbers of tracking solar panels and fixed tilt solar panels proposed
- Verify and provide the current market rate per kilowatt hour for purchase of electrical power
- Provide potential high-value mitigation sites for the required 450 acres of off-site mitigation land
- Clarify night lighting requirements and proposal

- Verify and provide the Federal funding critical timeline requirements
- Clarify the status of the comment letter submitted by the Antelope Acres Town Council

There being no further testimony or discussion, the Commission voted 4-0 to continue the public hearing to September 15, 2010, to provide time for staff and the applicant to provide the additional items requested and for staff to prepare the Final Environmental Impact Report and Findings and Conditions for action on the requested CUP and VTTM.

September 15, 2010 Public Hearing

The June 30, 2010 public hearing before the Commission was continued on September 15, 2010. Commissioners Bellamy, Rew, Helsley, and Modugno were present. Commissioner Valadez was absent. The Commission directed staff to amend Condition No. 20 pertaining to decommissioning of the site and received staff amendments. The applicant and four members of the public testified in favor of the project. No testifiers spoke against the project. Approximately eight members of the public were present at the public hearing in addition to the applicant's team of approximately six persons. The president of the Antelope Acres Town Council testified that the Council's unanimous support of the project as reflected in the March 23, 2009 letter previously submitted to the Commission continued to apply at the present time. A representative of the Desert and Mountains Conservancy ("Conservancy") testified that the governing board of the Conservancy approved an agreement with the applicant to receive 450 acres of mitigation land as it becomes available according to all of the requirements of the subject mitigation measures in the Mitigation Monitoring and Reporting Program ("MMRP") associated with the project. Representatives of the Greater Antelope Valley Economic Alliance and the Los Angeles Economic Development Corporation testified on the economic development benefits of the project.

There being no further testimony, the Commission adopted the Environmental Impact Report ("EIR"), associated MMRP and California Environmental Quality Act Findings of Fact, and approved the Conditional Use Permit, Vesting Tentative Tract Map, and associated conditional use permit and vesting tentative tract map Findings and Conditions.

FINDINGS

1. The applicant is requesting a conditional use permit for construction, operation, and maintenance of a 230 megawatt photovoltaic solar electric power generation facility on 2,093 gross acres (including the 790-acre property included in the VTTM) and on-site grading in excess of 100,000 cubic yards in the A-2-5 (Heavy Agricultural – Five Acres Minimum Required Area) zone; and installation of 0.75 miles of onsite and 1.50 miles of offsite high voltage 230 kilovolt electricity transmission lines in the A-2-5 and A-1-2 (Light Agricultural-Two Acres Minimum Required Area) zones.

2. All portions of the project are located within the following boundary extremes: north and south of SR 138 between 155th Street West to the east and 180th Street West to the west, and between West Avenue B-8 to the north and West Avenue E to the south. Not all properties located within these boundary extremes are within the Project area. Primary access is proposed to be located on 170th Street West approximately 0.6 miles north of SR 138 (Avenue D).
3. The subject property consists of 33 contiguous parcels on 2,093 acres, including one proposed 790-acre reversion to acreage parcel. The property is flat and gently sloping downward to the northeast. All parcels are vacant with the exception of an existing abandoned ranch house and appurtenant facilities located on a parcel adjacent to and south of SR 138 (Avenue D). All such facilities are proposed to be demolished.
4. The proposed 230-megawatt solar photovoltaic electric power generation facility includes approximately 80,000 photovoltaic panel arrays including optional use of sun-tracking or fixed, tilt or horizontal array units; associated electrical and distribution equipment including approximately 185 electrical equipment structures with the option to be unenclosed or enclosed; onsite unenclosed electricity substation; operations and maintenance building; a 230-kilovolt transmission line approximately 4.25 miles in length (approximately 2.25 miles within unincorporated Los Angeles County and 2 miles within Kern County) within the 170th Street West public right of way in unincorporated Los Angeles County, and on private property and/or 170th Street West public right of way in Kern County, connecting to Southern California Edison proposed Whirlwind substation facilities in Kern County; undergrounding of all high-voltage transmission lines located within unincorporated Los Angeles County with the exception of two required above-ground crossings of the public right of way; onsite 34.5 kilovolt transmission line proposed within 170th Street West public right of way and private property; undergrounding all of the low-voltage transmission lines except as required to include one above ground crossing of the public right of way and approximately four required above ground crossings over jurisdictional drainages within the project site; a maximum of 180,000 cubic yards of balanced grading for flood control management; employee parking area; perimeter fencing; associated access roads; native landscaping screening north and south of SR 138 (Avenue D); new potable water well and use of existing wells for non-potable uses; two above ground water tanks (approximately 10,000 and 100,000 gallons); construction of onsite septic and leach-field system; and demolition of all existing structures on-site including two residences, a mobile home, and accessory structures. The proposed project will require approximately 150 acre feet of water per year during construction of the project for a period not to exceed 38 months. On-going operation of the project will require approximately 12 acre feet per year of water supply, of which three acre feet per year are required to be potable.

5. The subject property is located within the N1 (Non Urban 1) land use designation in the Antelope Valley Areawide General Plan ("AVAGP"), a component of the Los Angeles Countywide General Plan.
6. The subject property is zoned A-2-5 (Heavy Agricultural – Five Acre Minimum Required Area).
7. Six Certificates of Compliance have been issued on various lots on the subject property to certify compliance with the Subdivision Map Act. The subject property is comprised of a total of 179 lots. After proposed reversion to acreage of the 147 lots to one lot, the property would be comprised of 33 lots.
8. Surrounding land uses within a 500-foot radius of the property include vacant parcels and Joshua Tree Woodland Habitat Significant Ecological Area ("SEA") No. 60 adjacent to the north and east, and vacant parcels to the south and west. Joshua Tree Woodland Habitat SEA No. 57 is located nearby to the southeast of the project site. The project provides undeveloped land buffers to the SEA's and does not disturb or intrude into the SEA's. Nearby property owners within a 1,000-foot radius of the project boundaries were notified by mail regarding the project.
9. The surrounding areas within a 500-foot radius of the property are zoned A-1-2 and A-2-5 to the north and west, A-1-2, A-2-2 (Heavy Agricultural – Two Acre Minimum Required Area), and A-2-5 to the south and east.
10. The proposed project is consistent with the applicable goals and policies of the County of Los Angeles Countywide General Plan ("General Plan") as follows:
 - a. Policy No. 2 of the Conservation and Open Space Element is as follows: "Support the conservation of energy and encourage the development and utilization of new energy sources including geothermal, thermal waste, solar, wind and ocean-related sources" (General Plan, Pg. II-26). The project is consistent with this policy by proposing development of solar energy production facilities.
 - b. Policy No. 3 of the Conservation and Open Space Element specifically promotes solar energy: "Promote the use of solar energy to the maximum extent possible" (General Plan, Pg. II-26). The project is a utility-scale solar project proposing 230-megawatts of solar electricity generation and is consistent with this policy.
 - c. Policy No. II-15 of the Conservation and Open Space Element Recommended Action Plan provides the following guidance: "Support stronger tax and cost-saving incentives to encourage greater use of alternative energy sources such as solar energy and wind power" (General Plan, Pg. VIII-39). The project proposes to use potential Federal stimulus funding, Federal loan guarantees,

and State Public Utilities Commission authorized cost recovery mechanisms in the event the project qualifies for subject funding opportunities.

11. The proposed project is consistent with the applicable goals and policies of the AVAGP and the N1 (Non-Urban 1) land use designation in the AVAGP. The project meets the definition of a "utility installation" referenced in the listing of non-urban non-residential land uses allowed in remote areas designated Non-Urban 1 (AVAGP, Pg. VI-5). The project is consistent with policies of the Plan as follows:
 - a. Policy No. 18: "Direct future growth away from areas exhibiting high environmental sensitivity to land use development unless appropriate mitigating measures can be implemented" (AVAGP, pg. V-3). The project uses previously disturbed and previously farmed land and avoids SEA's in the vicinity. Additional project design features and mitigation measures have been incorporated and required to further protect and preserve surrounding habitat in the Antelope Valley. An existing on-site juvenile Joshua Tree recruitment area is avoided by the project.
 - b. Policy No. 19: "Minimize disruption and degradation of the environment as land use development occurs, integrating land uses so that they are compatible with natural environmental systems" (AVAGP, pg. V-3). The project retains natural drainage, limits grading to maintain the topography of the existing site, and provides permeable fencing for retaining animal movement throughout the property. Proposed vegetated swales and limited vegetation retained under and around panels provides partial integration of the site with existing habitat.
 - c. Policy No. 40: "Encourage efficient utilization of resources in the allocation of land to various uses, and incorporate energy conservation measures into the design and implementation of public and private projects" (AVAGP, pg. V-6). The project uses materials with an estimated lifespan of 25-30 years, makes little impact on public infrastructure, limits land disturbance, and provides public benefits through generation of renewable energy. The proposed operations building will be constructed in compliance with green building requirements of the County Green Building Ordinance.
 - d. Policy No. 65: "Encourage the locating of new power distribution networks, communication lines, and other service network facilities underground in urban areas. Transmission lines should be located underground where feasible" (AVAGP, pg. V-9). Though not located in an urban area, the project site is subject to long-range planning for the Antelope Valley that envisions minimal visual intrusion by avoiding proliferation of above ground transmission lines and their related support poles. Therefore, to be consistent with this policy, the on-site low voltage and the on-site and off-site high voltage transmission lines will be undergrounded, with the exception of three required above-ground

crossings in the unincorporated County area within the public right of way including one point of connection at the Kern County border, and approximately four required above ground crossings over jurisdictional drainages within the project site in order to minimize visual intrusion and to avoid proliferation of above-ground transmission lines.

- e. Policy No. 66: "Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines, and other utility services in urban areas" (AVAGP, pg. V-9). Many potential applications for renewable energy projects require long-term planning for solar and wind project transmission line installations in the Antelope Valley. Although not located within an urban area, the project site is subject to long-range planning efforts for future development in the area. Therefore, to be consistent with this policy, the on-site low voltage and the on-site and off-site high voltage transmission lines will be undergrounded, with the exception of three required above-ground crossings in the unincorporated County area within the public right of way including one point of connection at the Kern County border, and required above ground crossings over onsite jurisdictional drainages in order to minimize visual intrusion and to avoid proliferation of above-ground transmission lines.
- f. Policy No. 69: "Protect significant vegetation such as the Joshua Tree" (AVAGP, pg. V-9). The project proposes to avoid development in the nearby Joshua Tree Woodlands SEA No. 60, and the project avoids removal of, or, encroachment upon, mature and younger Joshua Trees located on the site.
- g. Policy No. 70: "Encourage planting of street trees in urban portions of the Antelope Valley" (AVAGP, pg. V-9). Naturally-placed native vegetation, including Joshua Trees, is proposed for screening along the north and south sides of SR 138. The project also proposes to provide for additional planting and maintenance of street trees and landscaping in nearby areas of the Antelope Valley that may include urbanizing areas.
- h. Policy No. 71: "Encourage and support local efforts to attract new industry to the Antelope Valley. While the aero-space and other government related industries should continue to remain as major employment generators, emphasis should also be given to attracting other types of employers" (AVAGP, pg. V-10). The project is a large-scale renewable energy project that would provide additional employment opportunities and introduce new industry opportunities in the growing renewable energy sector within the Antelope Valley.
- i. Policy No. 101: "Develop and use groundwater sources to their safe yield limits" (AVAGP, pg. V-13). During the 38-month construction period proposed, a maximum of 150 acre feet of water per year may be used for project

construction activities. The project proposes to limit use of groundwater to a maximum of 12 acre feet per year during project operations. Long-term operation of the project requires occasional cleaning of the solar panel surfaces in order to maximize electricity production. Existing wells with projected adequate yield are proposed to be used for non-potable washwater and other non-potable uses. A new well is proposed to provide for necessary potable water to supply the operations and maintenance facility and construction workers. The project provides adequate water supply.

- j. Policy No. 114: "As an interim policy, pending construction of regional drainage facilities, require installation of appropriate systems and facilities to retain the increase in storm runoff due to development on the project site or equivalent mitigating measures" (AVAGP, pg. V-14). The project proposes retaining natural permeable ground surfaces and providing drainage swales in addition to retaining natural flow and volumes through the primary drainages on the site.
- k. Policy No. 135: "Encourage development to utilize and enhance natural topographic features, thus establishing harmony between the natural and man-made environment" (AVAGP, pg. V-17). Natural drainages are being maintained by the project to retain natural flows of storm waters, and additional buffering of the main drainage course is proposed to provide for animal movement and ongoing habitat. Permeable fencing is also proposed to enable additional movement for small and moderate sized wildlife. The project proposes to preserve 100 acres onsite as natural open space.
- l. Policy No. 140: "Promote air quality that is compatible with health, well-being, and enjoyment of life. The public nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result from air pollution contaminants should be prevented to the greatest degree possible" (AVAGP, pg. V-17). The project proposes to stage limited construction grading and construction over a 38-month period, and to use other standard dust control measures in order to limit the extent of air pollution from fugitive dust during construction of the project. Operation of the project proposes retaining native vegetation and re-vegetating to the greatest extent feasible while in compliance with fire control clearance requirements. By providing a utility scale solar project, the project is facilitating the use of clean, renewable energy, which in turn helps to reduce emissions from other types of energy sources, thereby promoting improved air quality.
- m. Policy No. 141: "Prohibit the harvesting of Joshua or Juniper trees for fuel purposes or for transplantation out of their normal habitat area" (AVAGP, pg. V-18). The project avoids the nearby Joshua Tree Woodlands SEA and proposes to avoid development in and removal of young Joshua Trees from an existing Joshua Tree recruitment area located onsite.

- n. Policy No. 217: "Promote use of alternative energy sources (including solar and wind) for heating and cooling" (AVAGP, pg. V-26). The project aims to produce 230-megawatts of photovoltaic solar electric power for use in California to assist meeting renewable energy needs and mandates.
12. The project is consistent with the AVAGP Guidelines for Non-Residential Uses in Non-Urban Areas (Pages VI-24, 25) as follows:
- a. Location. The project is consistent with location guidelines of the Plan. The proposed project is located on previously disturbed land surrounded by vacant properties and agricultural uses in the general vicinity. Proposed operations are relatively passive similar to existing surrounding uses. Existing primary roadways will be retained for maintaining existing circulation patterns in the area. Existing utilities, other public services, and infrastructure are available to the project. The project provides native landscaping and open space buffering along SR 138 as visual mitigation for public passersby. The relatively flat topography, distance from known active faults, and previously farmed and disturbed property, make the location suitable for the proposed photovoltaic solar electricity generation development.
 - b. Access. The project primary access is consistent with access guidelines of the Plan. The project proposes primary access approximately one half mile north of SR 138 on 170th Street West. This location prevents the hazards associated with higher speeds on SR 138 if access were to be taken from the highway. Transport of materials during construction of the project largely avoids existing residential communities.
 - c. Design. The proposed design of the project is consistent with design guidelines of the Plan. The first 1,000 feet of solar panels installed adjacent to SR 138 are proposed to be of the low-profile horizontal or low-profile fixed tilt variety to maximize views to the Tehachapi Mountains to the north and other vistas to the south from the highway. Additionally, native drought-tolerant shrubs, Joshua Trees, and grasses are proposed to screen the frontages of solar panel development along SR 138 on both the north and south sides of the right-of-way. As natural a placement of plantings as possible and temporary drip systems to establish the plantings are proposed. Perimeter fencing that is colored to minimize visual intrusion will be provided for security and safety purposes. No outdoor advertising and minimal security lighting shielded downward to avoid light spillover is proposed, which will minimize visual impacts to neighboring properties and wildlife.
13. The subject property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code as required in order to integrate

the project with the uses in the surrounding area given that the project complies with all applicable development standards of the A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area) zone. Section 22.24.150 of the County Code, Uses Subject to Permits, lists the following use as permitted provided a conditional use permit is approved, "Electric distribution substations, electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof." The proposed project is a photovoltaic solar electric power generation plant with distribution substation and transmission lines and complies with the following regulations of Title 22 of the County Zoning Ordinance as follows:

- a. Section 22.24.170.A Front, Side and Rear Yard Requirements. A minimum set back of 20 feet for front yard, five feet for side yard and corner side yard, 10 feet for reversed corner side yard, and 15 feet for rear yard is required. The project exceeds requirements by providing a minimum set back of 50 feet from the property line throughout property. Specific designated areas provide additional set back, buffering, or other dedicated spaces as indicated on the site plans. The project complies with yard setback requirements.
- b. Section 22.48.160 Fences and Walls. Depending on the location within the property, three and one half to six feet in height is the maximum fence height permitted per County Code. The project proposes perimeter fencing eight feet in height for project security and safety purposes. The applicant is seeking a yard modification to allow the fence to be a uniform eight feet in height around the entire perimeter of the project site. The Commission supports this request and believes it to be appropriate for the use and the location. The project complies with fencing requirements, as proposed to be modified pursuant to the yard modification process.
- c. Chapter 22.52 Part 7 Outside Storage. Part 7 requires that all outside storage open to view from the exterior boundary of a lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence. This requirement would not apply to temporary material staging areas and temporary outdoor worker shelters used during construction. For the purposes of this project, temporary staging areas, temporary outdoor worker shelters, and a temporary cement batching plant are defined as areas used for construction and the use of which are not to exceed project build out or 38 months from the start of construction, whichever occurs first. The project does not propose permanent outside storage for on-going operations. The project complies with operational outside storage requirements.
- d. Chapter 22.52 Part 11, Section 22.52.1220. Uses not specified – Number of spaces required. Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to

prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11. Because parking requirements for the project are not specifically listed, the determination has been made that the most appropriate parking standards are those applicable to industrial uses. Therefore, for purposes of determining the required number of parking spaces for the project, either one space per two employees or one space per 500 square feet and one handicapped space per 40 standard spaces is required to meet the parking requirements set forth in Section 22.52.1140. The project proposes a 20,000 square-foot operations and maintenance building requiring 40 standard parking spaces including at least one of which is a handicapped parking space. The project complies with parking requirements.

- e. Chapter 22.52 Part 20 Green Building Requirements. County Green Building Standards for energy conservation, indoor and outdoor water conservation, demolition recycling, and LEED Silver or equivalent building construction apply to the project for self-contained non-warehouse portions of the proposed 20,000 square-foot operations and maintenance building, demolition of existing buildings, landscape watering, and wash water operations. Tree planting requirements require modification. The project proposed meets or exceeds Green Building standards including modification of tree planting requirements as allowed by the County Code for certain circumstances. The proposed 20,000 square-foot operations and maintenance building is located on a single 790-acre lot. Compliance with the Green Building Ordinance would require the planting of 10,324 trees. The applicant requests a waiver or modification by the Director of Public Works for the number of trees required. In lieu of the tree planting requirement, the applicant proposes to plant native drought-tolerant shrubs, a limited number of Joshua trees, and numerous native grasses in as natural a pattern as possible within 10-feet of property frontage along SR 138 on both the north and south sides of the highway for the length of the subject property. A drip system would initially be used to establish the native plantings. These plantings would also serve as screening of the project components located closest to the highway. Additionally, in lieu of the total number of required onsite tree plantings, the applicant proposes to offer payment to the County for additional tree plantings and provision for landscaping maintenance along public rights of way in the Antelope Valley vicinity. The Commission supports the proposed alternative measures. The Director of Public Works has granted the modification to the Green Building ordinance requested and accepted the alternative measures. The project complies with Green Building standards as modified.
- f. Chapter 22.52 Part 21 Drought-Tolerant Landscaping. Requirements for drought-tolerant landscaping include use of County-authorized drought-tolerant plant lists, minimum required percentages of drought-tolerant plantings,

limitations on the amount of turf, and efficient watering management. The project proposed complies with Drought-Tolerant Landscaping requirements.

- g. Chapter 22.52 Part 22 Low-Impact Development (LID). This part of the County Zoning Ordinance references Title 12 Chapter 12.84 for Low Impact Development Standards. These standards are designed to limit hydro-modification impacts to natural drainage systems and to manage excess volume from each lot upon which development is occurring so as to be infiltrated at the lot level or alternatively to sub-regional facilities. The project proposes to sustain the primary natural drainage course running through the site from southwest to northeast and to provide numerous vegetated swales throughout the development area to infiltrate runoff to the satisfaction of the Department of Public Works. The project complies with LID requirements.
14. The project on the subject property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the project is compatible with the surrounding neighborhood and land uses. Aerial photography of the 2,093-acre project site provides imagery indicating grading/plowing over the majority of the site many years previously. This is evidenced by a previously farmed orchard and other disturbed land underlying the re-established plants including desert shrubs, seasonal wildflowers, other native and non-native grasses, a number of juvenile Joshua Trees at a northerly portion of the site, and bare soil. Recycled use of previously disturbed land is preferred for development compared to use of pristine undisturbed native lands. The passive operation of a photovoltaic solar field provides a compatible "neighbor" to two SEA's, one to the north/northeast and one to the south, on which no additional development is likely to occur. Fencing permeable to small and moderate sized animals, a minimum 100-foot wide drainage and wildlife movement area, native plants and Joshua trees screening low-profile solar panels located along SR 138, and recommended undergrounding of transmission lines, together enable the project to be compatible with the surrounding area. Additionally, the majority of other adjacent properties within a 500-foot radius of the site are vacant and not currently developed. The project is compatible with existing land uses.
15. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. During construction, truck traffic will increase in the area, though not a significant impact. During operations, traffic generated by the relatively passive solar project operations is minimal. Project conditions and mitigation measures require street pavement conditions to be documented by the applicant prior to and after

construction and to make fair-share payment for any repair and/or reconstruction required to 170th Street West to the satisfaction of the Department of Public Works.

16. Although the applicant originally proposed above ground transmission lines, the Environmental Impact Report for the project analyzed both the above ground and the underground placement of the 34.5 kilvolt and 230 kilovolt transmission lines and concluded that neither the above ground nor the underground transmission lines would result in significant environmental impacts. In order to minimize visual intrusion and minimize the proliferation of above ground transmission lines as well as to ensure compliance with the applicable provisions of the Countywide General Plan and the AVAGP, the Commission determined that the undergrounding of both the on-site and off-site transmission lines within the unincorporated County area is required, with the exception of three required above ground public right of way crossings including one above ground point of connection at the Kern County border and approximately four required above ground crossings over jurisdictional drainages within the project site.
17. An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Draft Environmental Impact Report ("DEIR") was prepared for this project. The public comment period for the DEIR began on June 16, 2010 and ended on July 30, 2010 (45 days). After the public comment period ended, a Final Environmental Impact Report ("FEIR") was prepared with response to comments received during the public comment period. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the MMRP.
18. Potential significant impacts that were analyzed in the EIR include geotechnical hazards, flood hazards, fire hazards, water quality, air quality, biological resources, cultural and paleontological resources, visual qualities, traffic and access, fire protection services, sheriff services, utility services, environmental safety, land use, and global climate change. Agricultural resources and noise were also analyzed even though the Initial Study did not identify them as potential impacts. Change of character and growth inducing impacts were analyzed as other considerations for analysis in the EIR. The EIR concludes that all of these potential impacts were determined to be either less than significant without further mitigation (fire protection services, sheriff services, utility services, and global climate change), or, can be mitigated to a level of less than significant with further mitigation (geotechnical hazards, flood hazards, fire hazards, water quality, air quality, biological resources, cultural resources, agricultural resources, visual qualities,

traffic and access, environmental safety, land use, noise, and change of character).

19. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.
20. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting. Additionally, the project was noticed and case materials were available on the County Department of Regional Planning website and at libraries located in the Antelope Valley vicinity. A total of 471 hearing notices were mailed to property owners within a 1,000-foot radius of the project boundaries and to other interested parties on May 24, 2010, and the DEIR Notice of Completion was mailed to the same owners and other parties on June 14, 2010. Newspaper notices were posted in the Antelope Valley Press and La Opinion and on the site on May 27, 2010. The Notice of Completion was posted in the same papers and on the site on June 16, 2010.
21. Approximately six (6) items of written correspondence in support of the Project were received including support for developing additional renewable energy generation facilities and creating jobs including "green" jobs. Proponents in favor included, but are not limited to, the Governor of California, Arnold Schwarznegger, State Assemblyman, Thirty-Sixth District, Steve Knight, the City Manager of Lancaster, CA, the Antelope Acres Town Council, the Lancaster and Rosamond Chambers of Commerce president and C.E.O., the president of the Antelope Valley Board of Trade.
22. Four (4) items of written correspondence expressing concerns about the Project were received, including concerns about loss of agricultural and open space lands, concerns about project proximity to other existing private properties and possible negative effect on property values, potential night lighting spillover, potential impacts to Joshua trees, amount of earth moving proposed, fencing type, and drainage and stormwater management. Proponents with concerns about the project included certain attendees of a meeting with the Association of Rural Town Councils and other private citizens.
23. Two (2) items of written correspondence inquiring about the location of their property in relationship to the subject property were received by Planning staff.
24. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to thirty (30) years.

25. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The use is consistent with the adopted general plan for the area; and
- B. The requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.90 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION

- 1. After consideration of the attached EIR and MMRP together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there will be no significant impacts to the environment. After review and consideration of the EIR, the Regional Planning Commission certifies that the EIR has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto, and that the document reflects the independent judgment and analysis of the Commission, and determines that the significant adverse effects of the project, as described in the EIR, have been reduced to an acceptable level.

2. The MMRP for the proposed project incorporated in the EIR, is approved and adopted, and, pursuant to Section 21081.6 of the Public Resources Code, the Commission finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. R200900026 is **APPROVED** subject to the attached conditions.

VOTE: 4-0

Concurring: Bellamy, Rew, Helsley, Modugno

Dissenting: None

Abstaining: None

Absent: Valadez

Action Date: September 15, 2010

c: Each Commissioner, Commission Services, BOS 5th District, Zoning Enforcement, Building and Safety

SZD:KKS
9/15/10

This grant authorizes the construction, operation, and maintenance of a 230 megawatt photovoltaic electricity power generation facility on 2,093 gross acres; onsite grading in excess of 100,000 cubic yards; and installation of 0.75 miles of on-site and 1.50 miles of off-site high voltage 230 kilovolt electricity transmission lines in the A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area) zone. The subject property is located near the intersection of State Route 138 (Avenue D) and 170th Street West in the Antelope Valley West Zoned District. This approval is subject to the following conditions:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 7, and until all required monies have been paid pursuant to Condition numbers 9, 10 and 12. Notwithstanding the foregoing, this Condition (No. 2), and Condition numbers 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning ("Regional Planning") an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
 - c. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. This grant shall expire unless used within two (2) years after the recordation of the final parcel map for Vesting Tentative Tract Map ("VTTM") No. 071035. In the event that VTTM No. 071035 should expire without recordation of a final map, this grant shall terminate upon the expiration of the VTTM. In the event of expiration of VTTM No. 071035 and expiration of this grant, the permittee is on notice that entitlement to the use of the property if the map expires without recordation shall be subject to the regulations then in effect.
 6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse
 7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions of the grant in the office of the County Recorder**. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
 8. **This grant authorizes a 30-year term, and therefore, shall terminate on September 15, 2040.** Upon termination of this grant, the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit ("CUP") application shall be filed with Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
 9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles within 60 days of permit approval the sum of **\$3,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **fifteen (15) biennial (one every other year)** inspections.

Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on

- file. Inspections shall be unannounced. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.
10. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination ("NOD") for Project No. R2009-02239-(5), which includes VTTM No. 071035 and CUP No. 200900026 in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the following applicable fee is required, **\$2,867.25** (\$2,792.25 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
 11. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which is incorporated herein in its entirety by this reference.
 12. The permittee shall deposit the sum of **\$6,000.00** with Regional Planning within 60 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP.
 13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after giving proper notice and conducting a public hearing, revoke or modify this grant, if the Regional Planning Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
 14. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as required by said department.
 15. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
 16. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works ("Public Works").

17. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
18. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
19. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of approval of the Conditional Use Permit.
20. Prior to issuance of any building permit, the permittee shall provide the County with a Decommissioning Plan, which shall include, at a minimum, a detailed plan for decommissioning and deconstruction of the facility and for restoration of the site (collectively referred to as "decommissioning"). The Decommissioning Plan shall be developed to the satisfaction of the Director of Regional Planning and the Director of Public Works and shall be subject to the review and approval of the Director of Planning and Director of Public Works. Upon discontinuance of operations as set forth in Condition No. 22 below, abandonment of the project or part of the project, or upon termination of this grant as provided in Condition No. 8 above, and in the event a new permit application is not timely filed for similar continued use or reuse of the site, the permittee shall perform decommissioning according to the Decommissioning Plan or shall compensate the County for use of a County-contracted consultant to perform such decommissioning. In the alternative and at the County's sole election, the County shall be entitled to use any performance and financial assurance guarantees, as required by and provided for in Condition No. 21 below, to perform itself or to contract for performance of such decommissioning. The Decommissioning Plan shall include, but shall not be limited to, provisions to address and implement the following requirements:
 - a. Removal of solar panel structures and all appurtenant above ground equipment.
 - b. Removal of overhead poles and above ground electricity lines on-site within the Project area.

- c. Removal of permanent above ground transmission lines and poles located in the public right-of-way would be required if determined not to be usable by the Department of Public Works and/or any other applicable public or private utility, otherwise such permanent above ground transmission lines and poles shall be allowed to be remain.
 - d. Removal of on-site substation, if project-owned. If a public or private utility assumes ownership of the substation, the substation may remain on-site to be used as part of the utility service to supply other applications.
 - e. Restoration of disturbed soil and revegetation of the site to its pre-construction condition with native vegetation similar to plants in the surrounding vicinity.
 - f. Restoration or reclamation of project roads to their pre-construction condition unless the land owner elects to retain the improved roads for access throughout that land owner's property.
 - g. Removal of permanent operations and maintenance building unless such building is in such a condition as to be reusable by the land owner at the time of decommissioning as determined by the Director of Regional Planning and that land owner elects to retain such building.
 - h. Documentation of the pre-construction condition of the project site, which shall include, but not be limited to, photographic record.
21. Prior to the issuance of any building permits, the permittee shall provide performance and financial assurance guarantees in an amount sufficient to ensure the performance of the approved Decommissioning Plan. The performance and financial assurance guarantees shall be provided to the satisfaction of the Director of Regional Planning and the Director of Public Works. The permittee shall be solely responsible for the costs and expenses associated with decommissioning, and in the event that the performance and financial assurance guarantees are not sufficient to fully compensate the County for the cost and expense of such decommissioning, the permittee shall compensate the County for any shortfall. In determining the sufficiency of the performance and financial assurance guarantees, the residual value of the solar panels, support structures, and other salvageable equipment (collectively "salvageable property") shall be included. The performance and financial assurance guarantees shall be subject to the following additional conditions:
- a. The performance and financial assurance guarantees shall be detailed to the satisfaction of the Director of Regional Planning and the Director of Public Works in the approved Decommissioning Plan, and that plan shall explain the amounts and schedule for the provision of the performance and financial assurance guarantees.

- b. The permittee shall provide a report to the Director of Regional Planning every five years after the date of final approval of this grant by the County to confirm that the performance and financial assurance guarantees are sufficient to ensure performance of the Decommissioning Plan. The report shall be subject to review and approval by the Director of Regional Planning and the Director of Public Works as to whether the performance and financial assurance guarantees are adequate to meet existing conditions at the time of the report. A decommissioning pro forma summarizing the residual value of the salvageable property shall be included in the report. The pro forma shall include, at a minimum, the expected revenue from all salvageable property (as defined in Condition No. 21, above), as well as the then-current cost of decommissioning as required by the approved Decommissioning Plan, and the then-current value of any performance and financial assurance guarantees that have been provided as of the date of such report. In the event that the performance and financial assurance guarantees are insufficient to perform decommissioning as required by the approved Decommissioning Plan, the permittee shall be required to provide additional performance and financial assurance guarantees to the satisfaction of the Director of Regional Planning and the Director of Public Works.
 - c. Any funds not utilized in connection with decommissioning by the County will be returned to the permittee.
 - d. The performance and financial assurance guarantees may be comprised of but not limited to one or more of the following to the satisfaction of the Director of Regional Planning and the Director of Public Works:
 - 1) An irrevocable letter of credit;
 - 2) A surety bond;
 - 3) A suitable insurance policy;
 - 4) A trust fund or escrow account established and maintained in accordance with the approved financial assurances and practices to guarantee that decommissioning will be completed in accordance with the approved Decommissioning Plan; or
 - 5) A corporate guarantee.
22. In the event that any portion of the solar field is not in operational condition for a consecutive period of 12 months, operations for that portion of the site shall be deemed to have been discontinued and that portion of the facility shall be removed within 90 days from the date a written notice from the County is sent to the permittee. Within the 90-day period, the permittee may provide to the Director of Regional Planning a written request and justification to the satisfaction of the

Director of Regional Planning for an extension of up to 12 months in order to resume operations on that portion of the site. The permittee may request a second 12-month extension in writing, which the Director of Regional Planning may grant if adequately justified to the satisfaction of the Director of Regional Planning. In no case shall the operations on a solar field or portion of a solar field be discontinued for more than 36 months from the date that such operations were first deemed to be discontinued. In no event shall any such extension of the period in which to resume operations be deemed to extend the term of this grant nor shall it extend beyond the expiration date of the term of this grant.

23. The Project is subject to the additional following conditions:
- a. Permittee shall comply with all Public Works requirements and comply with all conditions set forth in its letter dated June 30, 2010, attached hereto and incorporated herein by this reference, to the satisfaction of said department.
 - b. Permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated September 2, 2010, attached hereto and incorporated herein by this reference to the satisfaction of said department.
 - c. Permittee shall comply with all County of Los Angeles Department of Public Health requirements specified in its letter dated February 16, 2010, attached hereto and incorporated herein by this reference, to the satisfaction of said department. Adequate potable water and sewage facilities shall be provided to the satisfaction of said department.
 - d. Permittee shall make a one-time payment of \$15,000 to the County of Los Angeles, for use by Public Works or the Department of Parks and Recreation for tree planting and tree maintenance within the Antelope Valley.
 - e. Permittee shall dedicate land in fee simple to Caltrans 100 feet from centerline of the existing SR 138 on both sides of the right-of-way from 160th St. West to 170th St. West, and on the north side of SR 138 from 170th St. West to 175th St. West, or, to the satisfaction of Caltrans for a total width not to exceed 200 feet.
 - f. Permittee shall make an irrevocable offer to dedicate to the County of Los Angeles a slope easement of 10 feet in width on both sides of the 200-foot wide Caltrans right-of-way from 160th St. West to 170th St. West, and on the north side of the 200-foot wide Caltrans right-of-way from 170th St. West to 175th St. West. The exact location of the slope easement shall be determined once Caltrans identifies the location of the 200-foot right of way.
 - g. Permittee shall construct all transmission lines underground to the satisfaction of the Department of Public Works except where above ground right-of-way

crossings are required including two high voltage and one low voltage crossing as depicted on Exhibit "A", and approximately four above ground low voltage crossings over jurisdictional drainages within the project site.

- h. Permittee shall use solar panels no greater than 10 feet in maximum height from finished grade for the first 1,000 feet of solar panel arrays on each of the north and south sides of the required SR 138 (Avenue D) right-of-way.
- i. Temporary structures, outside storage, staging areas, and concrete batching plant allowed for construction purposes shall be removed from the project site within 120 days of project completion, but in no event shall any such temporary structures remain onsite for longer than 42 months from the date of issuance of building permits absent approval to extend the allowable time period for the temporary structures. In the event additional time beyond 42 months is needed to complete removal of temporary structures and related materials, the permittee shall submit a written request for a time extension for up to one (1) year maximum to the Director of Planning for review and approval. Any other outside storage needed shall comply with the requirements of Section 22.52 Part 7 of the County Code.
- j. Permittee shall maintain all landscaping in a neat, clean, and healthy condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a temporary water-efficient irrigation system, such as drip irrigation, which shall be used only to establish the plantings in all landscaped areas.
- k. Permittee shall submit three copies of a landscape plan, comprised of at least 10 feet of the proposed landscaped area along the north and south sides of SR 138 adjacent to the subject property, and north and south of the respective 200-foot Caltrans right-of-way and the 10-foot County of Los Angeles slope easements as depicted on Exhibit "A", or, as otherwise determined by Caltrans and the County Department of Public Works. The landscape plan shall be submitted to and approved by the Director of Planning prior to issuance of a building permit. The landscape plan shall depict the site, type and location of all plants, trees, and watering facilities.
- l. All exterior fencing shall be visually non-intrusive to the satisfaction of the Director of Planning.
- m. Night lighting, limited to that required by applicable lighting regulations for safety and security, shall be shielded and directed downward to avoid lighting spillover and shall be comprised of the following: motion sensor or manual switch lighting for the entry lighting for on-site equipment structures and electricity substation lighting, and light sensor or motion sensor lighting for the main plant access gate and Operations and Maintenance building doorways and parking area.

- n. The permittee shall, to the satisfaction of the Director of Planning, utilize the subject property only for the project as proposed and approved herein, and therefore, the permittee agrees to and shall retire any development rights, including any rights to undertake irrigated farming on the subject property, that require the use of groundwater in excess of the groundwater use approved by this grant for the life of this conditional use permit.
- o. The proposed project shall be limited to use of a maximum of 150 acre-feet per year (AFY) of groundwater for the duration of the 38-month construction period.
- p. The proposed project shall be limited to use of a maximum of 12 AFY of groundwater for operation of the project for the duration of the conditional use permit with the exception of the following condition.
- q. In the event the required screening landscaping along SR 138 (Avenue D) is not established after the 38-month construction period, a maximum of an additional 3 AFY of groundwater supply beyond the 12 AFY of operational groundwater supply proposed, may be drawn for re-establishing landscaping. The additional 3 AFY of water shall be allowed for only the length of time minimally necessary to re-establish the landscaping.
- r. In the event piped recycled water suitable for use in the operation of the project becomes available from the public right-of-way at fair market value adjacent to the project site, the permittee shall obtain necessary permits for connecting to the recycled water, construct access, connect to, and purchase the piped recycled water. Notwithstanding any other provision of this grant, at such time of connection to recycled water, the 12 AFY of operational groundwater supply allowed by this grant shall be reduced to a maximum of 3 AFY of groundwater for operation of the project.
- s. In the event that piped potable water becomes available from the public right-of-way at fair market value adjacent to the project site, the permittee shall obtain necessary permits for connecting to the potable water, construct access, connect to, and purchase the piped potable water. Notwithstanding any other provision of this grant, at such time of connection to the piped potable water, the 12 AFY of operational groundwater supply allowed by this grant shall be reduced to 1 AFY.
- t. In the event that potable or non-potable water supply becomes restricted, trucked wash water may be used for non-potable purposes.
- u. In the event potable groundwater is restricted in the future, the permittee shall purchase water from County authorized water purveyors, including recycled water purveyors for non-potable uses, or conform to the Court and/or

Watermaster rules, regulations, and restrictions, including paying all assessments, if any.

Attachments:

County DPW, Fire, and Public Health Conditions Letters
MMRP

SZD:KKS
9/15/10



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

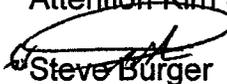
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-1**

June 30, 2010

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Kim Szalay

FROM:  Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. RCUP 200900026
ANTELOPE VALLEY SOLAR RANCH ONE
PROJECT NO. R2009-02239
UNINCORPORATED COUNTY AREA OF ANTELOPE VALLEY**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This supersedes our June 15, 2010. We reviewed the revised site plan for the Solar Ranch One project. The project proposes a 230-megawatt, solar-electric, power-generation facility. The project components consist of photovoltaic panel arrays with electrical distribution equipment, an on-site substation, a 20,000-square-foot operation building, and approximately 3.5 miles of off-site transmission lines.

Upon approval of the site plan, we recommend the following conditions:

1. Water

- 1.1 The proposed project is not within the service area of a water utility. The applicant must provide an adequate sustainable supply of potable water from an approved source to the satisfaction of the County of Los Angeles Department of Public Health. Please contact the Public Health at (626) 430-5380 for water availability approval.

- 1.2 A water system maintained by the property owner, with appurtenant facilities to serve all buildings in the project, must be provided. If required, the system must include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

For questions regarding the water requirements, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at tkhalkh@dpw.lacounty.gov.

2 Grading

- 2.1 Obtain all applicable jurisdictional permits. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and U.S. Army Corps of Engineers.
- 2.2 Submit a grading plan to Public Works' Land Development Division for review and approval.
- 2.3 Acknowledgement and/or approval from all easement holders may be required.
- 2.4 Provide Public Works' Geotechnical and Materials Engineering Division's approval of the grading plan.
- 2.5 Covenants for off-site grading may be required to the satisfaction of Public Works.

For questions regarding the grading requirements, please contact Sam Richards at (626) 458-4921 or by e-mail at srich@dpw.lacounty.gov.

3. Road Improvements

- 3.1 Construction within road right of way and private and future streets shall not occur unless a permit is obtained from Public Works for the proposed work or until Tentative Tract No. 71035 has recorded and eliminated the right of way easements.

- 3.2 Dedicate or offer right of way (minimum of 100 feet from centerline) and slope/drainage easements on Avenue D (State Route 138) to the satisfaction of Caltrans and Public Works. Additional right of way may be required for future grade separation at the intersection of Avenue D and 170th Street West to the satisfaction of Caltrans and Public Works.
- 3.3 Make an offer of private and future right of way, 32 feet from centerline, on Avenue C, Avenue C-8, 155th Street West, and 160th Street West between Avenue C-8, Avenue D, 170th Street West, 175th Street West, and 180th Street West along the project frontage.
- 3.4 Dedicate or offer right of way for a standard knuckle at the intersection of 160th Street West and Avenue C-8 and at 175th Street West and Avenue C to the satisfaction of Public Works.
- 3.5 Dedicate or offer slope, drainage, and maintenance easements along the property frontage on 155th Street West, 160th Street West, 170th Street West, 175th Street West, 180th Street West, Avenue B-8, Avenue C, Avenue C-8, and Avenue D to the satisfaction of Public Works.
- 3.6 Provide a property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with planned highways (those streets identify on the County Highway Plan), where all planned highways intersect, or where one of the roads serves a commercial or industrial development. Provide additional right of way for corner cut-off to meet current Americans with Disabilities Act guidelines to the satisfaction of Public Works.
- 3.7 Secure any related permits for any work within Caltrans' right of way.
- 3.8 Construct rural secondary highway improvements along the property frontage on 170th Street West, including any required transition paving, to the satisfaction of Public Works.
- 3.9 Provide a full scale (40:1) signing and striping plan for 170th Street West in the vicinity of the project to the satisfaction of Public Works.
- 3.10 Obtain an encroachment permit, or establish a franchise agreement, for any work within the road right of way from Public Works' Construction Division, Subdivision and Permit Section.

- 3.11 Acquire street plan approval or direct check status before obtaining grading or drainage permit.
- 3.12 Execute an Agreement to Improve for the street improvements prior to the issuance of a building or grading permit.

For questions regarding the road requirements, please contact Sam Richards at (626) 458-4921 or by e-mail at srich@dpw.lacounty.gov.

4. Building and Safety

- 4.1 Submit plans and specifications to meet current, applicable, codes and standards for structures, mechanical, plumbing, and electrical.
- 4.2 All electrical installations shall comply with the following criteria:
 - The portion of the project associated with power generation and transmission shall be designed in accordance with the National Electric Safety Code or in accordance with other standards or regulations acceptable to the building official.
 - The nonpower generation and transmission portion of the project shall be designed in accordance with the National Electric Code or in accordance with other standards or regulations acceptable to the building official.
- 4.3 Comply with fire, life safety, structural, and Americans with Disabilities Act guidelines per the current building codes as needed.
- 4.4 The proposed building must have a restroom for employees.
- 4.5 All foundations must be engineered to comply with existing soil conditions.
- 4.6 Comply with the "Agency Referral List," which will include Health, Fire, and other applicable agencies.

For questions regarding the building and safety requirements, please contact Francis Dominguez at (661) 723-4440 or by e-mail at fdomingu@dpw.lacounty.gov.

5. Drainage

- 5.1 Comply with the requirements of the drainage concept/hydrology study/ Standard Urban Stormwater Mitigation Plan/Low-Impact Development Plan, which was conceptually approved on January 27, 2010, to the satisfaction of Public Works.
- 5.2 If the solar panel foundation designs differ significantly from the design in the approved drainage concept, a revised drainage concept may be required to show that there are no additional impacts from the new foundation design (to the satisfaction of Public Works).

For questions regarding the drainage requirements, please contact Christopher Sheppard at (626) 458-4921 or by e-mail at csheppard@dpw.lacounty.gov.

6. Green Building (Tree Planting)

- 6.1 Due to the unique nature of this project and practical difficulties implementing the tree planting required by Section 22.52.2130.C.5 (Green Building Ordinance), the Director of Public Works grants a modification to those requirements per Section 22.52.2150 of the County Code. As one of the requirements of the modification, prior to construction, the developer shall deposit a sum of \$15,000 to the County of Los Angeles for maintenance and enhancement of existing trees in the Antelope Valley. The money shall be deposited into appropriate accounts to Public Works' satisfaction. At Public Works' discretion, the moneys may be allocated to Public Works for street tree maintenance, to the Department of Parks and Recreation for maintenance and enhancement of trees on County parkland, or to both agencies.

For questions regarding the green building requirements, please contact Steve Burger at (626) 458-4943 or by e-mail at sburger@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or by e-mail at rcruz@dpw.lacounty.gov.

RC:ca



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**5823 Rickenbacker Road
Commerce, California 90040-3027**

DATE: September 2, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2009-02239 (CUP T200900026)

LOCATION: AV Solar Ranch One - North and South of SR 138 between 155th St. W. and 180th St. W., Antelope Valley

Comments: THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.

Water: THE FOLLOWING ITEMS SHALL BE PROVIDED DURING THE BUILDING PLAN CHECK PHASE AND APPROVED BY THE FIRE PREVENTION ENGINEERING SECTION:

1. Water storage requirements for the Operations & Maintenance Building shall be determined in accordance with NFPA 13 and NFPA 1142. The higher yield of water shall be provided in a water storage tank with a draft fire hydrant near the entrance to the facility (10,000 gallon minimum).
2. An additional water storage tank (10,000 gallon minimum) shall be provided to serve the south quadrant of the project and shall be located near the entrance from 170th Street West. Said tank shall include a draft fire hydrant.

Access: THE FOLLOWING ITEMS SHALL BE PROVIDED DURING THE BUILDING PLAN CHECK PHASE AND APPROVED BY THE FIRE PREVENTION ENGINEERING SECTION:

1. Paved fire apparatus access as depicted on the plan labeled "Operations & Maintenance Facility Area" is adequate. Said plan is dated 05-05-2010, and is on file in the LDU office.
2. All weather fire apparatus access to the solar array field and equipment as depicted on the plan labeled "Solar Field Detail" is adequate. Said plan is dated 05-05-2010, and is on file in the LDU office.

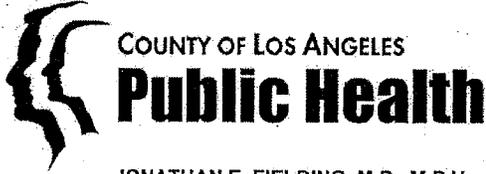
Special Requirements:

1. The plan labeled "Vegetation Management and Fire Control" is adequate. Said plan is dated 05-05-2010, and is on file in the LDU office.
2. Provide perimeter fencing around entire project to prevent debris collection underneath solar panels.
3. Provide electrical disconnects in accordance with any State of California photovoltaic guidelines and requirements prior to issuance of a building permit.
4. This project shall comply with LACoFD "Regulation 27 - Requirements for Building Construction and Land Use Within or Adjacent to High Voltage Transmission Lines".
5. All fire access gates shall comply with LACoFD "Regulation 5 - Limited Access Devices and Systems".

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



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February 16, 2010

Kim K. Szalay, AICP
Principal Regional Planning Assistant
Special Projects Section
County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

**SUBJECT: AV SOLAR RANCH ONE PROJECT
COUNTY PROJECT NO. R2009-02239, CUP NO. 200900126
16500 WEST AVENUE D, LANCASTER, CA93536**

- Environmental Health recommends approval of this CUP.
 Environmental Health does NOT recommend approval of this CUP.

This is in response to your request for comments regarding a Conditional Use Permit (CUP) for the project identified above. The Department has reviewed the information provided and has no objection to the approval of this CUP provided that the applicant meets the following conditions:

Potable Water Supply

1. Documentation of an approved water source is required prior to construction / installation of any onsite wastewater treatment system (OWTS). Domestic water supply is proposed to be supplied by the construction of a new well adjacent to the existing irrigation well or in the vicinity of the O&M building. Prior to issuance of any building permits, the applicant shall construct a new well meeting the requirements of Title 11 of the Los Angeles County Code and the California Well Standards. A well drilling permit must be obtained from this Department prior to drilling/construction of the new well. The water supply must meet the requirements of the California Health and Safety Code, Title 22 of the California Code of Regulations, and Title 11 of the Los Angeles County Code.

2. The Department has no records indicating that the existing wells on the Project Site were constructed under permit from this Department and are in conformance with the requirements of the California Well Standards. Therefore, the Department will not approve the use of the existing wells for domestic purposes unless the wells have been brought into compliance with the California Well Standards and the standards of Environmental Health. This includes laboratory analysis of the well water for conformance with chemical and bacteriological requirements of the State Drinking Water Standards, as provided in Title 22 of the California Code of Regulations.

For questions regarding potable water requirements, please contact Richard Lavin, Chief, Drinking Water Program, at (626) 430-5370.

Wastewater Disposal

1. Prior to construction / installation of any onsite wastewater treatment system (OWTS), a complete feasibility report shall be submitted to this Department for review and approval. The feasibility report shall be prepared in conformance with the requirements outlined in the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guidelines," which was revised in September 2009.
2. If a public sewer connection is available within 200 feet of any part of the proposed O&M building or exterior drainage, all future sewage drainage and piping shall be connected to such public sewer.
3. In the event that the requirements of the Plumbing Code cannot be met on the project Site, due to future grading or for any other reason, the Department will not recommend issuance of any building permits on this site.
4. The applicant is required to contact the Regional Water Quality Control Board to obtain any necessary authorization to proceed with this project.

For questions regarding OWTS requirements, please contact Patrick Nejadian, Chief, Land Use Program, at (626) 430-5380.

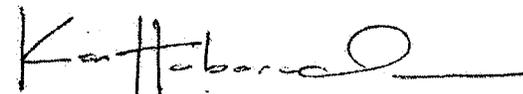
Noise

1. Comply with all applicable requirements of the Los Angeles County Noise Control Ordinance as found in Title 12, Chapter 12.08 of the Los Angeles County Code.
2. Comply with mitigation measures listed in the Final Environmental Impact Report with regard to minimizing construction related noise.

For questions regarding noise control requirements, please contact Cole Landowski, Head, Environmental Hygiene, at (626) 430-5440.

If you have any other questions or require additional information, please contact me at (626) 430-5262.

Sincerely,



Ken Habaradas, MS, REHS
Bureau of Environmental Protection

**FINDINGS OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
PROJECT NO. R2009-02239-(5)
VESTING TENTATIVE TRACT MAP NO. 071035**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing on the matter of Vesting Tentative Tract Map No. 071035 ("VTTM") on June 30, 2010 and September 15, 2010. VTTM No. 071035 was heard concurrently with Conditional Use Permit ("CUP") No. 200900026.
2. VTTM No. 071035 is a proposal for a reversion to acreage from 147 lots to 1 lot on 790 acres in the A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area) zone.
3. CUP No. 200900026 is a related request to authorize construction, operation, and maintenance of a 230 megawatt photovoltaic solar electric power generation facility on 2,093 gross acres (including the 790-acre property included in the VTTM) and on-site grading in excess of 100,000 cubic yards in the A-2-5 (Heavy Agricultural – Five Acres Minimum Required Area) zone; and installation of 0.75 miles of onsite and 1.50 miles of offsite high voltage 230 kilovolt electricity transmission lines in the A-2-5 and A-1-2 (Light Agricultural-Two Acres Minimum Required Area) zones.
4. All portions of the Project site ("Project") covered by the CUP are located within the following boundary extremes: north and south of State Route 138 (Avenue D) between 155th Street West to the east and 180th Street West to the west, and between West Avenue B-8 to the north and West Avenue E to the south as depicted on the CUP Exhibit "A". Not all properties within these boundary extremes are within the Project. The portion of the Project comprising the VTTM property is bordered by Avenue C to the north, 155th Street West to the east, State Route 138 (Avenue D) to the south, and 170th Street West to the west as depicted on the VTTM. The Project is located within the Antelope Valley West Zoned District.
5. The subject property is 790 acres in size and currently vacant. It has an "L" shape on primarily flat terrain.
6. Primary access is proposed to be located on 170th Street West approximately 0.6 miles north of State Route 138 (Avenue D).
7. The applicant's VTTM, dated March 01, 2010, depicts the underlying 147 unimproved lots, generally five acres in lot area each and rectangular or square in shape on 790 acres. The subdivided lots were created by Tract No. 34457 approved by the Los Angeles County Board of Supervisors on November 24, 1987. The applicant proposes to revert the 147 lots back to one lot for use by the proposed photovoltaic solar power generation facility within the 2,093-acre Project site as proposed in the associated conditional use permit request.
8. The applicant's site plan, labeled Exhibit "A" in CUP No. 200900026 includes the 790-acre reversion to acreage site within the entire 2,093-acre Project site. The Exhibit "A" depicts a 230-megawatt solar photovoltaic electric power generation facility includes

approximately 80,000 photovoltaic panel arrays including optional use of sun-tracking or fixed, tilt or horizontal array units; associated electrical and distribution equipment including approximately 185 electrical equipment structures with the option to be unenclosed or enclosed; onsite unenclosed electricity substation; operations and maintenance building; a 230-kilovolt transmission line approximately 4.25 miles in length (approximately 2.25 miles within unincorporated Los Angeles County and 2 miles within Kern County) within the 170th Street West public right of way in unincorporated Los Angeles County, and on private property and/or 170th Street West public right of way in Kern County, connecting to Southern California Edison proposed Whirlwind substation facilities in Kern County; undergrounding of all high-voltage transmission lines located within unincorporated Los Angeles County with the exception of two required above-ground crossings of the public right of way; onsite 34.5 kilovolt transmission line proposed within 170th Street West public right of way and private property; undergrounding all of the low-voltage transmission lines except as required to include one above ground crossing of the public right of way and approximately four required above ground crossings over jurisdictional drainages within the project site; a maximum of 180,000 cubic yards of balanced grading for flood control management; employee parking area; perimeter fencing; associated access roads; native landscaping screening north and south of SR 138 (Avenue D); new potable water well and use of existing wells for non-potable uses; two above ground water tanks (approximately 10,000 and 100,000 gallons); construction of onsite septic and leach-field system; and demolition of all existing structures on-site including two residences, a mobile home, and accessory structures. The proposed project will require approximately 150 acre feet of water per year during construction of the project for a period not to exceed 38 months. On-going operation of the project will require approximately 12 acre feet per year of water supply, of which three acre feet per year are required to be potable.

9. The subject 790-acre VTTM property is depicted within the N1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan ("Area Plan") Land Use Policy Map. The Area Plan is a component of the Los Angeles Countywide General Plan ("General Plan").
10. The property included in the VTTM is currently zoned A-2-5. The existing A-2-5 zoning was created by Ordinance No. 7086 establishing the Antelope Valley West Zoned District on January 15, 1957.
11. Six Certificates of Compliance have been issued on various lots on the subject property to certify compliance with the Subdivision Map Act. The subject property is comprised of a total of 179 lots. After proposed reversion to acreage of the 147 lots to one lot, the property would be comprised of 33 lots.

12. Surrounding land uses within a 500-foot radius of the property included in the VTTM include vacant parcels and Joshua Tree Woodland Habitat Significant Ecological Area ("SEA") No. 60 to the north and east, and vacant parcels within the proposed Project area to the south and west.
13. The surrounding areas within a 500-foot radius of the property included in the VTTM are zoned A-1-2 (Light Agricultural – Two Acre Minimum Required Area) to the north, A-2-5 and A-2-2 (Heavy Agricultural – Two Acre Minimum Required Area) to the east and A-2-5 to the south and west.
14. Approximately six (6) items of written correspondence in support of the Project were received including support for developing additional renewable energy generation facilities and creating jobs including "green" jobs. Proponents in favor included, but are not limited to, the Governor of California, Arnold Schwarznegger, State Assemblyman, Thirty-Sixth District, Steve Knight, the City Manager of Lancaster, CA, the Antelope Acres Town Council, the Lancaster and Rosamond Chambers of Commerce president and C.E.O., and the president of the Antelope Valley Board of Trade.
15. Four (4) items of written correspondence from the public expressing concerns about the Project were received, including concerns about loss of agricultural and open space lands, concerns about project proximity to other existing private properties and possible negative effect on property values, potential night lighting spillover, potential impacts to Joshua trees, amount of earth moving proposed, fencing type, and drainage and stormwater management. Proponents with concerns about the project included certain attendees of a meeting with the Association of Rural Town Councils (ARTC) and other private citizens as summarized in an e-mail correspondence from the President of the ARTC.
16. Two (2) items of written correspondence inquiring about the location of their property in relationship to the subject property were received by Planning staff.
17. A duly noticed public hearing was held on June 30, 2010 before the Regional Planning Commission. Commissioners Bellamy, Rew, Helsley, and Modugno were present. Commissioner Valadez was absent. The Commission heard a presentation of the Project by staff and testimony from the applicant. The applicant and two persons testified in favor of the project and two persons testified with concerns regarding the Project. Approximately 25 members of the public were present at the public hearing plus the applicant and the applicant's consultant team. The Regional Planning Commission directed staff and the applicant to further address the following issues:
 - Clarify and provide the possibility of capturing rainwater and washwater runoff
 - Provide decommissioning financial assurances

- Provide a cost/benefit comparison of undergrounding versus above ground transmission line installations
- Investigate fencing options so as to be of a suitable color to blend with the surrounding terrain
- Clarify and provide numbers of tracking solar panels and fixed tilt solar panels proposed
- Verify and provide the current market rate per kilowatt hour for purchase of electrical power
- Provide potential high-value mitigation sites for the required 450 acres of offsite mitigation land
- Clarify night lighting requirements and proposal
- Verify and provide the Federal funding critical timeline requirements

There being no further testimony or discussion, the Commission voted 4-0 to continue the public hearing to September 15, 2010, to provide time for staff and the applicant to provide the additional items requested and for staff to prepare the Final Environmental Impact Report and Findings and Conditions for action on the requested CUP and VTTM.

18. The June 30, 2010 public hearing before the Commission was continued on September 15, 2010. Commissioners Bellamy, Rew, Helsley, and Modugno were present. Commissioner Valadez was absent. The Commission directed staff to amend Condition No. 20 pertaining to decommissioning of the site and received staff amendments. The applicant and four members of the public testified in favor of the project. No testifiers spoke against the project. Approximately eight members of the public were present at the public hearing in addition to the applicant's team of approximately six persons. The president of the Antelope Acres Town Council testified that the Council's unanimous support of the project as reflected in the March 23, 2009 letter previously submitted to the Commission continued to apply at the present time. A representative of the Desert and Mountains Conservancy ("Conservancy") testified that the governing board of the Conservancy approved an agreement with the applicant to receive 450 acres of mitigation land as it becomes available according to all of the requirements of the subject mitigation measures in the Mitigation Monitoring and Reporting Program ("MMRP") associated with the project. Representatives of the Greater Antelope Valley Economic Alliance and the Los Angeles Economic Development Corporation testified on the economic development benefits of the project. There being no further testimony, the Commission adopted the Environmental Impact Report ("EIR"), associated MMRP and California Environmental Quality Act Findings of Fact, and approved the Conditional Use Permit, Vesting Tentative Tract Map, and associated conditional use permit and vesting tentative tract map Findings and Conditions.

19. The reversion to acreage land division is consistent with the goals and policies of the General Plan and the N-1 (Non-Urban 1) land use designation and goals and policies of the Area Plan. The project meets the definition of a "utility installation" referenced in the listing of non-urban non-residential land uses allowed in remote areas designated Non-Urban 1 (Antelope Valley Areawide General Plan, Pg. VI-5). The subject VTTM portion of the project is a reversion to acreage from 147 lots to one 790-acre lot for use as part of the solar utility installation proposed.
20. The Project is consistent with the proposed A-2-5 zone, as the proposed development meets the design standards of the zone and the proposed uses are allowed within the zone subject to a conditional use permit. Section 22.24.140 of the Los Angeles County Zoning Ordinance permits "Electric distribution substations, electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof" and "Grading projects, on-site" when a conditional use permit has been obtained. The VTTM would allow the consolidation of smaller lots in order to develop a large scale solar electricity generating facility.
21. The proposed Project is required to comply with the development standards of the A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by the CUP.
22. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.
23. Compatibility with surrounding land uses will be ensured through the related conditions of the CUP.
24. The proposed reversion to acreage and the provisions for its design and improvement are consistent with the goals and policies of the General Plan and Area Plan.
25. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan and Area Plan.
26. The reversion to acreage site is physically suitable for the density and type of development proposed, since it has access to a County-maintained street and will be served by an on-site septic system and water well with sufficient capacity to meet domestic and fire protection needs. No residential units are proposed.

27. The design of the reversion to acreage will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the Project CUP conditions of approval and MMRP.
28. As the reversion to acreage parcel is proposed to be at least five acres in size, no improvements are required.
29. The design of the reversion to acreage will not directly cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The Project impacts have been analyzed within the context of the overall Project and its design in the associated Environmental Impact Report and Mitigation and Monitoring Program.
30. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein. The majority of the Project development is comprised of open air solar panels and associated electrical equipment. Underground transmission lines are designed to use thermal concrete providing necessary dispersion of heat.
31. The reversion to acreage and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the vesting tentative tract map provide adequate protection for any such easements.
32. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed reversion to acreage does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
33. Pursuant to Chapter 6 Article 1 Section 66499.16 of the Subdivision Map Act, the subdivided real property is reverted to acreage since dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes and the subdivider has consented to reversion as documented in the Project application and associated materials filed.
34. This tract map has been submitted as a "vesting" tentative tract map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
35. An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et. seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Draft

Environmental Impact Report ("DEIR") was prepared for this project. The public comment period for the DEIR began on June 16, 2010 and ended on July 30, 2010 (45 days). After the public comment period ended, a Final Environmental Impact Report ("FEIR") was prepared with response to comments received during the public comment period. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring and Reporting Program ("MMRP").

36. After consideration of the attached Environmental Impact Report ("EIR") and MMRP together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there will be no significant impacts to the environment. Potential significant impacts that were analyzed in the EIR include geotechnical hazards, flood hazards, fire hazards, water quality, air quality, biological resources, cultural and paleontological resources, visual qualities, traffic and access, fire protection services, sheriff services, utility services, environmental safety, land use, and global climate change. Agricultural resources and noise were also analyzed even though the Initial Study did not identify them as potential impacts. Change of character and growth inducing impacts were analyzed as other considerations for analysis in the EIR. The EIR concludes that all of these potential impacts were determined to be either less than significant without further mitigation (fire protection services, sheriff services, utility services, and global climate change), or, can be mitigated to a level of less than significant with further mitigation (geotechnical hazards, flood hazards, fire hazards, water quality, air quality, biological resources, cultural resources, agricultural resources, visual qualities, traffic and access, environmental safety, land use, noise, and change of character).
37. This project has not been determined by the California Department of Fish and Game ("CDFG") to have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from CDFG fees pursuant to Section 711.4 of the California Fish and Game Fee.
38. Approval of the VTTM is conditioned on the permittee's compliance with the attached Conditions of Approval.
39. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. After consideration of the attached EIR and MMRP together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there will be no significant impacts to the environment. After review and consideration of the EIR, the Regional Planning Commission certifies that the EIR has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto, and that the document reflects the independent judgment and analysis of the Commission, and determines that the significant adverse effects of the project, as described in the EIR, have been reduced to an acceptable level.
2. The MMRP for the proposed project incorporated in the EIR, is approved and adopted, and, pursuant to Section 21081.6 of the Public Resources Code, the Commission finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 071035 is **APPROVED** subject to the attached conditions, and recommendations of the Subdivision Committee.

SZD:KKS
9/15/10

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2009-02239-(5)
VESTING TENTATIVE TRACT MAP NO. 071035**

**MAP DATE: 3/01/10
EXHIBIT "A" DATE: 5/18/10**

CONDITIONS:

1. This grant authorizes use of the 790-acre subject property for a reversion to acreage from 147 lots to one lot as depicted on the approved Vesting Tentative Tract Map ("VTTM") dated March 01, 2010.
2. Except as modified herein, this approval is subject to the requirements of the Los Angeles County Code (Title 21, Subdivision Ordinance and Title 22, Zoning Ordinance); the A-2-5 zone; to all those conditions set forth in Conditional Use Permit ("CUP") No. 200900026; to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee that consists of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Public Health, which are incorporated herein by this reference; and the attached Mitigation Monitoring and Reporting Program ("MMRP"), which is included in the adopted Environmental Impact Report for the Project and incorporated herein by this reference.
3. Prior to use of this grant, the subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall submit evidence that the MMRP and the Conditions of the associated CUP No. 200900026 have been recorded in the office of the County Recorder.
4. Within 30 days of tentative map approval, the subdivider shall record a covenant with attached map with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation of the covenant, the subdivider shall submit a draft copy of said covenant to the Director of Regional Planning ("Director") for review and approval.
5. The mitigation measures set forth in the "Mitigation Monitoring and Reporting Program" section of the Final Environmental Impact Report ("Final EIR") for the Project are incorporated by this reference and attached and made conditions of the VTTM. The subdivider shall comply with all such mitigation measures in accordance with the attached MMRP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
6. The subdivider shall show State Route 138 (Avenue D), 170th Street West, Avenue C, Avenue C-8 between 155th Street West and 160th Street West, 155th Street West, and 160th Street West between Avenue C-8 and State Route 138 (Avenue D) as dedicated streets on the final map.

7. The subdivider shall dedicate vehicular access rights on the final map from all abutting lots directly to SR 138 (Avenue D) to the satisfaction of the Department of Regional Planning.
8. The subdivider shall dedicate the right to restrict vehicular access on the final map from abutting lots to 170th Street West to the satisfaction of the Department of Regional Planning.
9. The subdivider shall depict and label the required slope/drainage easements for future roadway improvements along all future streets on the final map.
10. A final parcel map is required for this land division. A waiver is not allowed.
11. The subdivider shall construct or bond with and to the satisfaction of the Los Angeles County Department of Public Works for "Private Driveway and Fire Lane" driveway paving in widths as shown on the approved Exhibit "A", dated May 18, 2010, to the satisfaction of the Los Angeles County Department of Regional Planning and Los Angeles County Fire Department.
12. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for Project No. R2009-02239-(5), which includes VTTM No. 071035 and CUP No. 200900026 in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the following applicable fee is required, **\$2,867.25** (\$2,792.25 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. Within sixty (60) days of VTTM approval, the permittee shall deposit the sum of **\$6,000.00** with the Department of Regional Planning in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP.
14. The regulations of the Green Building, Drought-Tolerant Landscaping and Low Impact Development ordinances (Section 22.52 Parts 20, 21, and 22 of the Los Angeles County Code) apply to the subject Project. All future development on the subject property shall comply with said regulations.
15. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or the related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable limitation period of Government Code Section 66499.37 or any other applicable limitation period. The County shall

promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

16. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing, pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
 - c. The cost for collection and duplication of records and other related documents will be paid by subdivider in accordance with Section 2.170.010 of the Los Angeles County Code.

Attachments:

Subdivision Committee Reports
Mitigation Monitoring and Reporting Program

SZD:KKS
9/15/10

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 71035 (Rev.)

TENTATIVE MAP DATED 03-01-2010

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. Quitclaim or relocate easements running through proposed structures.
8. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
9. Extend lot lines to the center of private and future streets.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. The final map shall be recorded as parcel map rather than a tract map.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Jkc
Prepared by John Chin
tr71035L-rev1.doc

Phone (626) 458-4918

Date 03-24-2010



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 71035

TENTATIVE MAP DATE: 3/1/10

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Final Map Approval:

1. Provide a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map. NOTE: "Portions of Parcel 1 in and adjacent to the natural drainage courses are subject to flood hazard"
2. Dedicate easements to Los Angeles County for "Flood Control Purposes" per Antelope Valley Master Drainage Plan and as shown on Exhibit A of CUP R2009-02239(5). Easements must be delineated on the Final Map to the satisfaction of the Department of Public Works.

PZ
Name

CHRIS SHEPPARD

Date 3/22/10 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

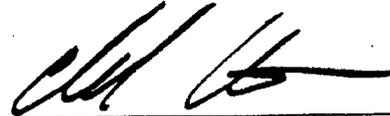
TENTATIVE TRACT / PARCEL MAP 71035
SUBDIVIDER AV Solar Ranch 1, LLC
ENGINEER Westwood Professional Services, Inc.
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 3/1/10 (Rev.)
LOCATION Lancaster
GRADING BY SUBDIVIDER **[N]** (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 3/23/10 is attached.

Prepared by 
Charles Nestle

Reviewed by _____ Date 3/23/10

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 71035
Location Antelope Valley
Developer/Owner AV Solar Ranch 1, LLC
Engineer/Architect Westwood
Soils Engineer _____
Geologist _____

DISTRIBUTION:

____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Tentative Parcel Map Dated by the Processing Center 3/1/10

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. Soils engineering report may be required prior to approval of grading or building plans.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by _____



Date 3/23/10

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\71035, TentPM-A_1

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 71035

Page 1/1

TENTATIVE MAP DATED 03-01-2010
EXHIBIT MAP DATED 03-01-2010

1. Approval of this map pertaining to grading is recommended.

COMMENTS/ADDITIONAL REQUIREMENTS:

1. No Grading is proposed

MDE Name David Esfandi Date 03/22/10 Phone (626) 458-4921

C:\Documents and Settings\MESFANDI\My Documents\Tent TR 71035.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
4. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
5. Dedicate the right to restrict vehicular access on 170th Street West.
6. Dedicate or offer right of way minimum of 100 feet from centerline and slope/drainage easements on Avenue D (State Route 138) to the satisfaction of Caltrans and Public Works. Additional right of way may be required for future grade separation at the intersection of Avenue D and 170th Street West to the satisfaction of Caltrans and Public Works.
7. Make an offer of private and future right of way 32 feet from centerline on Avenue C, Avenue C-8, 155th Street West, and 160th Street West between Avenue C-8 and Avenue D.
8. Dedicate or offer right of way for a standard knuckle at the intersection of 160th Street West and Avenue C-8 to the satisfaction of Public Works.
9. Dedicate or offer slope/drainage easements along all future or private and future streets to the satisfaction of Public Works.
10. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with planned highways (those on the County Highway Plan) and where all planned highways intersect or where one of

the roads serves a commercial or industrial development plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

11. Permission is granted to vacate excess right of way providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.

 Prepared by Sam Richards

Phone (626) 458-4921

Date 03-22-2010

tr71035r-rev.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 71035 (Rev.)

Page 1/1

TENTATIVE MAP DATED 03-01-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems.
2. The use and installation of a private sewage system must be approved by the Department of Health Services. Please call (626) 430-5380 for additional information and requirements.

Prepared by  Julian Garcia
tr71035s-rev1.dpc

Phone (626) 458-4921

Date 03-23-2010

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 71035 (Rev.)

Page 1/1

TENTATIVE MAP DATED 03-01-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following item:

Approved without conditions. This is a 20+ acre subdivision.

Prepared by  Julian Garcia
tr71035w-rev1.doc

Phone (626) 458-4921

Date 03-23-2010

RP - Kim Szalay



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Project No: R2009-02239 (TR 71035) Map Date: March 01, 2010

C.U.P. T200900026 Vicinity: 09A5

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to the Public Hearing. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **Fire Department access requirements will be determined with the CUP review (Permit Number T200900026).**

By Inspector: Juan C. Padilla Date March 23, 2010

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Project No: R2009-02239 (TR 71035) Map Date: March 01, 2010

C.U.P. T200900026

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is ___ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ___ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install ___ public fire hydrant(s). Verify / Upgrade existing ___ public fire hydrant(s).
- Install ___ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location: ___
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Fire Department water requirements will be determined with the CUP review (Permit Number T200900026).**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date March 23, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 18, 2010

Tract Map: 071035

RFS No. 10-0006710

Vicinity: Lancaster

Vesting Tentative Tract Map Date: March 1, 2010 (1st Revision)

- Environmental Health recommends approval of this map.
 Environmental Health does **NOT** recommend approval of this map.

The project involves the reversion to acreage of Parcel 1, which was previously subdivided as shown on Tract Map 34427. Parcel 1 is a part of a 2,060 acre site proposed for a photovoltaic power project. The Los Angeles County Department of Public Health – Environmental Health Division (Department) has no objection to the reversion to acreage and **Vesting Tentative Tract Map 071035** is cleared for public hearing. The following conditions still apply and are in force:

Potable Water Supply

1. The Department has reviewed the Groundwater Characteristic Report (URS 2009) submitted by the applicant. The data contained in the report indicates that there is sufficient groundwater available on the parcel to serve the proposed project. According to the Screencheck Environmental Impact Report prepared for the proposed project, potable water will be supplied by the construction of a new well adjacent to an existing irrigation well or in the vicinity of the proposed Operation & Maintenance (O&M) building. **Prior to issuance of any building permits**, the applicant shall construct a new well meeting the requirements of the California Safe Drinking Water Act, the California Well Standards and Title 11 of the Los Angeles County Code. A well drilling permit must be obtained from this Department prior to drilling/construction of any water well. The well must also meet the requirements of the Department with respect to quantity.
2. If the applicant proposes to use the existing wells on the parcel for domestic purposes, the wells must be brought into compliance with the California Well Standards and the standards of the Department prior to issuance of any building permits.

3. Any wells to be abandoned shall be decommissioned in accordance with requirements of the Department.
4. The application indicates that operational employee numbers are estimated to be 16 full-time positions, working up to four (4) shifts, with a maximum of eight employees per shift. If 25 or more persons are employed for more than 60 days per year, the California Safe Drinking Water Act requires that a public water system be established meeting all applicable requirements of the California Health and Safety Code and Title 22 of the California Code of Regulations.

For questions regarding the above requirements, please contact Richard Lavin, Chief, Drinking Water Program, at (626) 430-5262.

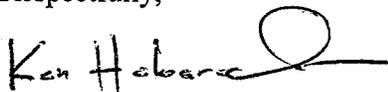
Wastewater Disposal

1. **Prior to construction / installation of any OWTS**, a complete feasibility report shall be submitted to the Department for review and approval. The feasibility report shall be prepared in conformance with the requirements outlined in the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guideline."
2. If a public sewer connection is available within 200 feet of any part of the proposed O&M building or exterior drainage, all future sewage drainage and piping shall be connected to such public sewer.
3. In the event that the requirements of the Plumbing Code cannot be met on the parcel, due to future grading or for any other reason, the Department will not recommend issuance of any building permits on this site.
4. **Prior to construction / installation of any OWTS**, the applicant shall obtain any necessary authorization from the Regional Water Quality Control Board for the commercial discharge of wastewater.

For questions regarding the above requirements, please contact Patrick Nejadian, Chief, Land Use Program, at (626) 430-5390.

If you have any other questions or require additional information, please contact me at (626) 430-5262.

Respectfully,



Ken Habaradas, MS, REHS
Bureau of Environmental Protection



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	71035	DRP Map Date:	03/01/2010	SCM Date:	03/25/2010	Report Date:	03/22/2010
Park Planning Area #	47B	EDWARDS				Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$0 in-lieu fees.

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

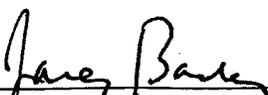
No trails.

Comments:

No residential units are proposed. The project is a reversion to acreage for solar development.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: 
James Barber, Land Acquisition & Development Section

Supv D 5th
March 22, 2010 13:03:10
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 71035	DRP Map Date: 03/01/2010	SMC Date: 03/25/2010	Report Date: 03/22/2010
Park Planning Area # 47B	EDWARDS	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.00	0.0030	0	0.00
M.F. < 5 Units	3.17	0.0030	0	0.00
M.F. >= 5 Units	4.34	0.0030	0	0.00
Mobile Units	1.79	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **47B EDWARDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$49,352	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$49,352	\$0

MITIGATION MONITORING AND REPORTING PROGRAM^{1,2}
 PROJECT NO. R2009-02239

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
GEOTECHNICAL HAZARDS				
MM 5.2-1: Implementation of Geotechnical Engineering Report Recommendations. The design and construction of the Project shall comply with applicable building codes and standards (e.g., CBC) as well as the recommendations in the geotechnical engineering report (Terracon 2009) to the satisfaction of the Los Angeles County Department of Public Works.	Regular plan check and Site Inspection	Prior to issuance of grading permit(s) and During construction	Applicant/Construction Manager	LACDPW

FLOOD HAZARDS

MM 5.3-1: Erosion Control and Stormwater Management Measures. In order to ensure that Project-related erosion and debris deposition as well as stormwater-related impacts would be minimized, the design measures specified in the Drainage Concept Report (Psomas 2009) and the following measures shall be implemented subject to review and approval by the Los Angeles County Department of Public Works (LACDPW):	Submittal and approval of final drainage plan and File Notice of Intent and	Prior to issuance of grading permit and During construction and operation	Applicant/Construction Manager	LACDPW LRWQCB
<ul style="list-style-type: none"> Avoidance of all drainage areas: Construction and operational phase activities shall avoid all on-site drainages and FEMA Zone A floodplain areas. Solar field development shall be set back from the two major drainages (Drainages A and C) by a minimum of approximately 100 feet from the tops of banks for both Drainages A and C. Additionally, all Project development shall be set back a minimum of 100 feet from the FEMA Zone A floodplain for Drainage C. Applicant shall comply with NPDES requirements of the Lahontan Regional Water Quality Control Board (LRWQCB) and the LACDPW. 	Maintain log demonstrating compliance with NPDES requirements and Site inspection			

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
FIRE HAZARDS				
MM-5.4-1: Fire Protection and Prevention Plan. The proposed Project shall develop and submit a Fire Protection and Prevention Plan to the LACFD for review and approval prior to issuance of a Grading Permit. The Plan shall address construction and operation activities for the Project, and establish standards and practices that will minimize the risk of fire danger, and in the case of fire, provide for immediate suppression and notification.	Submittal and approval of Fire Protection and Prevention Plan	Prior to issuance of grading permit and	Applicant/Construction Manager	LACFD
The Fire Protection and Prevention Plan shall address spark arresters, smoking and fire rules, storage and parking areas, use of gasoline-powered tools, road closures, use of a fire guard, and fire suppression equipment and training requirements. In addition, all vehicle parking areas, storage areas, stationary engine sites and welding areas shall be cleared of all vegetation, and flammable materials. All areas used for dispensing or storage of gasoline, diesel fuel or other oil products shall be cleared of vegetation and other flammable materials. These areas shall be posted with signs identifying they are "No Smoking" areas. An interim fire protection system shall be in place during construction until the permanent system is completed. The Plan shall also address vegetation clearance and maintenance requirements applicable to the transmission pole structures during operation.	Provide training to personnel dealing in operations involving open flares and flammable materials	During construction and operation	Site inspection and	
Special attention shall be paid to operations involving open flames, such as welding, and use of flammable materials. Personnel involved in such operations shall have appropriate training. A fire watch utilizing appropriately classed extinguishers or other equipment shall be maintained during hot work operations. Site personnel shall not be expected to fight fires past the incident stage. The local responding fire officials shall be given information on the site hazards and the	Maintain log demonstrating compliance			

MITIGATION MONITORING AND REPORTING PROGRAM
 PROJECT NO. R2009-02239

Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<p>location of these hazards, and the information shall be included in the emergency response planning.</p> <p>Materials brought on-site shall conform to contract requirements, insofar as flame resistance or fireproof characteristics are concerned. Specific materials in this category include fuels, paints, solvents, plastic materials, lumber, paper, boxes, and crating materials. Specific attention shall be given to storage of compressed gas, fuels, solvents, and paint. Electrical wiring and equipment located in inside storage rooms used for Class I liquids shall be stored in accordance with applicable regulations. Outside storage areas shall be graded to divert possible spills away from buildings and shall be kept clear of vegetation and other combustible materials.</p> <p>On-site fire prevention during construction shall consist of portable and fixed firefighting equipment. Portable firefighting equipment shall consist of fire extinguishers and small hose lines in conformance with Cal-OSHA and the National Fire Protection Association (NFPA) for the potential types of fire from construction activities. Periodic fire prevention inspections shall be conducted by the Manager's safety representative.</p> <p>Fire extinguishers shall be inspected routinely and replaced immediately if defective or in need of recharge. All firefighting equipment shall be conspicuously located and marked with unobstructed access. A water supply of sufficient volume, duration, or pressure to operate the required firefighting equipment shall be provided on-site. Authorized storage areas and containers for flammable materials shall be used with adequate fire control services.</p> <p>The Operations Fire Protection and Prevention Program shall address the following:</p>				

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> Names and/or job titles responsible for maintaining equipment and accumulation of flammable or combustible material control Procedures in the event of fire Fire alarm and protection equipment System and equipment maintenance Monthly inspections Annual inspections Firefighting demonstrations Housekeeping practices Training 				

WATER QUALITY

Mitigation Measure 5.5-1: On-site Wastewater Treatment System Feasibility Report. Prior to construction/installation of the on-site septic/leach field system, a complete OWTs feasibility report shall be submitted to the LACDPH for review and approval. The feasibility report shall be prepared in conformance with the requirements outlined in the current version of LACDPH guidelines, "On-site Wastewater Treatment System Guidelines."	Submittal and approval of OWTs feasibility report	Prior to construction/installation of on-site septic/leach field system	Applicant/Construction Manager	LACDPH

AIR QUALITY

MM 5.6-1: Ensure AVAQMD Construction Emission Thresholds would be Met. Prior to issuance of the grading permit, the Applicant shall select an engineering, procurement, and construction (EPC) contractor to build the Project. The Applicant/EPC contractor shall be required to demonstrate that the final construction plans will not result in exceedances of applicable AVAQMD air emission significance	Submittal and approval of Construction Emissions Report	Prior to issuance of grading permit	Applicant/Construction Manager	AVAQMD LACDRP

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
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Prior to issuance of a grading permit, the Applicant shall prepare a report describing the Applicant's final engineering design-based plan for constructing the Project, including: 1) scheduling of construction activities; 2) equipment usage and details; 3) construction workforce loading; 4) truck deliveries schedule; and 5) ground disturbing/dust generating activities, etc. The report shall include emission calculations to demonstrate that the final construction plan will not result in exceedances of all applicable AVAQMD criteria pollutant emissions thresholds to the satisfaction of AVAQMD. The emission calculations shall include consideration of the emission reductions provided by implementation of Mitigation Measures 5.6-2 through 5.6-10, below.

MM 5.6-2: Develop and Implement Fugitive Dust Emission Control Plan. The Applicant shall develop a Fugitive Dust Emission Control Plan (FDECP) for construction work. The FDECP shall be submitted to AVAQMD for review and approval prior to issuance of a grading permit.	Submital and approval of Fugitive Dust Emission Control Plan	Prior to issuance of grading permit and during construction	Applicant/Construction Manager	LACDRP AVAQMD
Measures to be incorporated into the FDECP shall include, but are not limited to the following:				
<ul style="list-style-type: none"> The proposed PM measures (#24 to #44) in AVAQMD's List and Implementation Schedule for District Measures to Reduce PM Pursuant to Health & Safety Code §39614(d) shall be incorporated into the fugitive dust control plan, as applicable. Non-toxic soil binders shall be applied per manufacturer recommendations to active unpaved roadways, unpaved staging 	and Maintain log demonstrating compliance and Site inspection			

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<p>areas, and unpaved parking area(s) throughout construction to reduce fugitive dust emissions.</p> <ul style="list-style-type: none"> • Travel on unpaved roads shall be reduced to the extent possible, by limiting the travel of heavy equipment in and out of the unpaved areas. • Water the disturbed areas of the active construction sites at least three times per day, (when soil moisture conditions result in dust generation) and more often if visible fugitive dust leaving the site is noted. • Enclose, cover, water twice daily, and/or apply non-toxic soil binders according to manufacturer's specifications to exposed piles of soils with a five percent or greater silt content. • Maintain unpaved road vehicle travel to the lowest practical speeds, and no greater than 15 miles per hour (mph), to reduce fugitive dust emissions. • All vehicle tires shall be inspected, be free of dirt, and washed as necessary prior to entering paved roadways from the Project site. • Install wheel washers or wash the wheels of trucks and other heavy equipment where vehicles exit the site. • Cover all trucks hauling soil and other loose material, or require at least 2 feet of freeboard. • Establish a vegetative ground cover (in compliance with biological resources impact mitigation measures) or otherwise create stabilized surfaces on all unpaved areas through application of dust palliatives at each of the construction sites within 21 days after active construction operations have ceased. • Prepare contingency for high wind periods (greater than 25 mph) 				

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
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- Travel routes to each construction site area shall be developed to minimize unpaved road travel. Travel management shall include staging of deliveries to minimize idling or congestion, use of dust palliatives or soil tackifiers on road surfaces, and minimizing travel distance.

MM 5.6-3: Dust Plume Response Requirement. An air quality construction mitigation manager (AQCM) or delegate shall monitor all construction activities for visible dust plumes. Observations of visible dust plumes that have the potential to be transported: 1) off the Project site; 2) 200 feet beyond the centerline of the construction of linear facilities; or 3) within 100 feet upwind of any regularly occupied structures not owned by the Project owner indicate that existing mitigation measures are not resulting in effective mitigation. The AQCM or Delegate shall promptly implement additional dust plume reduction measures in the event that such visible dust plumes are observed. Additional measures to be implemented, as necessary, shall include increased watering, application of dust palliatives, and/or scaled back construction activities up to and including temporary work cessation.	Dust plume monitoring and	During construction	Applicant/Construction Manager	LACDRP AVAQMD
	Maintain log demonstrating compliance			

MM 5.6-4: Off-road Diesel-fueled Equipment Standards. All portable construction diesel engines not registered under CARB's Statewide Portable Equipment Registration Program, which have a rating of 50 hp or more, and all off-road construction diesel engines not registered under CARB's In-use Off-road Diesel Vehicle Regulation, which have a rating of 25 hp or more, shall meet, the	Conduct fleet average calculation annually and	Prior to issuance of grading permit and	Applicant/Construction Manager	LACDRP AVAQMD
	Submit and approval of	During construction		

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
projected 2011 fleet average of NOx and PM emissions as that predicted by the OFFROAD2007 model in Appendix D. The EPC shall use the CARB Portable Diesel Engine Airborne Toxic Control Measure (ATCM) Fleet Calculators and the Off-road Diesel Fleet Average Calculators (for large/medium fleets) in accordance with the respective regulation under Title 13 of the California Code of Regulations (CCR) to conduct this comparison. No Tier 0 diesel equipment shall be used at the site after the initial calculation/registration without recalculation using the CARB fleet calculators. The fleet average calculation of the on site equipment shall be conducted annually to ensure compliance. The EPC Manager shall ensure labeling of all portable and off road diesel equipment in accordance with Title 13 of the CCR.	Construction Emissions Report and Maintain log demonstrating compliance			
MM 5.6-5: Limit Vehicle Traffic and Equipment Use. Vehicle trips and equipment use shall be limited by efficiently scheduling staff and daily construction activities to minimize the use of unnecessary/duplicate equipment.	Submittal and approval of Construction Emissions Report and Maintain log demonstrating compliance	Prior to issuance of grading permit and During construction	Applicant/Construction Manager	LACDRP AVAQMD
MM 5.6-6: Heavy Duty Diesel Water Haul Vehicle Equipment Standards. For the pile foundation case (which results in higher air emissions than the ballast foundation case and requires additional mitigation), the EPC shall use 2006 model or newer engines in order to meet the EMFAC predicted emissions levels in grams of pollutant per mile travelled (g/mile) of on-road heavy duty diesel trucks used for water hauling at the site. The EPC contractor shall ensure labeling of	Submittal and approval of Construction Emissions Report and Maintain log	Prior to issuance of grading permit and During construction	Applicant/Construction Manager	LACDRP AVAQMD

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
such trucks to indicate model year.	demonstrating compliance			
MM 5.6-7: On-road Vehicles Standards. All on-road construction vehicles shall meet all applicable California on-road emission standards and shall be licensed in the State of California. This does not apply to construction worker personal vehicles.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP AVAQMD
MM 5.6-8: Properly Maintain Mechanical Equipment. The construction contractor shall ensure that all mechanical equipment associated with Project construction is properly tuned and maintained in accordance with the manufacturer's specifications.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP AVAQMD
MM 5.6-9: Restrict Engine Idling to 5 Minutes. Diesel engine idle time shall be restricted to no more than 5 minutes as required by the CARB engine idling regulation. Exceptions in the regulation include vehicles that need to idle as part of their operation, such as concrete mixer trucks.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP AVAQMD
MM 5.6-10: Off-road Gasoline-fueled Equipment Standards. Any off-road stationary and portable gasoline powered equipment brought on site for construction activities shall have USEPA Phase 1/Phase 2 compliant engines, where the specific engine requirement shall be based on the new engine standard in effect two years prior to the commencement of Project construction. In the event that USEPA Phase 1/Phase 2 compliant engines are determined not to be available, the Applicant shall provide documentation to the AVAQMD with an explanation.	Submit and approval of Construction Emissions Report and Maintain log demonstrating compliance	Prior to issuance of grading permit and During construction	Applicant/Construction Manager	LACDRP AVAQMD
MM 5.6-11: Off-road Equipment Operator Worker Protection. Appropriate training for respiratory protection shall be provided to construction workers. Dust masks (NIOSH approved) shall be	Administer training to construction workers and provide NIOSH	Prior to and during construction	Applicant/Construction Manager	LACDRP AVAQMD

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
provided with proper training to construction workers to mitigate the protection against dust exposure and possibly Valley Fever during high wind events and/or dust-generating activities.	approved dust masks and Maintain log demonstrating compliance			

BIOLOGICAL RESOURCES

MM 5.7-1: Habitat Enhancement and Vegetation Management Plan. Prior to issuance of a grading permit, the Project Applicant shall develop a Habitat Enhancement and Vegetation Management Plan (HEVMP) to compensate for impacts to existing vegetation communities by preserving and enhancing the remaining vegetation within the Project site. The HEVMP shall also provide measures to ensure minimal impacts to habitat along the off-site transmission line. In areas suitable for on-site mitigation, the HEVMP shall identify appropriate mitigation objectives, standards, and monitoring/reporting requirements to enhance habitat such that the resulting habitat values would be greater than those lost as a result of project implementation. These habitat values would include nesting and foraging habitat for songbirds, foraging habitat for raptors and owls, and high diversity and abundance of native forbs/wildflowers. In areas rendered unsuitable for mitigation due to proposed development, the HEVMP shall identify appropriate restrictions, such as limiting noxious weeds, but shall not impose mitigation standards. The HEVMP shall be prepared by a qualified restoration biologist experienced with desert habitat restoration, and shall specify appropriate revegetation and management practices for the following portions of the Project site to the satisfaction of LACDRP:	Submittal and approval of Habitat Enhancement and Vegetation Management Plan and	Prior to issuance of grading permit and	Applicant/ Qualified Biologist/Construction Manager	LACDRP
	Maintain log demonstrating compliance and Site inspection	During construction and operation		

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
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- Mitigation and Avoidance Areas (refer to Figure 5.7-11 of this DEIR):
 - Drainage A, a 100-foot setback, and the associated wildlife travel route (47.1 acres)
 - Drainage B and a 20-foot buffer (approximately 6 acres)
 - The southernmost portion of the Project site along Drainage C, where no development is proposed (45 acres)
 - The Joshua tree recruitment area (8.6 acres, including buffer)
 - Areas of Modified/Impacted Habitat (Unsuitable for Mitigation):
 - All portions of the site within the fire breaks (217 acres)
 - All interior portions of the site within the proposed solar arrays, excluding locations of proposed infiltration basins and fire breaks (1,336 acres)
 - All portions of the site to be occupied by proposed infiltration basins (253 acres)
- In general, for each of the locations enumerated above, the HEVMP shall specify, at a minimum, the following (specific details vary depending on location, and are described in the paragraphs that follow):
- The location and extent of any on-site enhancement/vegetation areas, to be depicted graphically on an aerial photograph or schematic of appropriate scale
 - The quantity and species of plants to be seeded (if necessary), including the locations where each type of vegetation would be created

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> A schedule and action plan to maintain and monitor the enhancement/vegetation areas A list of success criteria (e.g., growth, plant cover, plant/wildlife diversity) by which to measure success of the enhancement/vegetation effort Contingency and/or adaptive management measures in the event that enhancement/vegetation efforts are not successful <p>In addition, the standards and practices set forth in the HEVMP for each area shall conform to the requirements stated below:</p> <ul style="list-style-type: none"> Within the setback zones surrounding Drainage A, Drainage B, and Drainage C the HEVMP shall provide for 101 acres of on-site mitigation, as well as 6 acres of additional avoidance area (due to its small and isolated nature, the 6-acre area surrounding Drainage B is not included as suitable mitigation land, but would nonetheless be avoided), and shall ensure the following: <ol style="list-style-type: none"> Drainages A, B, and C, including adjacent buffer areas shown on Figures 5.7-7 and 5.7-11, as well as the local wildlife travel route associated with Drainage A, shall be set aside, preserved, and enhanced, and no Project-related disturbance shall be permitted in these areas. Any anthropogenic discontinuities in the existing vegetation (unofficial roads, dump sites, etc.) within the ephemeral drainage setbacks shall be remedied, and such areas shall be seeded with native plant species characteristic of the surrounding vegetation. Vegetative cover in herbaceous communities (grasslands, wildflower fields) shall exceed 95 percent of this, invasive 				

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<p>forbs (as identified by the Cal-IPC) shall not exceed five percent cover. Bare ground shall not exceed five percent excluding bare ground located within the channel bottom of an ephemeral drainage or bare ground where there is clear evidence that the bare ground was the result of mammal activity (burrows, wildlife trails, etc.).</p>				
<p>4. Vegetative cover in shrub-dominated communities (desert saltbush scrub, rabbitbrush scrub) shall exceed 90 percent, and shrub cover shall exceed 30 percent. Invasive forbs and shrubs combined shall not exceed five percent cover, and bare ground shall not exceed five percent excluding bare ground located within the channel bottom of an ephemeral drainage or bare ground where there is clear evidence that the bare ground was caused by mammal activity (burrows, wildlife trails, etc.).</p>				
<p>5. In Drainages A and C and the adjacent setback/buffer areas as shown on Figure 5.7-7, vegetation in the area shall remain suitable for foraging by burrowing owls and other grassland bird species. Habitat enhancement/vegetation shall be implemented if necessary to ensure continued suitability.</p>				
<p>6. Joshua trees and junipers shall be planted, to improve habitat suitability for sensitive bird species and increase the likelihood that these areas will be occupied by such special-status species as loggerhead shrikes and long-eared owls.</p> <ul style="list-style-type: none"> • Within the Joshua tree recruitment area, the HEVMP shall provide 8.6 acres of mitigation land, and shall ensure the following: 				

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<ol style="list-style-type: none"> 1. The Joshua tree recruitment area and a 50-foot buffer from the Joshua tree seedlings shall be set aside and preserved, and no Project-related disturbance shall be permitted in this area. 2. Any anthropogenic discontinuities in the existing vegetation (other than the County roadbed of West Avenue C, which passes through this area) shall be remedied, and such areas shall be seeded with native plant species characteristic of the surrounding vegetation. 3. Measures shall be implemented to encourage the continued recruitment of Joshua trees into this area. Such measures may include standards for herbaceous and shrub cover, removal of non-native plants and wildlife, and others. 4. To provide nesting and perching habitat and increase structural diversity within restoration areas, native shrub species associated with Joshua tree woodland (including Mojave yucca, sage, box-thorn, and buckwheat, as noted in the County General Plan) shall be included in the planting palette. <ul style="list-style-type: none"> • Within the proposed fire breaks, no suitable on-site mitigation opportunities exist. However, the HEVMP shall ensure the following: <ol style="list-style-type: none"> 1. To prevent the potential spread of fire onto the Project site, the proposed fire breaks shall be maintained clear of vegetative cover through mechanical clearing and selective herbicide use. 2. If herbicides are used as approved by LACDRP to control 				

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
vegetation, they shall be applied by a qualified individual and in a manner consistent with the product labeling. Under no circumstances shall herbicides be allowed to pass into any ephemeral drainage.				
3. Under no circumstances shall forb species identified by the California Invasive Plant Council (Cal-IPC) as invasive weeds be allowed to thrive in the fire breaks, or as required by LACFD. Cover of these species, collectively, shall be maintained at or below five percent.				
<ul style="list-style-type: none">• Within all interior portions of the site within and adjacent to the proposed solar arrays, excluding locations of proposed infiltration basins, no suitable on-site mitigation opportunities would exist. However, the HEVMP shall ensure the following:<ol style="list-style-type: none">1. To control fugitive dust, vegetative cover of grasses and forbs within the proposed solar arrays shall be maximized.2. Vegetation seeded in these areas shall be comprised of low-growing communities such as native grasslands and wildflower fields, to minimize the effects of vegetation management practices on the revegetated areas. Shrub species shall not be used, as these species would be unable to survive continued vegetation trimming.3. Under no circumstances shall species identified by the Cal-IPC as invasive weeds be used in the revegetation efforts.4. To promote the growth of local, native plant species, the top 2-6 inches of topsoil removed during Project-related grading and/or excavation shall be stockpiled and spread across disturbance zones after completion of construction in the				

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<ul style="list-style-type: none"> 5. To ensure that a seed supply is maintained to perpetuate on-site vegetation (e.g., annual grasses and wildflowers), vegetation shall be allowed to grow to a maximum height of 18 inches between February 1 and approximately mid-April prior to mowing to a height of 6 inches (or less) by May 1 (through the following January) as required by the LACFD. 6. Herbicides shall be approved for use by the County, and herbicide application shall be performed by trained personnel who can identify the species to be treated. If herbicide is applied, it shall be applied during dry and low wind conditions in order to prevent herbicide drift into non-target areas. 				
<ul style="list-style-type: none"> • Within the proposed infiltration basins, no suitable on-site mitigation opportunities exist. However, the HEVMP shall ensure the following: <ol style="list-style-type: none"> 1. If herbicides are used as approved by LACDRP to control vegetation (i.e., non-native vegetation), they shall be applied by a qualified individual and in a manner consistent with the product labeling. Under no circumstances shall herbicides be allowed to pass into any ephemeral drainage. 2. Under no circumstances shall forb species identified by Cal-IPC as invasive weeds be allowed to thrive in the infiltration basins, or as required by LACFD. Cover of these species, collectively, shall be maintained at or below five percent. • Within all portions of the transmission line route to be impacted during installation of transmission line poles and temporary 				

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stringing sites, the HEVMP shall ensure the following:

1. Under no circumstances shall ground disturbance occur within 25 feet of an existing Joshua tree. In applicable areas, Joshua tree avoidance zones shall be delineated with high-visibility construction fencing.
2. All areas of temporary ground disturbance shall be revegetated with appropriate plant communities native to the Project region, such as native grasslands, wildflower fields, desert scrub, rabbitbrush scrub, desert saltbush scrub, and Joshua tree woodland.
3. Where impacts would occur in existing agricultural lands outside the Applicant's ownership, it is presumed that agricultural practices would resume after completion of construction. Therefore, revegetation shall not be required in these areas.
4. If earthwork is proposed in areas where native vegetation exists, the top 2-6 inches of topsoil removed during Project-related ground clearing shall be stockpiled and spread across disturbance zones after completion of construction in the area.
5. Under no circumstances shall species identified by the Cal-IPC as invasive weeds be used in the revegetation efforts.
6. The HEVMP shall include provisions to minimize the effects of transmission line maintenance on biological resources, including a requirement that no Joshua trees shall be removed during such maintenance.

In addition to the location-specific requirements set forth above, the

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HEVMP shall also ensure that the following standards are met or exceeded within the Project site as a whole:

1. The HEVMP shall identify appropriate locations for creation of rabbitbrush scrub, California annual grassland, and wildflower fields, the three most abundant existing natural communities on-site, within avoided portions of the Project site. In total, 101 acres of on-site mitigation shall be provided.
2. Performance monitoring of the on-site enhancement and revegetation areas shall be monitored approximately quarterly, in January, April, June, and November, and a report detailing the monitoring results shall be submitted to the LACDRP annually. Monitoring and reporting shall be required for a period of five years and until such time as performance standards are achieved. The HEVMP shall contain contingency measures identifying corrective actions required in the event that the performance standards are not met.
3. All percent cover standards shall be evaluated during the spring biomass peak.
4. Anti-coagulant rodenticides shall not be used within the Project site or along the proposed transmission line route. The HEVMP shall be submitted to the LACDRP for review and approval prior to issuance of a grading permit.

MM 5.7-2: Off-site Mitigation for Loss of Habitat. Within one year of Project approval or prior to the installation of 50 MW of photovoltaic solar panels, the Applicant shall provide a minimum of 450 acres of off-site mitigation land to be restored, enhanced, and maintained according to the requirements of this mitigation measure, and shall be

Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Acquisition of a minimum of 450 acres of off-site mitigation land	Mitigation lands to be acquired within one year of Project approval or prior to the installation of 50 MW of	Applicant/Qualified Biologist	LACDRP

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<p>preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a permanent deed restriction on the mitigation land(s) to be preserved as open space. The deed restriction language shall be submitted to LACDRP for review and approval prior to recordation. Alternatively, should a conservation easement on the mitigation land(s) be offered, the permanent conservation easement(s) shall be recorded to the satisfaction of LACDRP.</p> <p>The off-site mitigation land shall not exceed 10 separate fragments and shall be acquired adjacent to existing public lands, or within or adjacent to SEAs within the Antelope Valley or surrounding foothills. At least 225 acres of the mitigation land shall be acquired in the vicinity of the Antelope Valley California Poppy Reserve, including lands in or adjacent to SEA #57, or lands connecting the Poppy Reserve to the Angeles National Forest. An additional 75 acres shall be acquired within this same area, or in or adjacent to SEA #60, or adjacent to the Arthur B. Ripley Woodland State Park.</p> <p>The Applicant shall establish a fund sufficient for the restoration, enhancement, and maintenance of the mitigation land(s) until such time when the mitigation land(s) become self-sustained and meet the requirements of this mitigation measure. The fund shall be established within 90 days of mitigation land(s) acquisition in an amount acceptable to the LACDRP.</p> <p>The selected off-site mitigation lands shall contain vegetation communities similar to those found within the Project site, including rabbitbrush scrub, annual grassland, and wildflower fields. Although the proposed Project would not significantly impact Joshua tree woodland habitat, lands containing this vegetation community shall</p>	<p>Record permanent deed restriction(s), or conservation easement(s) on the mitigation land(s) to the satisfaction of LACDRP</p> <p>and</p> <p>Submittal and approval of Restoration, Enhancement, and Maintenance Plan and</p> <p>Establish sufficient fund for the restoration, enhancement, and maintenance of the mitigation land(s)</p>	<p>photovoltaic solar panels</p> <p>and</p> <p>Deed restriction(s) or conservation easement(s) to be recorded within 45 days of acquiring mitigation lands</p> <p>and</p> <p>Restoration, Enhancement, and Maintenance Plan shall be submitted within 60 days of recordation of permanent deed restriction(s) or conservation easement(s)</p> <p>and</p> <p>Establish fund within 90 days of mitigation land(s) acquisition</p>		

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also be considered desirable due to the County's concern over the continuing loss and degradation of Joshua tree woodlands. The selected lands shall comply with the following mitigation requirements:

1. The subject property shall be located within the greater Project vicinity, generally defined to include the Antelope Valley and surrounding foothills.
2. The subject property(s) shall contain a minimum of 450 acres of land, which shall be either comprised of vegetation communities characteristic of the Antelope Valley (rabbitbrush scrub, annual grassland, wildflower fields, and/or Joshua tree woodlands) or be reasonably capable of being enhanced and converted to such habitat through the use of maintenance and management practices such that the resulting habitat values would be greater than those lost as a result of Project implementation.
3. The subject property(s) shall either contain a minimum of 224.5 acres of wildflower field, or shall be reasonably capable of being enhanced and converted to this vegetation through maintenance and management practices.
4. The subject property(s) shall provide at least 39 acres of contiguous suitable foraging habitat for the burrowing owl, including presence of suitable burrows. If suitable natural burrows are not present within the subject property, artificial burrows shall be constructed in accordance with California Burrowing Owl Consortium (1993) guidelines.
5. The subject property(s) shall contain a minimum of 450 acres of suitable foraging habitat for grassland/scrubland bird species occurring in the Antelope Valley.

Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
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<p>6. The subject property(s) shall contain habitat suitable for the Blairville's horned lizard. Within the mitigation site, suitable locations shall be identified for relocation of horned lizards captured and removed from the Project site pursuant to Mitigation Measure 5.7-7. Generally, it is presumed that the wildflower field areas required by Item (3) above will be suitable for this species.</p> <p>7. Under no circumstances shall species identified by the Cal-IPC as invasive weeds be used in revegetation efforts.</p> <p>8. The subject property(s) shall be maintained such that invasive forbs (as identified by the Cal-IPC) shall not exceed 5 percent of the vegetative cover.</p> <p>Within 60 days of recordation of the permanent deed restriction(s) or conservation easement(s), a Restoration, Enhancement, and Maintenance Plan for the off-site mitigation land(s) shall be submitted to LACDRP for review and approval. The plan shall include the restoration, enhancement, and maintenance requirements for each mitigation area, based on the characteristics of the mitigation land and the mitigation requirements described above, and shall also include contingency measures in the event that habitat creation/restoration/enhancement efforts are not successful. The Restoration, Enhancement, and Maintenance Plan shall also describe the performance standards for determining when the mitigation requirements for the lands have been met.</p> <p>In addition to meeting the requirements detailed above, the following desirable factors shall also be considered when selecting off-site mitigation property(s):</p> <p>1. Lands located between blocks of protected habitat are desirable locations for off-site mitigation, as protecting these areas can</p>				

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<ol style="list-style-type: none"> ensure that essential habitat connections remain in perpetuity. Lands containing Joshua tree woodland habitat are desirable locations for off-site mitigation, due to the continuing loss and degradation of this resource. Lands containing junipers are also desirable locations for off-site mitigation, due to the nesting habitat they may provide for some special-status bird species. Lands containing important landscape features, sensitive habitats, or listed species are desirable locations for off-site mitigation, due to the sensitivity of these resources and the general understanding that such elements are indicative of high biological value. 				

MM 5.7-3: Biological Restrictions on Dust Suppression. Where construction activities are proposed within 100 feet of mapped Joshua tree woodland vegetation or the Joshua tree recruitment area, a screening fence (i.e., a 6-foot-high chain link fence with green fabric up to a height of 5 feet) shall be installed to protect locations where these sensitive resources may be present to the satisfaction of LACDRP. In addition, dust abatement within 100 feet of these areas shall be achieved by water or by chemical dust suppression if authorized by the County and CDFG.

MM 5.7-4: Nesting Bird Surveys Prior to Mowing.	Site Inspection
Should mowing for vegetation management purposes occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the Project region, or as determined by a qualified biologist), the Applicant shall have weekly	<p>Install screening fence and</p> <p>Maintain log demonstrating compliance and</p> <p>Conduct weekly nesting bird surveys during nesting/breeding season</p> <p>Prior to mowing activities during nesting/breeding season</p> <p>Applicant/Qualified Biologist</p> <p>LACDRP CDFG</p>

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<p>nesting bird surveys conducted. These surveys shall be conducted by a qualified biologist, shall commence within 30 days prior to any mowing, and shall be conducted to determine whether any active nests of special-status bird species, or of any bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code, are present in the disturbance zone or within 300 feet (500 feet for raptors) of the area to be disturbed. The surveys shall occur on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of mowing activities. If mowing is delayed, then additional surveys shall be conducted such that no more than seven days would have elapsed between the survey and mowing. The Applicant or Manager shall provide the biologist with plans detailing the extent of proposed mowing prior to the survey effort.</p> <p>If active nests are found, mowing within 300 feet (500 feet for raptors) of the nest shall be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of mowing to avoid an active nest shall be established in the field with highly visible construction fencing, and solar plant personnel shall be instructed on the sensitivity of nest areas. The results of the surveys, including graphics showing the locations of any nests detected, and any avoidance measures implemented, shall be submitted to the LACDRP and CDFG within 14 days of completion of the surveys to document compliance with applicable state and federal laws pertaining to the protection of native birds. Nesting bird surveys shall be conducted in each of the first five years after Project development. At the end of this period, the results</p>	<p>and Submittal and approval of survey reports</p>			

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of the first five years of surveys shall be submitted to the LACDRP and CDFG. After submittal of the first five-year survey results, the County of Los Angeles, under consultation with CDFG, shall determine whether or not the nesting bird surveys shall continue.				

MM 5.7-5: Biological Monitor. Prior to grading, a qualified biologist shall be retained by the Applicant as the biological monitor subject to the approval of the County of Los Angeles. The biological monitor shall ensure that impacts to biological resources are avoided or minimized to the fullest extent possible. During earth moving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to undisturbed areas of suitable habitat using appropriate methods that would not injure the wildlife. The biological monitor shall have the authority to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected.

MM 5.7-6: Worker Environmental Education Program. A Worker Environmental Education Program shall be developed for construction crews by a qualified biologist(s) provided by the Applicant. Training materials and briefings shall include but not be limited to: discussion of the value and identification of special-status species, including the burrowing owl and desert tortoise; review of sensitive species likely to occur within the construction area, the Migratory Bird Treaty Act and the consequences of non-compliance with this act, a contact person in the event of the discovery of dead or injured wildlife, and a review of mitigation requirements. The training sessions shall be conducted by a qualified biologist or other individual approved by the biologist. Maps showing the location of special-status wildlife or other construction limitations shall be provided to the environmental monitors and

Biological monitoring and	During construction	Applicant/Qualified Biologist	LACDRP
Maintain log demonstrating compliance			
Administer Worker Environmental Education Program and	Prior to and ongoing during construction activities (as needed for new construction workers)	Applicant/Qualified Biologist/Construction Manager	LACDRP
Maintain log demonstrating compliance			

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<p>construction crews prior to construction activities. As part of the environmental training, Managers and heavy equipment operators shall be provided with photographs or illustrations of expected special-status wildlife species so they will be able to identify them, and avoid harming them during construction.</p> <p>MM 5.7-7: Blainville's Horned Lizard Capture and Relocation. Prior to the initiation of ground clearing activities, capture and relocation efforts shall be conducted for the Blainville's horned lizard to the satisfaction of LACDRP. Trapping shall be conducted by a County-approved biologist possessing proper scientific collection and handling permits, and shall include the following steps:</p> <ul style="list-style-type: none"> • Prior to initiating the capture and relocation effort, a suitable receptor location shall be identified to receive relocated horned lizards. The receptor locations shall contain suitable habitat for this species, including open, shrub-dominated vegetation. The 45-acre avoidance area near the southern edge of the Project site likely constitutes a suitable on-site receptor location. • The capture and relocation effort shall take place during the active season (April through October) preceding commencement of ground disturbance activities, when lizards are most likely to be active. Surveys shall be conducted when air temperatures immediately above the ground surface is between 70°F (21°C) and 102°F (39°C). All areas proposed for temporary or permanent ground disturbance shall be surveyed for the Blainville's horned lizard. • Surveys shall be conducted by placing coverboards on the ground 4 to 6 weeks in advance of the survey effort, and 	<p>Perform capture and relocation efforts and</p> <p>Maintain log demonstrating compliance</p>	<p>Prior to ground clearing activities</p>	<p>Applicant/County-Approved Biologist</p>	<p>LACDRP</p>

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checking the area under the coverboards for horned lizards on a weekly basis. Coverboards can consist of untreated lumber, sheet metal, corrugated steel, or other flat material. Captured lizards shall be placed immediately into containers containing sand or moist paper towels and released in designated receptor locations no more than three hours after capture.

- If the biologist believes there is high potential for previously relocated lizards to return to the impact sites following relocation, silt fence shall be installed to prevent relocated individuals from reoccupying areas proposed for disturbance.

MM 5.7-8: Pre-construction Nesting Bird Surveys. Within 30 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during the nesting/ breeding season of native bird species potentially nesting on the site (typically February through August in the project region, or as determined by a qualified biologist), the Applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of special-status bird species, or of any bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code, are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. The surveys shall occur on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground disturbance activities. The Applicant or Manager shall provide the biologist with plans detailing the extent of proposed ground disturbance prior to the survey effort.

Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Conduct weekly nesting bird surveys during nesting/ breeding season and Submittal and approval of pre-construction nesting bird survey reports	Nesting bird surveys prior to vegetation clearing or ground disturbance during nesting/ breeding season	Applicant/Qualified Biologist	LACDRP CDFG

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<p>If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with highly visible construction fencing, and construction personnel shall be instructed on the sensitivity of nest areas. Occupied nests adjacent to the construction site shall also be avoided to ensure nesting success. A qualified biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any nests detected, and documentation of any avoidance measures taken, shall be submitted to the LACDRP and CDFG within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p>				
<p>MM 5.7-9: Pre-Construction Wintering Burrowing Owl Surveys. If construction or site preparation activities are scheduled during the non-nesting season of the burrowing owl (typically September through January), the Applicant shall retain a qualified biologist to conduct wintering burrowing owl surveys within the area to be disturbed. The survey shall be conducted no more than 21 days prior to commencement of construction activities in the area. During the construction period, the results of the surveys, including graphics showing the locations of any active burrows detected and any avoidance measures required, shall be submitted to the LACDRP and</p>	<p>Submit and approval of pre-construction wintering burrowing owl survey report(s) during non-nesting season and</p>	<p>Prior to and during construction</p>	<p>Applicant/Qualified Biologist</p>	<p>LACDRP CDFG</p>
	<p>Submit and</p>			<p>Submittal and</p>

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CDFG on a monthly basis. If active burrows are detected, the required avoidance measures shall conform to the following:

- If burrowing owls are observed using burrows during the non-breeding season, occupied burrows shall be left undisturbed, and no construction activity shall take place within 300 feet of the burrow where feasible (see below).
- If disturbance of owls and owl burrows is unavoidable, owls shall be excluded from all active burrows through the use of exclusion devices placed in occupied burrows in accordance with CDFG protocols (CDFG 1995). Specifically, exclusion devices, utilizing one-way doors, shall be installed in the entrance of all active burrows. The devices shall be left in the burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows shall then be excavated by hand and refilled to prevent reoccupation. Exclusion shall continue until the owls have been successfully excluded from the disturbance area, as determined by a qualified biologist.
- If construction activities must be initiated in any area of the site during the burrowing owl breeding season (typically February through August), pre-construction surveys for burrowing owls shall be conducted. Any active burrowing owl burrows found at this season shall not be disturbed. Construction activities shall not be conducted within 300 feet of an active burrow at this season.

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
MM 5.7-10: Burrowing Owl Management Plan. Prior to issuance of a grading permit, a habitat management plan for the burrowing owl shall be developed for portions of the site supporting suitable habitat for	approval of pre-construction survey report(s) during burrowing owl breeding season and implement avoidance measures, as applicable	Prior to issuance of grading permit	Applicant/Qualified Biologist	LACDRP CDFG

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<ul style="list-style-type: none"> • If occupied burrows are to be removed, the plan shall contain schematic diagrams of artificial burrow designs and a map of potential artificial burrow locations within Drainage A and Drainage C that would compensate for the burrows removed. • A methodology for the eviction and passive relocation of any owls from the impact area to proactively established artificial burrows. • Provisions for vegetation management, specifying the maximum allowable vegetative cover adjacent to established artificial burrows and the methodology to be used in maintaining the appropriate cover. • Measures prohibiting the use of rodenticides. • The plan shall specify a minimum of 6.5 acres of suitable foraging habitat to be preserved or created through revegetation and restoration practices for every active burrowing owl burrow within the Project site. These mitigation areas shall not be located in areas shaded by the proposed solar arrays, and shall not be subject to vegetation mowing or other fuel management practices. Foraging areas shall be located adjacent to suitable natural or artificial burrow locations. <p>The Burrowing Owl Habitat Management Plan may be prepared and presented either as a stand-alone document or as a component of the HEVMP required by Mitigation Measure 5.7.1, and shall be submitted</p>	Habitat Management Plan			

Mitigation Monitoring and Reporting Program

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to the LACDRP and CDFG for review and approval prior to issuance of a grading permit for the Project.				
MM 5.7-11 Facility Lighting. Project facility lighting shall be designed to provide the minimum illumination needed to achieve safety and security objectives. All lighting shall be directed downward and shielded to focus illumination on the desired areas only and avoid light trespass into adjacent areas. Lenses and bulbs shall not extend below the shields. The lighting plan shall be submitted to LACDPW for review and approval.	Submitted and approval of Facility Lighting Plan and Site inspection	Prior to issuance of building permit	Applicant	LACDPW LACDRP
MM 5.7-12: Desert Kit Fox. To avoid injury or mortality of the desert kit fox, preconstruction surveys shall be conducted for this species concurrent with the pre-construction nesting bird surveys required by Mitigation Measure 5.7-4. A qualified biologist shall perform pre-construction surveys for kit fox dens in the Project site and along the proposed transmission line route, and shall survey all areas where Project facilities, transmission line poles, grading, mowing, equipment access, or other disturbances are proposed. If dens are detected, each den shall be classified as inactive, potentially active, or definitely active. Inactive dens in areas that would be impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by desert kit fox. Active and potentially active dens in areas that would be impacted by construction activities shall be monitored by the biological monitor for three consecutive nights using a tracking medium (such as diatomaceous earth or fire clay) and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand to prevent reuse. If tracks are observed, the den shall be progressively	Submitted and approval of Pre-Construction Survey Report(s)	Within 30 days of completion of surveys, and prior to construction (ongoing as construction progresses to new areas)	Applicant/Qualified Biologist	LACDRP CDFG

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<p>blocked with natural materials (rocks, dirt, sticks, and vegetation piled in front of the entrance) for the next three to five nights to discourage the kit fox from continuing to use the den. After verification that the den is unoccupied, it shall then be excavated and backfilled by hand to prevent reuse, while ensuring that no kit fox are trapped in the den. The Applicant shall submit a report to the LACDRP and CDFG within 30 days of completion of the kit fox surveys describing the survey methods, results, and details of any dens backfilled or foxes observed.</p>				
<p>MM 5.7-13: Pre-construction Desert Tortoise Surveys. Within 30 days prior to construction-related initial ground clearing and/or grading, the Applicant shall retain a qualified biologist to conduct surveys for signs of occupancy by the desert tortoise. Surveys shall be conducted on foot, and intended to detect any live tortoises or their carcasses, burrows, palates, tracks, or scat. Should any desert tortoise sign indicating the presence of desert tortoise be detected, the Applicant shall not proceed with ground clearing and/or grading activities in the area of the find and shall contact the USFWS and CDFG to develop an avoidance strategy.</p> <p>The results of the pre-construction surveys, including graphics showing the locations of any tortoise sign detected, and documentation of any avoidance measures taken, shall be submitted to the USFWS, CDFG, and LACDRP within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable federal and state laws pertaining to the protection of desert tortoise.</p>	<p>Conduct desert tortoise surveys and Submittal and approval of pre-construction desert tortoise survey results</p>	<p>Within 30 days prior to construction-related ground clearing and/or grading and Within 14 days of completion of pre-construction surveys or construction monitoring</p>	<p>Applicant/Qualified Biologist</p>	<p>LACDRP USFWS CDFG</p>

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CULTURAL AND PALEONTOLOGICAL RESOURCES				
MM 5.8-1: Avoid Archaeological Sites. Archaeological sites within the proposed Project area shall be avoided and protected from future disturbance or evaluated for significance and mitigated, as appropriate, to the satisfaction of the Los Angeles County Department of Regional Planning (LACDRP).	Maintain log to demonstrate compliance	During construction and operation	Applicant/Construction Manager/Cultural Resources Monitor	LACDRP
MM 5.8-2: Phase II Testing/Phase III Data Recovery. Prior to construction, Phase II testing and evaluation shall be conducted at all unavoidable prehistoric archaeological sites in the proposed Project area to determine their significance under Section 15064.5 of CEQA. Sites determined eligible for the California Register of Historic Resources (CRHR) shall either be avoided and protected from future disturbance, or a Phase III data recovery plan shall be prepared and implemented prior to construction to the satisfaction of LACDRP. All archaeological collections, technical reports and related documentation shall be curated at a curation facility approved by the County of Los Angeles.	Submittal and approval of Phase II Report/Phase III Data Recovery Plan, and related documentation, as applicable	Prior to construction	Applicant/Qualified Archaeologist	LACDRP
MM 5.8-3: Archaeological Monitoring. Prior to construction, an archaeological monitoring plan shall be prepared and implemented to the satisfaction of LACDRP. A qualified archaeological monitor shall be present during all ground disturbing activities, including vegetation clearing, grubbing, grading, filling, drilling, and trenching. In the event that any prehistoric or historic cultural resources (chipped or ground stone lithics, animal bone, ashly midden soil, structural remains, historic glass or ceramics, etc.) are discovered during the course of construction, all work in the vicinity shall halt, and the archaeologist shall record the resources on the appropriate California Department of	Submittal and approval of Archaeological Monitoring Plan and approval of additional Phase II and Phase III technical reports,	Prior to issuance of grading permit and During construction and Following completion of ground-disturbance construction activities	Applicant/Qualified Archaeologist/Cultural Resources Monitor	LACDRP

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Mitigation Measures	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Parks and Recreation (DPR) 523 Series Forms, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation, including but not limited to Phase III data recovery and associated documentation to the satisfaction of LACDRP. Such activities may result in the preparation of additional Phase II and Phase III technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed and submitted to the LACDRP.	as applicable and Archaeological monitoring and Submittal of Archaeological Construction Monitoring Report			
MM 5.8-4: Native American Monitor. A Native American monitor (Tataviam/Fernadeno Band of Mission Indians) shall be notified prior to construction and allowed the opportunity to be present during all ground disturbing activities, including vegetation clearing, grubbing, grading, filling, drilling, and trenching. In the event that any sacred site or resource is identified, a Native American monitor shall be retained to divert construction activities to another area of the Project site while a proper plan for avoidance or removal is determined to the satisfaction of the LACDRP.	Notify Native American monitor of construction activities and Maintain log to demonstrate compliance and	Prior to and during construction	Applicant/Construction Manager/Cultural Resources Monitor	LACDRP
MM 5.8-5: Human Remains. In the event human remains are encountered, construction in the area of the finding shall cease, and the remains shall stay in situ pending definition of an appropriate plan. The Los Angeles County Coroner (Coroner) shall be contacted to determine the origin of the remains. In the event the remains are Native American in origin, the NAHC shall be contacted to determine	Site inspection Maintain log to demonstrate compliance and	During construction	Applicant/Construction Manager/Cultural Resources Monitor	LACDRP

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necessary procedures for protection and preservation of the remains, including reburial, as provided in the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," CEQA Technical Advisory Series.	Site inspection			
MM 5.8-6: Paleontological Resources Protection. In the event paleontological discoveries are encountered by the cultural monitors, all excavation shall cease in the area of the find and a paleontologist shall be retained, who shall devise a plan for recovery in accordance with standards established by the Society of Vertebrate Paleontology. At least one of the on-site cultural monitors during construction shall have familiarity and expertise in paleontological resources and have the ability to recognize significant vertebrate paleontological resources. Any paleontological resources shall be documented and submitted to the Natural History Museum of Los Angeles County, or any other accredited institution (i.e., San Bernardino County Museum, UCLA Dept. of Earth and Space Sciences) that will accept paleontological resources for curation.	Paleontological resources monitoring and Maintain log and documentation, as applicable, to demonstrate compliance	During construction	Applicant/Construction Manager/Cultural Resources Monitor	LACDRP
MM 5.8-7: Construction Worker Training. Prior to construction, the qualified archaeological monitor or qualified designee shall conduct a brief educational workshop such that all construction personnel understand monitoring requirements, roles and responsibilities of the monitors, and penalties for unauthorized artifact collecting or intentional disturbance of archaeological resources. The construction worker training shall include an overview of potential cultural and paleontological resources that could be encountered during ground disturbing activities to facilitate worker recognition, avoidance, and subsequent immediate notification to a designated on-site cultural monitor for further evaluation and action, as appropriate.	Implement educational workshop for all construction workers and Maintain log to demonstrate compliance	Prior to and ongoing during construction activities (as needed for new construction workers)	Applicant/Construction Manager/Qualified Archaeological Monitor	LACDRP

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AGRICULTURAL RESOURCES				
MM 5.9-1: Transmission Line Williamson Act Review (Kern County). Prior to the construction of the proposed transmission line route within any Williamson Act contracted lands in Kern County, the Applicant shall submit a written site description, along with a plot plan of the proposed transmission line route within the contracted land to the Kern County Planning Department for review and approval.	Submission of documentation demonstrating approval from Kern County Planning Department	Prior to construction of transmission line	Applicant	LACDRP KCPD

VISUAL QUALITIES

MM 5.10-1: Visual Screening During Construction. Prior to any construction activity within the vicinity of SR-138, temporary screening of construction and staging areas (e.g., via vegetation, or fencing with fabric or slats) shall be installed to minimize visual effects from construction as required by LACDRP.	Install temporary screening, as required and	Prior to construction activities within vicinity of SR-138	Applicant/Construction Manager	LACDRP
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	Maintain log to demonstrate compliance and			
	Site inspection			

MM 5.10-2: Construction Housekeeping. During construction, the development site shall be maintained. The Project facility construction site and off-site transmission line route work areas shall be kept clean of debris, trash, or waste.	Maintain development site and	During construction	Applicant/Construction Manager	LACDRP
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	Site inspection			
MM 5.10-3: Building and Equipment Paint. All proposed on-site structures and appropriate equipment shall be neutral colors and non-	Submittal and approval of building and equipment paint	Prior to issuance of building permit	Applicant	LACDRP

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reflective, as approved by the LACDRP.	palette plans and Information			
MM 5.10-4: Screening Vegetation Landscaping Plan and Maintenance. Prior to issuance of a grading permit, the Applicant shall submit a landscaping plan for the 10-foot-wide strip of Project screening vegetation proposed along both sides of SR-138, to the LACDRP for review and approval. The Plan shall be certified by a registered landscape architect, and shall identify use of temporary irrigation, and the areas on both sides of SR-138 at the Project site to be planted with Joshua trees and/or other native yucca species, and native shrub species, in compliance with the County Drought-Tolerant Landscaping Ordinance. The landscaping shall be installed within 14 months of the commencement of construction activities. The vegetation shall be maintained via selective thinning and removal of invasive weeds and monitored thereafter to promote successful, long-term establishment of the native vegetation to the satisfaction of LACDRP. The landscaped area shall also be maintained free of trash and debris for the Project lifetime to the satisfaction of LACDRP.	Submittal and approval of Screening Vegetation Landscaping Plan and	Prior to issuance of grading permit and During construction and operation	Applicant/Registered Landscape Architect/ Construction Manager	LACDRP
MM 5.10-5: Maintenance of SR-138 Caltrans and County Easements. The areas on both sides of the existing Caltrans right-of-way for SR-138 offered for dedication in fee simple by the Applicant to Caltrans and the irrevocable 10-foot-wide slope easement on both sides of the 200-foot-wide Caltrans right-of-way offered to the County as described in Section 4.2 of this EIR shall be maintained free of trash and debris on an as-needed basis to the satisfaction of LACDRP. The dedicated area for Caltrans shall be maintained by Applicant until such time the deed for the applicable area is transferred to Caltrans, and the slope easement area for the County	Maintain log to demonstrate compliance and Site inspection	During construction and operation, prior to deed transfer for Caltrans easement and prior to improvements by County for slope easement area	Applicant/Construction Manager	LACDRP

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shall be maintained by the Applicant until such time that the County installs improvements.				

TRAFFIC AND ACCESS

<p>MM 5.11-1: Provide Adequate Worksite Traffic Control. Prior to any construction activities and/or issuance of required encroachment permits from Caltrans and Los Angeles and Kern counties, the Applicant shall prepare worksite traffic control plans for review and approval from Caltrans, the LACDPW, and the Kern County Resource Management Agency, Roads Department. The plans shall include: 1) the location and usage of appropriate construction work warning signs that shall be placed in accordance with the California Manual on Uniform Traffic Control Devices (Caltrans 2010); 2) proper merging taper and/or shifting lane schematics; and 3) adequate work area and buffer zone designation as well as proper location and conduct of flagmen and the traffic management supervisor at the installation worksite area. The Project worksite traffic control plans shall be coordinated with driver and worker safety in mind. Where the observed speed limit on affected roadways is 55 MPH or more, the plans shall incorporate and implement the following minimum standard requirements per the Work Area Traffic Control Handbook (WATCH):</p> <ul style="list-style-type: none"> • A Type C flashing arrow pane shall be used for each closed lane. • The minimum height for traffic cones shall be 28 inches. • A minimum of three advance warning signs shall be posted. • Consideration of advanced safety enhancement measures shall be taken into account for workers in the work zones. <p>The above safety and traffic control measures identified in the traffic control plans shall also be implemented at pole installation sites within</p>	<p>Submittal and approval of Worksite Traffic Control Plans and Advance notification of road closures to LACFD and submittal of detour plans</p>	<p>Prior to issuance of grading permit or encroachment permit, where applicable and During construction</p>	<p>Applicant/Construction Manager</p>	<p>LACDRP LACDPW LACFD KCRD</p>
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Mitigation Measures

the public road ROW and/or roadway crossings at a minimum. Additionally, the County, including the LACFD Fire Stations 78, 112, and 140 shall be notified at least three days in advance of any street closures that may affect fire and/or paramedic responses in the area. Applicant shall provide alternate route (detour) plans to the County, including three sets to the LACFD, with a tentative schedule of planned closures, prior to the beginning of construction.

MM 5.11-2: Document Pre-and Post-Project Construction Pavement Condition of 170th Street West and Pay Fair Share. Prior to issuance of a grading permit, Applicant shall document and submit all required information and/or material pertaining to the pavement conditions of 170th Street West including the formula for calculating the Project's fair share of any repair and/or reconstruction of 170th Street West to the satisfaction of the LACDPW. Applicant shall reimburse the County of Los Angeles for the cost of any repairs and/or reconstruction of 170th Street West attributable to the Project as agreed to by the LACDPW. The timing of any necessary repairs and/or reconstruction of 170th Street West and the required payment by Applicant shall be determined by LACDPW.

Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Submital and approval of Pre-Construction Pavement Condition documentation and the Project's fair share formula	Prior to issuance of grading permit and following construction	Applicant/Construction Manager	LACDPW
and Submital and approval of Post-Construction Pavement Condition documentation			
Payment of fair share			
Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	LACDRP

MM 5.11-3: Limit 50 Percent of Truck Deliveries to Off-Peak Hours. During the construction phase of the Project, Applicant/EPC contractor shall require equipment and materials suppliers using trucks to make deliveries to the Project site such that at least 50

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percent of associated truck traffic occurs during off-peak hours.				
ENVIRONMENTAL SAFETY				

MM 5.15-1: Additional assessment, and possibly remediation, of potentially contaminated soils on the Project site. Prior to the issuance of a grading permit, the Applicant shall obtain a site closure letter from the Los Angeles County Fire Department, Health Hazardous Materials Division. The Applicant shall conduct additional site assessment or remediation activities as required by and to the satisfaction of the Voluntary Oversight Program of the CUPA (Los Angeles County Fire Department, Health Hazardous Materials Division).	Perform necessary assessment and remediation, as applicable, and obtain Site Closure Letter from LACFD	Prior to issuance of grading permit	Applicant	LACDRP LACFD (CUPA)
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Additional assessment and/or remediation may include the following:

- 1) Preparation of applicable Phase II Environmental Site Assessment Work Plans that describe the proposed approach and methods to be used in characterizing shallow soils. The Work Plans shall include the proposed sampling locations, sample collection procedures, analytical methods, quality control measures, and a site-specific health and safety plan. The Phase II ESA(s) shall be submitted to the CUPA for regulatory review and approval.
 - 2) Implementation of the Phase II ESA Work Plan(s) with CUPA oversight.
- As necessary, Site Remediation Action Plans shall be developed. Upon CUPA concurrence with the recommendations presented the Phase II ESA(s), remedial action plans shall be prepared for submittal to the CUPA. The remedial action plans shall include the following.
- 1) Remediation goals and cleanup criteria.

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2) Evaluation of corrective action alternatives that compares the effectiveness, feasibility, and cost benefit of each alternative. The remedial action plans shall take into account existing and proposed uses of the Project area. 3) Identification of the preferred alternative with consideration of protection of resources within the Project area. 4) A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers.				

MM 5.15-2: A Soil Management Plan for Transmission Line Construction. Prior to issuance of a grading permit, a soil management plan shall be submitted to the CUPA for review and approval. The plan shall include practices that are consistent with the California Title 8, Occupational Safety and Health Administration (Cal-OSHA) regulations, as well as CUPA remediation standards that are protective of the planned use. Appropriately trained construction personnel shall be present during site preparation, grading, and related earthwork activities (e.g., augering) to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy may be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan shall outline guidelines for the following:

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<ul style="list-style-type: none"> Identifying impacted soil Assessing impacted soil Soil excavation Impacted soil storage Verification sampling Impacted soil characterization and disposal 				
<p>MM-5.15-3: The historic oil well that requires abandonment or re-abandonment shall be abandoned to current standards. Prior to issuance of a grading permit, an investigation into the location of the historic oil well, reportedly located on the proposed Project site shall be conducted. If the well is determined to be located on the Project site, the well shall be inspected. If the well was not abandoned properly, as determined by the California Division of Oil, Gas, and Geothermal Resources (DOGGR), the well shall be re-abandoned to the satisfaction of DOGGR. The Project development plans shall comply with the required setbacks from oil and gas wells as determined by DOGGR and the County of Los Angeles.</p>	Investigation of historic oil well and	Prior to issuance of grading permit	Applicant/Construction Manager	DOGGR
<p>MM 5.15-4: Demolition Hazardous Building Materials Assessment and Management Plan. Prior to the commencement of any demolition activity on the Project site, the demolition Manager shall prepare a written Demolition Hazardous Building Materials Assessment and Management Program for review and approval by the CUPA, and/or other appropriate regulatory agency. The Demolition Hazardous Building Materials Management Program shall</p>	Submittal and approval of Demolition Hazardous Building Materials Assessment and Management	Prior to commencement of any demolition activity	Applicant/Demolition Manager	LACFD (CUPA) AVAQMD

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<p>include an assessment for lead-based paint (LBP) and asbestos-containing material (ACM) as identified in the URS pre-demolition survey report (URS 2010), and the following plans shall be prepared:</p> <ul style="list-style-type: none"> Lead-based Paint Abatement and Management Plan. A LBP Abatement Plan shall be prepared and implemented by a qualified Manager. Elements of the plan shall include the following: <ul style="list-style-type: none"> Containment of all work areas to prohibit off-site migration of paint chip debris. Removal or encapsulation of all peeling and stratified LBP on building surfaces and on non-building surfaces to the degree necessary to properly complete demolition activities per the recommendations of the survey. The demolition Manager shall properly contain and dispose of intact LBP on all equipment to be cut and/or removed during demolition. Providing on-site air monitoring during all abatement activities and perimeter monitoring to ensure no contamination of work of adjacent areas. Cleanup and/or HEPA vacuum paint chips. Collection, segregation, and profiling waste for disposal determination. Post-demolition testing of soil to assure that soil at the site is not contaminated by LBP. Providing for appropriate disposal of all waste. Asbestos-containing Materials Abatement and Management Plan. Prior to demolition work that shall disturb identified ACMs, an ACM Abatement and Management Plan shall be prepared. 	<p>Program</p> <p>and</p> <p>Notification of demolition activities to AVAQMD</p> <p>and</p> <p>Maintain log to demonstrate compliance</p>			

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Asbestos abatement shall be conducted during demolition activities, consistent with OSHA and air quality regulations. The Management plan shall include detailed information regarding ACM classification, ACM hazard assessment (the possibility of fiber release from ACMs based on the materials condition, such as friability), ACM inventory information, training and qualification for workers, demolition handling procedures, waste management and disposal procedures, and emergency response procedures (in case of a release of friable materials). Licensed asbestos abatement removal Manager shall remove the ACMs under the oversight of a California Certified Asbestos Consultant. All identified ACMs shall be removed and appropriately disposed of by a state-certified asbestos Manager. The proposed Project shall include notification of demolition activities to the Antelope Valley Air Quality Management District.				

LAND USE

Mitigation Measure 5.16-1: Tree Planting Modification. Prior to issuance of a grading permit, the applicant shall obtain authorization to modify the tree planting requirements of the Green Building Ordinance from the Director of Public Works and shall comply with all considerations and other terms of the Green Building Ordinance requirements to the satisfaction of the Director of Public Works (see Sections 22.52.2130.C.5 and Section 22.52.2150 of the County Code).	Obtain authorization to modify the tree planting requirements of the Green Building Ordinance	Prior to issuance of grading permit	Applicant	LACDPW
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NOISE

MM 5.18-1: Pile Driver Orientation. In order to reduce the noise levels generated by the vibratory pile driver and comply with all	Maintain log demonstrating	During construction	Applicant/Construction Manager	LACDRP
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applicable Los Angeles County noise standards, the pile driver shall be oriented such that the rear of the pile driver faces toward the noise-sensitive receptors when the vibratory pile driver is being utilized within 3,000 feet of the receptors.	compliance and Site inspection			
MM 5.18-2: Construction Equipment Use of Mufflers. Construction equipment and vehicles shall be fitted with efficient and well-maintained mufflers to reduce noise emission levels. In addition, the Project construction equipment and vehicles shall be maintained according to the manufacturers' instructions and recommendations.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP

MITIGATION COMPLIANCE

As a means of ensuring compliance of the above mitigation measures, the Applicant and/or subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the LACDRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

Submittal of annual mitigation compliance report and Replenishing mitigation monitoring account	Annually until such time as all mitigation measures have been implemented and completed	Project Applicant and Subsequent Owner(s)	LACDRP

¹ List of Acronyms:

ACM	Asbestos-containing material	Cal-OSHA	California Occupational Safety and Health Administration	CRHR	California Register of Historic Resources
AQCM	Air quality construction mitigation manager	Caltrans	California Department of Transportation	CUPA	Certified Unified Program Agency
ATCM	Airborne toxic control measure	CARB	California Air Resources Board	DEIR	Draft Environmental Impact Report
AVAQMD	Antelope Valley Air Quality Management District	CBC	California Building Code	DOGGR	California Division of Oil, Gas, and Geothermal Resources
BLM	Bureau of Land Management	CCR	California Code of Regulations	DPR	Department of Parks and Recreation
CalIPC	California Invasive Plant Council	CDFG	California Department of Fish and Game	EIR	Environmental Impact Report
		CEQA	California Environmental Quality Act		

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EPC	Engineering, procurement, and construction	LACDPW	Los Angeles County Department of Public Works	NPDES	National Pollutant Discharge Elimination System
ESA	Environmental Site Assessment	LACDRP	Los Angeles County Department of Regional Planning	OSHA	Occupational Safety and Health Administration
F	Fahrenheit	LACFD	Los Angeles County Fire Department	OWTS	On-site Wastewater Treatment System
FEMA	Federal Emergency Management Agency	LBP	Lead-based paint	PM	Particulate Matter
FDECP	Fugitive dust emission control plan	LRWQCB	Lahontan Regional Water Quality Control Board	RWQCB	Regional Water Quality Control Board
HEPA	high efficiency particulate air			SEA	Significant ecological area
HEVMP	Habitat enhancement and vegetation management plan	mph	Miles per hour	SR	State Route
hp	Horsepower	MM	Mitigation Measure	UCLA	University of California Los Angeles
KCPD	Kern County Planning Department	MW	Megawatt	USEPA	United States Environmental Protection Agency
KCRD	Kern County Roads Department	NAHC	Native American Heritage Commission	USFWS	United States Fish and Wildlife Service
KV	Kilovolts (unit of electrical potential)	NIOSH	National Institute for Occupational Safety and Health	WATCH	Work Area Traffic Control Handbook (Caltrans)
LACDPH	Los Angeles County Department of Health Services, Public Health	NOx	Oxides of Nitrogen		

² The proposed Project consists of the approximately 2,100-acre solar facility site and the off-site 230-kV transmission line in northern Los Angeles County and southern Kern County.