

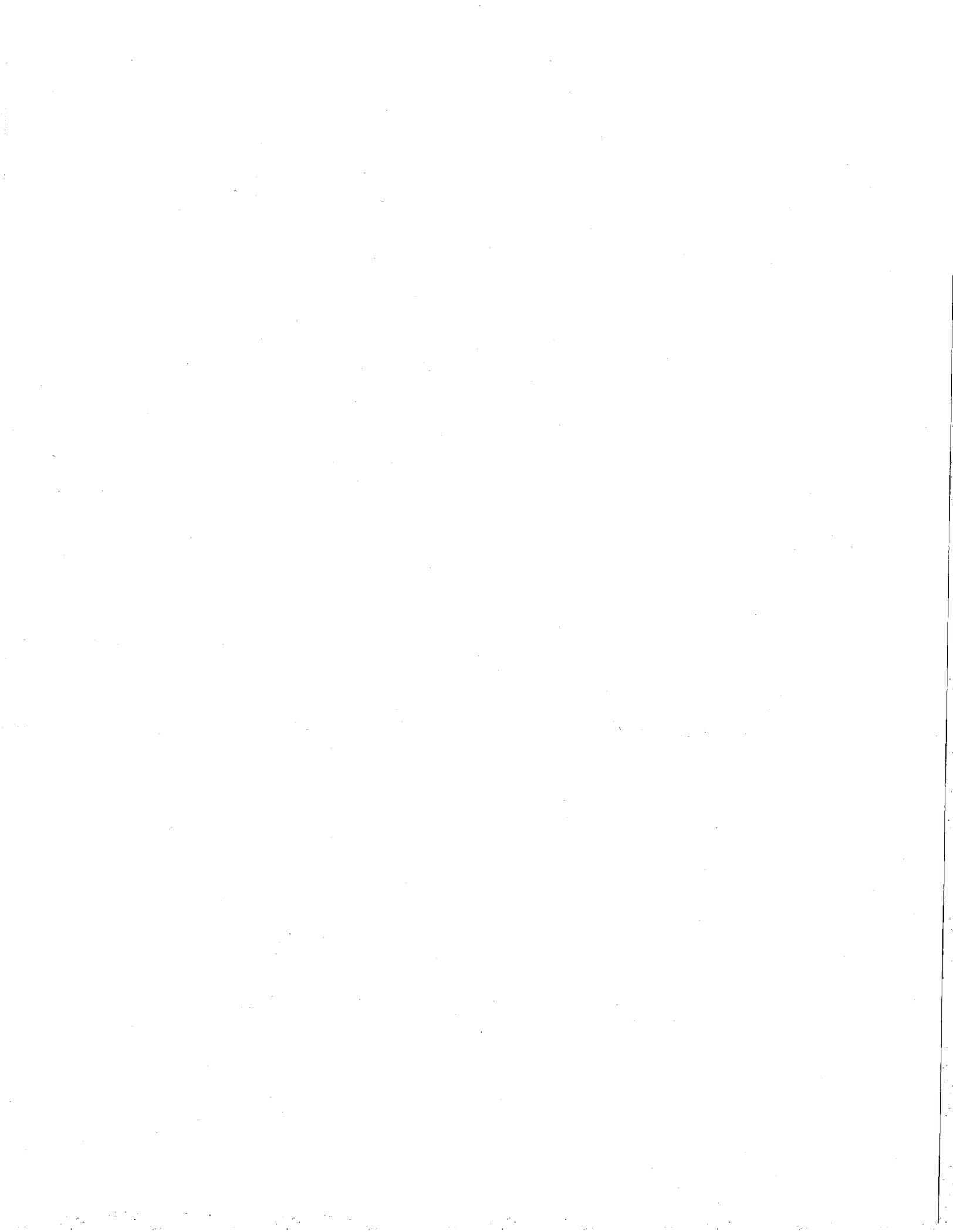
# Regional Planning Commission Transmittal Checklist

Hearing Date  
June 30, 2010  
Agenda Item No.  
6

**Project Number:** R2009-02239-(5)  
**Case(s):** Tentative Tract Map No. 071035  
Conditional Use Permit Case No. 200900026  
Environmental Assessment Case No. 200900027  
**Planner:** Mr. Kim Szalay, AICP

- Factual
- Property Location Maps (2)
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings – to be provided at future date
- Agency CUP and VTTM Conditions and Comments (DRP Draft CUP and VTTM Conditions – to be provided at a future date)
- Burden of Proof Statement(s)
- Environmental Documentation – DEIR supplied on Disk
- Correspondence
- Photographs and Photo Simulations of Visual Effects
- Aerial Images
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Exhibit "A" - Site Plan / Floor Plans / Elevations/Enlargements
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Reviewed By: 





Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012  
Telephone (213)

PUBLIC HEARING DATE  
June 30, 2010

AGENDA ITEM  
6

PROJECT NUMBER: R2009-02239-(5)  
VESTING TENTATIVE TRACT MAP NO.: TR 071035  
CONDITIONAL USE PERMIT NO.: RCUP 200900026  
ENVIRONMENTAL ASSESSMENT NO.: RENV 200900027

RPC CONSENT DATE

CONTINUE TO

**APPLICANT**

AV Solar Ranch 1, LLC (Frank De Rosa)

**OWNER**

AV Solar Ranch 1, LLC and AV Solar Ranch 2, LLC (Frank De Rosa)

**REPRESENTATIVE**

Nextlight Renewable Power, LLC  
Roy Skinner

**PROJECT DESCRIPTION**

Construction, operation, and maintenance of a 230 megawatt, solar photovoltaic electricity power generation facility including approximately 80,000 photovoltaic panel arrays mounted on sun-tracking or fixed, tilt or horizontal array units; associated electrical and distribution equipment including approximately 185 protective electrical equipment enclosures (15 feet in width X 60 feet in length X 12 feet in height); onsite 2.81-acre unenclosed electricity substation 60 feet in maximum height; operations and maintenance building (maximum 20,000 square feet) 27.5 feet in maximum height; a 230 kilovolt transmission line approximately 4.25 miles in length (3.5 miles offsite, 0.75 miles onsite; approximately 2.25 miles within L.A. County jurisdiction and 2 miles within Kern County jurisdiction) is proposed within or near the 170<sup>th</sup> Street West public right of way within and north of the site in L.A. County jurisdiction, and either on private property or 170<sup>th</sup> Street West public right of way in Kern County jurisdiction, connecting to Southern California Edison proposed Whirlwind substation facilities; approximately 43 onsite and offsite high-voltage transmission poles four to six feet in diameter and between 105 to 125 feet in height, or, undergrounding of same lines; onsite 34.5 kilovolt transmission line approximately 1.0 mile in length proposed within or near 170<sup>th</sup> Street West public right of way using approximately 90 standard poles (18-inch diameter; up to 60 feet in height), or, undergrounding of same lines; a maximum of 180,000 cubic yards of balanced grading; employee parking area (38 standard and 2 handicapped spaces); perimeter fencing eight feet in height; associated access roads; 10-foot wide native landscaping screening north and south of SR 138; new potable water well and use of existing well for non-potable uses; two surface water tanks (approximately 10,000 and 100,000 gallons); construction of onsite septic and leach-field system; and demolition of all existing structures including two residences, a mobile home, and accessory structures. The project includes a temporary cement batching plant and construction staging areas throughout the site anticipated to be in use for 38 months from the start of construction or to project build out, whichever comes first.

**REQUIRED ENTITLEMENTS**

**VESTING TENTATIVE TRACT MAP:** 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.

**CONDITIONAL USE PERMIT:** To authorize construction, operation, and maintenance of a 230 megawatt 80,000-panel photovoltaic electricity power generation facility on 2,093 gross acres and onsite grading in excess of 100,000 cubic yards in the A-2-5 zone; and installation of 0.75 miles of onsite and 2.25 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.

**ENVIRONMENTAL ASSESSMENT:** To adopt an Environmental Impact Report associated with the project.

**LOCATION/ADDRESS**

The subject property is bisected north and south by State Route 138 and bisected east and west by 170<sup>th</sup> Street West. The property is bounded by 155<sup>th</sup> Street West to the east, 180<sup>th</sup> Street West to the west, West Avenue B-8 to the north, and West Avenue E to the south.

**SITE DESCRIPTION**

The proposed project is located on previously disturbed agricultural land including some re-established native shrubs and seasonal wildflowers. The site is a flat 2,093-acre property located in the west Antelope Valley. Primary drainage is to the northeast. SEA 57 Fairmont-Antelope Butte and the Antelope Valley Poppy Reserve are located approximately 1.5 miles to the southeast. SEA 60 Joshua Tree Woodlands Habitat is located north of the project site. The property is previously disturbed and undeveloped with the exception of the existing residential ranch located on approximately 27 acres south of SR 138 and is proposed to be demolished. The site contains an exploratory oil well which has been plugged and abandoned. The site is surrounded by vacant undeveloped and agricultural land. Three primary ephemeral drainages traverse the project site and a small portion of a fourth ephemeral drainage is located within the northeastern property boundary.

**ACCESS**

170<sup>th</sup> Street West, north of SR 138 (Ave. D)

**ZONED DISTRICT**

Antelope Valley West

**ASSESSORS PARCEL NUMBER**

Reversion to Acreage Parcels: 3258-012-024 to 3258-012-083, 3258-025-001 to 3258-025-059, 3258-024-001 to 3258-024-028  
Other Parcels: 3257-018-006 to 3257-018-013, 3257-010-033 to 3257-010-040, 3236-001-024 to 3236-001-039

**COMMUNITY**

Nearest community is Antelope Acres.

**SIZE**

Project Reversion to Acreage Site: 790 Acres (included in CUP site)  
Project Conditional Use Permit Site: 2,093 Gross Acres

**COMMUNITY STANDARDS DISTRICT**

None

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site

Vacant and Residences

A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area); portion of offsite transmission line in the A-1-2 (Light Agricultural-Two Acres Minimum Required Area) zone.

North

Vacant

A-1-2, A-2-5

East

Vacant

A-1-2, A-2-2 (Heavy Agricultural-Two Acres Minimum Required Area), A-2-5

South

Vacant

A-1-2, A-2-2, A-2-5

West

Vacant

A-1-2, A-2-5

**GENERAL PLAN/COMMUNITY PLAN**

Antelope Valley Areawide General Plan

**LAND USE DESIGNATION**

N1 (Non-Urban 1)

**MAXIMUM DENSITY**

0.5 du/ac

**ENVIRONMENTAL DETERMINATION**

Environmental Impact Report (EIR)

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE

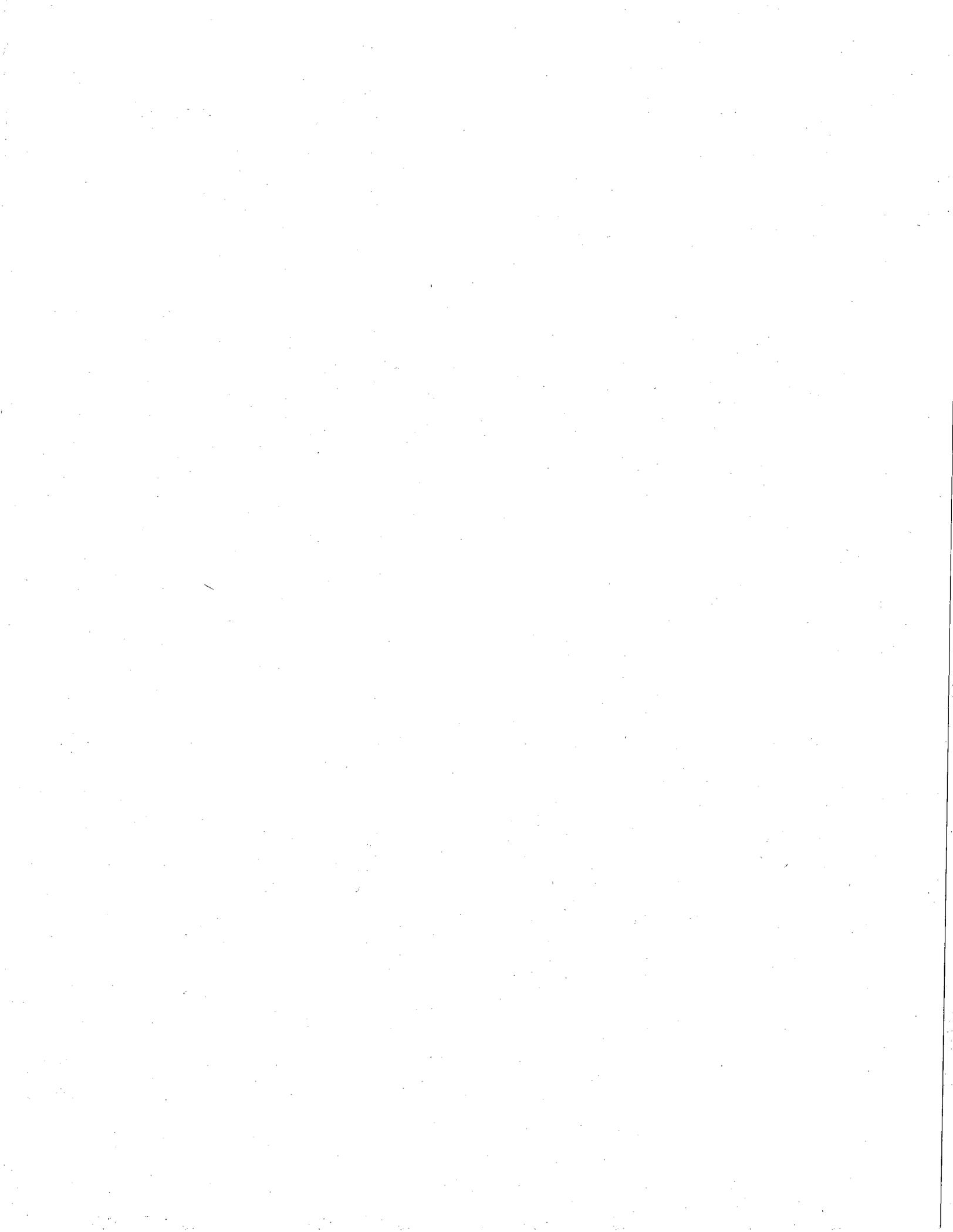
RPC ACTION

NEEDED FOR NEXT MEETING

MEMBERS VOTING AYE

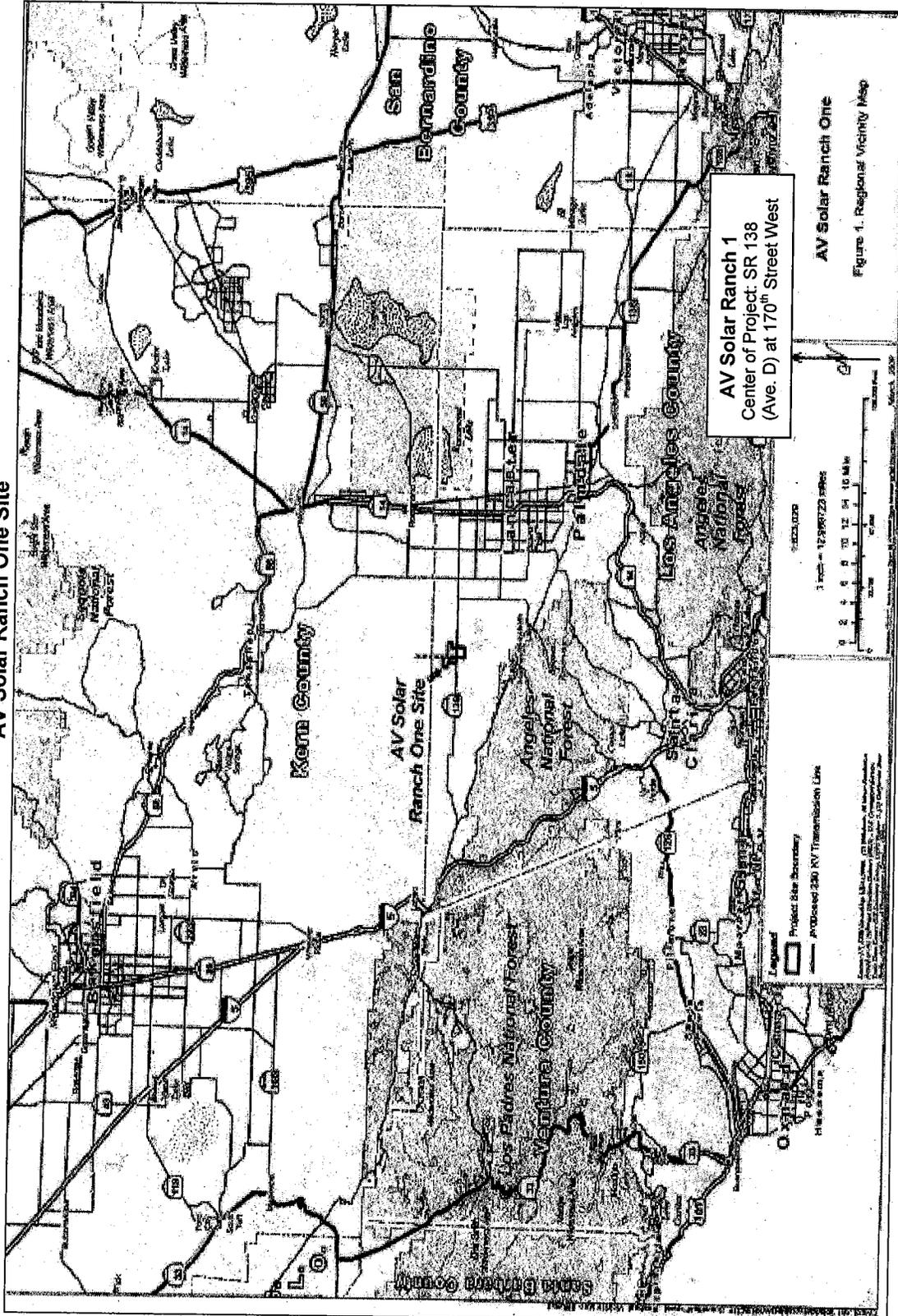
MEMBERS VOTING NO

MEMBERS ABSTAINING/ABSENT



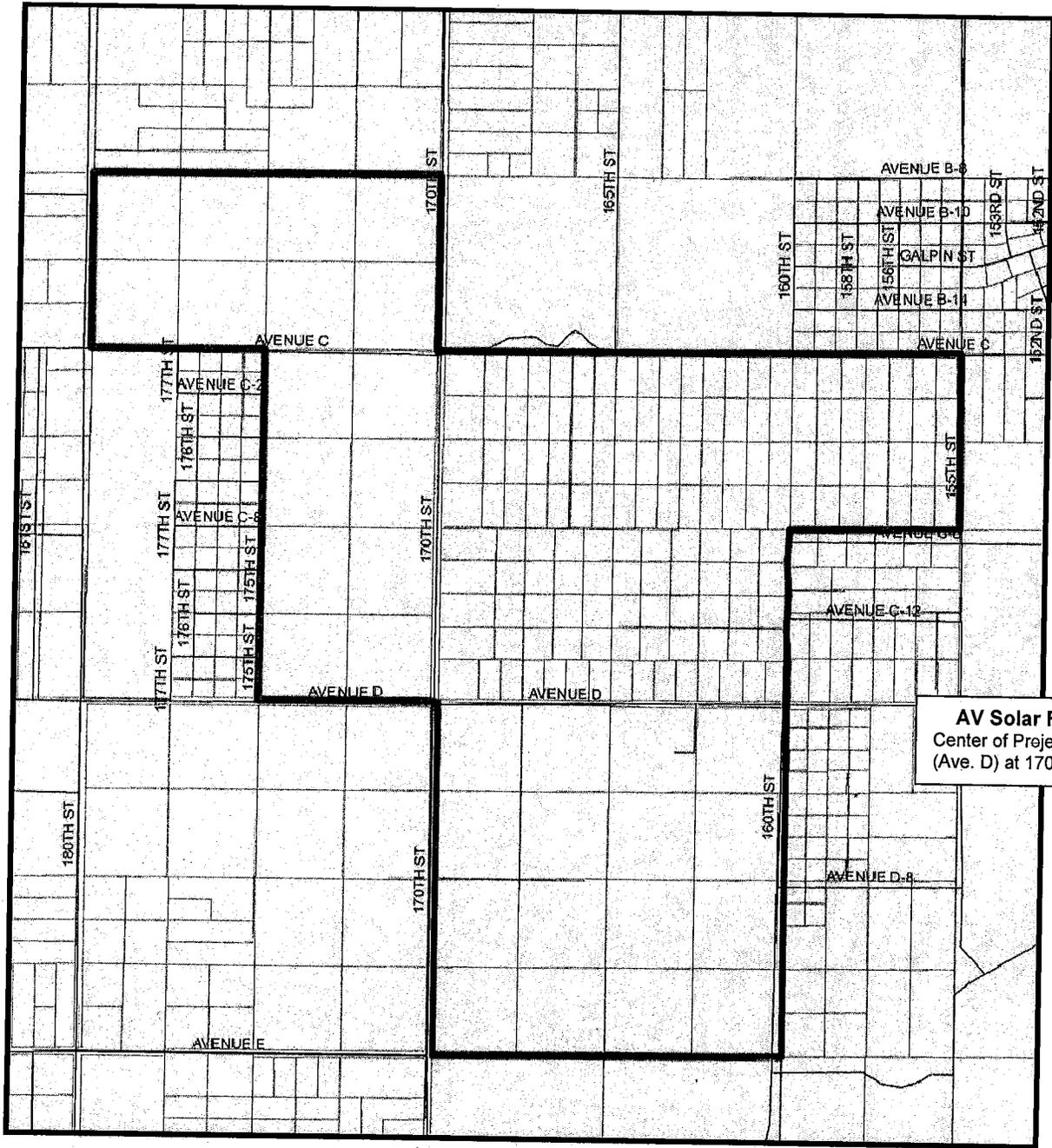
VICINITY MAP BELOW

AV Solar Ranch One Site



AV Solar Ranch One  
Figure 1. Regional Vicinity Map

VICINITY MAP BELOW  
AV Solar Ranch One Site



**AV Solar Ranch 1**  
Center of Project: SR 138  
(Ave. D) at 170<sup>th</sup> Street West

## STAFF ANALYSIS

PROJECT NO. R2009-02239-(5)  
VESTING TENTATIVE TRACT NO. 071035  
CONDITIONAL USE PERMIT NO. 200900026  
ENVIRONMENTAL ASSESSMENT NO. 200900027

### PROJECT DESCRIPTION

The applicant, A.V. Solar Ranch One, is requesting a Vesting Tentative Tract Map for a reversion to acreage from 147 lots to one lot on 790 acres of a 2,093-acre site, and a Conditional Use Permit for the entire site, including the tract map site, to authorize construction, operation, and maintenance of a 230-megawatt solar photovoltaic electricity power generation facility including onsite low voltage and onsite and offsite high voltage electricity transmission lines in the A-2-5 and A-1-2 zones. A two-mile portion of the proposed transmission line is located in Kern County. The transmission line is proposed to be connected to the proposed Southern California Edison Whirlwind Substation located in Kern County to the north of the subject property. The applicant has obtained a purchase and power agreement with Pacific Gas and Electric for distribution of the power in the event the project is approved.

### REQUIRED ENTITLEMENTS

- A Vesting Tentative Tract Map 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 in accordance with Section 21.40.020 of the County Code.
- A Conditional Use Permit to authorize construction, operation, and maintenance of an electricity power generation facility with onsite and offsite electricity transmission lines and onsite grading in excess of 100,000 cubic yards on 2,093 acres in the A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area) zone, and a portion of the offsite transmission line in the A-1-2 (Light Agricultural-Two Acres Minimum Required Area) zone in accordance with Sections 22.24.150 and 22.24.100 of the County Code.

### LOCATION AND ACCESS

All portions of the project are located within the following boundary extremes: north and south of SR 138 between 155<sup>th</sup> Street West to the east and 180<sup>th</sup> Street West to the west, and between West Avenue B-8 to the north and West Avenue E to the south. Primary access is proposed to be located on 170<sup>th</sup> Street West approximately 0.6 miles north of SR 138.

### SITE PLAN DESCRIPTION

The proposed 230-megawatt solar photovoltaic electric power generation facility includes approximately 80,000 photovoltaic panel arrays mounted on sun-tracking or fixed, tilt or horizontal array units; associated electrical and distribution equipment including approximately 185 unenclosed or enclosed electrical equipment structures; onsite unenclosed electricity substation; operations and maintenance building; a 230-

kilovolt transmission line approximately 4.25 miles in length (approximately 2.25 miles within L.A. County jurisdiction and 2 miles within Kern County jurisdiction) within the 170<sup>th</sup> Street West public right of way in L.A. County, and either on private property or 170<sup>th</sup> Street West public right of way in Kern County, connecting to Southern California Edison proposed Whirlwind substation facilities in Kern County; approximately 43 onsite and offsite 230-kilovolt high-voltage transmission line poles, or, undergrounding of all or most of the high-voltage transmission lines; onsite 34.5 kilovolt transmission line proposed within 170<sup>th</sup> Street West public right of way or private property using approximately 90 standard poles, or, undergrounding of all or most of the low-voltage transmission lines; 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; new potable water well and use of existing well 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 onsite including two residences, a mobile home, and accessory structures. The proposed project will require 150 acre feet of water per year during construction of the project for a period not to exceed 38 months. Ongoing operation of the project will require 12 acre feet per year of water supply from existing or new wells located on the project site.

#### **ENVIRONMENTAL DETERMINATION**

A Draft Environmental Impact Report (DEIR) has been prepared for the project. Potential significant impacts that were analyzed in the DEIR 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 significant potential impacts. Change of character and growth inducing impacts were also analyzed as other considerations for analysis in the DEIR. The DEIR 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 project designs and 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). The public comment period for the DEIR is currently in process having begun on June 16, 2010 and ending on July 30, 2010 (45 days). Particular consideration for mitigation of air quality, biological resources, visual qualities and change of character is discussed below.

Air quality is proposed to be mitigated primarily by phasing construction of the facility and consequential disturbance of the land in small increments over a 38-month period in order to keep air quality levels at a compliant level during construction of the project. Extensive dust control is required.

Biological resources such as habitat for native species is to be mitigated by retaining the existing topography, landscape, and water courses to the greatest extent feasible during construction and long-term operations of the project, and to provide 100 acres of preserved land onsite plus 450-acres of conservation lands to be preserved offsite in perpetuity within the Antelope Valley. Additionally, the project includes partially restored areas between solar panel arrays comprised of bioswales and low-cut native vegetation.

Visual qualities of the site in relationship to the surrounding area are proposed to be mitigated through various means. Use of low-lying horizontal solar panel installations or equally low-lying fixed tilt solar panels for the first 1,000 feet of panels located adjacent to SR 138 (Ave. D) would retain views from the highway toward the mountains on the horizon. Additionally, variable placement of native drought-tolerant vegetation, in as natural an arrangement as possible, is proposed to screen the frontage of the development along both sides of SR 138. Though the proposal includes the construction of above ground transmission lines, the applicant has indicated an intent to underground transmission lines if deemed necessary by the Regional Planning Commission. This would enable 170<sup>th</sup> Street West to remain free of low and high voltage power lines and poles, and would further mitigate any potential visual impacts associated with the project.

Change of character was considered in the DEIR. Fallow farmland and previously disturbed vacant land characterizes use of the existing site. More than one third of the project site was previously approved for a major subdivision which authorized the development of 147 residential lots on 790 acres of the project site, none of which were developed. As part of the existing character of the site, a natural drainage course runs from the southwest to the northeast through a large portion of the site, and young Joshua trees are present along the northerly boundary of the property. The project proposes to retain the existing natural drainage pattern. Animal movement areas are facilitated through the drainage course and with fencing permeable to small animals provided around the perimeter of the property. The area containing young Joshua Trees is to be avoided and buffered by open spaces. Properties in the general vicinity of the project site are either vacant, farmed, developed, or in process of being developed. The project is compatible with these surrounding uses. Undergrounding of transmission lines would help retain the visual character of the area. Staff concludes that placement of passive solar arrays requiring minimal operational activity and being of limited bulk and height do not significantly alter the overall character of the property in relationship to previous uses, previously approved uses, and surrounding uses of the land.

#### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

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, property posting, library posting and Department of Regional Planning (DRP) website posting. Newspaper notices were published on May 27, 2010 in the Antelope Valley Press and La Opinion. Mailing of notices to land owners located within a 1,000-foot

radius of the property boundaries and to five local libraries, were sent on May 24, 2010. Notices were verified to be posted on the subject property on May 27, 2010. Subject notice was available on the DRP website on May 27, 2010. A separate Notice of Completion and Availability (NOC) of a Draft Environmental Impact Report (DEIR) was sent by mail to the same land owners as the hearing notice on June 14, 2010. On June 15, 2010 the NOC was posted on the site. On June 16, 2010 the NOC was posted with the County Recorder's office, posted on the DRP website, and published in the Antelope Valley Press and La Opinion newspapers.

### PREVIOUS CASES/ZONING HISTORY

On November 24, 1987 Tract No. 34427 was approved by the County of Los Angeles Board of Supervisors to authorize a 147-lot subdivision on a 790-acre portion of the subject property. Another 160 acres located south of SR 138 between 160<sup>th</sup> Street West and 170<sup>th</sup> Street West, are owned by the applicant (Assessor's Parcel Numbers 3236001025 through 3236001028), and were farmed by previous occupants. The farm site is currently vacated. Aerial exhibits of the site provide evidence of former plowing or grading some time ago on the majority of the property. 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.

### STAFF EVALUATION

#### General Plan Consistency

The proposed project is consistent with the County of Los Angeles General Plan and the Antelope Valley Areawide General Plan N1 (Non-Urban 1) land use designation. 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 project is consistent with policies of the Plans as follows:

#### Consistency with General Plan Policies

1. 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.

2. 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.

3. 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.

#### Consistency with Antelope Valley Areawide General Plan Policies

1. Policy No. 18: "Direct future growth away from areas exhibiting high environmental sensitivity to land use development unless appropriate mitigating measures can be implemented." (Antelope Valley Areawide General Plan, pg. V-3)

The project uses previously disturbed and previously farmed land and avoids Significant Ecological Areas (SEAs) in the vicinity. Additional project design features and mitigation measures have been proposed to further protect and preserve surrounding habitat in the Antelope Valley. An existing onsite juvenile Joshua Tree recruitment area is avoided by the project.

2. 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." (Antelope Valley Areawide General Plan, 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.

3. 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." (Antelope Valley Areawide General Plan, pg. V-6)

The project uses materials with an estimated lifespan of 25-30 years, makes modest 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 and state mandates.

4. 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." (Antelope Valley Areawide General Plan, 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. The proposed route and length of onsite low voltage and onsite and offsite high voltage transmission lines are of such a nature that undergrounding would likely be feasible with the exception of one required above ground right-of-way crossing within County jurisdiction. The project alternatives provide an underground option for the transmission line along 170<sup>th</sup> Street West and staff recommends undergrounding of transmission lines.

5. 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." (Antelope Valley Areawide General Plan, 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. The current project is analyzed for either above ground or underground placement of transmission lines. Though not currently located in an urban area, the underground option would be consistent with this policy as the nearby area continues to experience increased development.

6. Policy No. 69: "Protect significant vegetation such as the Joshua Tree." (Antelope Valley Areawide General Plan, 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.

7. Policy No. 70: "Encourage planting of street trees in urban portions of the Antelope Valley." (Antelope Valley Areawide General Plan, 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.

8. 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.” (Antelope Valley Areawide General Plan, pg. V-10).

The project is a large-scale renewable energy project which would provide additional employment opportunities in the growing renewable energy sector within the Antelope Valley.

9. Policy No. 101: “Develop and use groundwater sources to their safe yield limits.” (Antelope Valley Areawide General Plan, pg. V-13)

The project proposes to limit use of groundwater to 12 acre feet per year during project operations. During the 38-month construction period proposed, 150 acre feet of water per year will be required. Existing wells with projected adequate yield are proposed to be used for non-potable washwater and other non-potable uses. Long-term operation of the project requires occasional cleaning of the solar panel surfaces in order to maximize electricity production. 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.

10. 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.” (Antelope Valley Areawide General Plan, 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.

11. Policy No. 135: “Encourage development to utilize and enhance natural topographic features, thus establishing harmony between the natural and man-made environment.” (Antelope Valley Areawide General Plan, 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.

12. 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.” (Antelope Valley Areawide General Plan, 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.

13. Policy No. 141: "Prohibit the harvesting of Joshua or Juniper trees for fuel purposes or for transplantation out of their normal habitat area." (Antelope Valley Areawide General Plan, 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.

14. Policy No. 217: "Promote use of alternative energy sources (including solar and wind) for heating and cooling." (Antelope Valley Areawide General Plan, pg. V-26)

The project aims to produce 230-megawatts of photovoltaic solar electricity for use in California to assist meeting renewable energy needs and mandates.

Consistency with Antelope Valley Areawide General Plan Guidelines for Non-Residential Uses in Non-Urban Areas (Pages VI-24, 25)

1. 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.
2. 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 170<sup>th</sup> 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.
3. 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 chain link fencing is proposed for security and safety purposes. No outdoor advertising, and minimal security lighting shielded downward, is proposed which will minimize visual impacts to neighboring properties and wildlife.

### **Zoning Ordinance and Development Standards Compliance**

The project complies with 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 power electricity generation plant with distribution substation and transmission lines and complies with the following regulations of Title 22 of the County Zoning Ordinance as follows:

1. 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.

2. 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. Planning staff 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.

3. Chapter 22.52 Part 7 Outside Storage. This 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 ongoing operations. The project complies with operational outside storage requirements.

4. Chapter 22.52 Part 11 Industrial Use and Handicapped Parking. Either one space per two employees or one space per 500 square feet is required to meet industrial use standard parking requirements. One handicapped space per 40 standard spaces is required.

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.

5. 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 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. Planning staff supports the proposed alternatives. The project would comply with Green Building standards, as proposed to be modified.

6. 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.

7. 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.

#### **Neighborhood Impact/Land Use Compatibility**

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 (see aerial exhibits packet provided).

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. One occupied residence is located within a 500-foot radius of the site adjacent to 180<sup>th</sup> Street West across from the northwesterly corner of the project site. An additional occupied residence is located slightly northeast of Avenue A-8 at 170<sup>th</sup> Street West across from a northerly portion of the proposed transmission line. The project is compatible with existing land uses.

## Project Issues

### Above Ground Transmission Lines Compared to Underground Transmission Lines

1. Above Ground Transmission lines. The project applicant proposes above ground transmission lines, or, alternatively underground transmission lines if required by the Regional Planning Commission. Proponents of above ground installations have cited significantly lower construction costs, shorter maintenance times; less land disturbance, ease of connectivity with the electricity grid and future infrastructure upgrades, and greater compatibility with other above ground installations such as the proposed above ground transmission line corridor and substation to be located in Kern County.
2. Underground Transmission lines. The DEIR analyzes the underground transmission line option as an Alternative Project. Proponents of undergrounding cite increased safety considerations compared to above ground lines, significantly reduced visual impacts to the area, establishing the preferred location of transmission lines for the emerging industry of renewable energy generation installations in Los Angeles County, and responding to the overall growth and development in the area including the prevention of a "spider web" of above ground utility lines within the greater Antelope Valley area.

A brief analysis of leading considerations for determining whether a transmission line project should be constructed above ground or underground is as follows:

#### *Cost*

Staff recognizes that installation and operation of underground transmission lines may cost significantly more than above ground transmission line installation and operation depending on location, potential obstacles, length of lines, and other factors as reflected by common practice in the industry. The applicant and the County staff recognize that cost differentials between above ground and underground installations are commonly understood. It is also important to consider that Federal stimulus funding for renewable energy projects, potential Federal loan guarantees, and potential State cost recovery programs may become available for additional funding of the proposed project. The proposed high voltage 230-kilovolt transmission line located onsite and offsite in the public right-of-way in County jurisdiction is approximately 2.25 miles in length. The onsite low voltage 34.5 kilovolt transmission line potentially located in the public right-of-way is approximately one additional mile in length. The total length of potential underground installations in the County of Los Angeles public right-of-way is approximately 3.25 miles in length, a relatively short distance for transmission lines. This limited length of underground transmission line construction may be feasible from the standpoint of cost.

*Maintenance and Land Disturbance*

The likelihood of more frequent above-ground line failures compared to longer maintenance times per repair for underground applications are a trade-off. Undergrounding requires a greater amount of initial trenching and total land disturbance. Once constructed, the use of access points at regular intervals enables primary access to connecting points and underground equipment. Natural disasters may impose a larger scale impact to above ground outages compared to impacts to underground lines.

*Safety and Visual Considerations*

Above ground installations are generally thought to have greater safety concerns than underground installations in the event of high winds, earthquakes, lightning strikes, and wildfires. Underground applications may also trigger safety concerns in the event of earthquakes and flooding. From a visual standpoint, above ground transmission lines and associated 60 to 105-foot tall power poles provide greater visual disturbance than underground applications.

*Connectivity*

Both above ground and underground transmission lines are capable of connecting to existing and future above ground installations in a standard manner. Kern County Planning Staff indicated a current intent to facilitate above ground transmission lines as part of a proposed strategy to establish a transmission line corridor in Kern County. This corridor would be for co-location of other renewable energy project transmission lines in the vicinity of the 170<sup>th</sup> Street West right-of-way and connection to the proposed Southern California Edison Whirlwind substation. The project alternative to underground transmission lines would require above ground connectivity at the Kern County border. Additionally, a single crossing of the Los Angeles Aqueduct and the 170<sup>th</sup> Street West right-of-way within Los Angeles County jurisdiction would require an above ground crossing. Connectivity is considered feasible for undergrounding of lines.

*Compatible Land Use Patterns*

The Antelope Valley continues to experience growth of development, and the Valley is positioned to become one of the centers for a rapidly expanding renewable energy industry, particularly solar energy generation. The importance of long-term planning for a growing industry and consideration of long-term aesthetics in the Antelope Valley increases the importance of establishing compatible land use patterns regarding the above ground or underground placement of transmission lines. The potential proliferation of above ground transmission lines is a very real concern as this type of development in the Valley continues to expand. Completion and operation of other major high-voltage transmission line projects located within the state, using similar design to place high voltage transmission lines underground, have proven that these projects are feasible.

An example of an operating underground high voltage transmission line is the Northern California Jefferson-Martin transmission line project located in the Bay Area. The

project constructed 24 miles of a 27-mile 230-kilovolt transmission line underground. The project included both rural and urbanized locations. The line is in operation today.

#### *Staff Conclusion*

Staff concludes that if underground construction of transmission lines proposed to be located in the public right-of-way for the subject project is of such distances as proposed, is in a minimally constrained physical location such as the subject undeveloped desert, and has potential access to various means of partial cost recovery, then underground transmission lines would likely be feasible. Staff concludes that undergrounding of transmission lines would be preferable to above ground installation and recommends that the Regional Planning Commission require undergrounding and accept the applicant's alternative to underground subject transmission lines.

#### **Conditional Use Permit Burden of Proof**

According to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

A. That the requested use at the location proposed will not:

1. "Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;"

The project is surrounded predominantly by vacant land and proposes an operationally passive project that generates minor impacts which can be mitigated with no remaining significant environmental impacts on the surrounding area.

2. "Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or"

Based on the DEIR conclusion that project mitigation measures would reduce any environmental impacts to a less than significant level, staff has determined that the construction and operation of the project would not limit, hinder or denigrate the use of properties in the vicinity of the project site.

3. "Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare."

Areas of concern regarding the project are mitigated to a level of no significant impact on the environment. Additionally, the project proposes various measures such as perimeter fencing, buffer areas, and limited night security lighting to minimize the potential of hazardous situations arising from the project.

B. "That 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.”

The site is a 2,093-acre site providing sufficient space for the project proposed including proposals to maximize buffering and safety in relationship to surrounding properties.

**C. That the proposed site is adequately served:**

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

The project requires minimal long-term use of roads for ongoing operations, therefore the current access and road conditions require minimal improvements to carry on the proposed use. Any damage to existing or improved local roadways caused by project construction and/or operations is required to be repaired at the applicant's expense as required by mitigation measures and conditions of approval.

2. By other public or private service facilities as are required.

All required and needed public and private service facilities are proposed to be met for the project.

Staff concludes and is of the opinion that the burden of proof for a conditional use permit has been met by the applicant, subject to compliance with the draft conditions of approval to be provided at a future date. The applicant's responses are also attached.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**County of Los Angeles Subdivision Committee**

The County of Los Angeles Subdivision Committee consisting of the Departments of Regional Planning, Public Works, Fire, Public Health, and Parks and Recreation, reviewed the Vesting Tentative Tract Map dated February 24, 2010 for a request to revert 147 lots to one lot. Draft Conditions for the Vesting Tentative Tract Map will be provided at a future date.

The reversion to acreage tentative map comprises 790 acres of the 2,093-acre project site depicted on Exhibit "A". The following County agencies had additional comments on the project Exhibit "A" which includes the Vesting Tentative Tract Map reversion to acreage lot and 32 additional lots which in total comprise the subject property in the conditional use permit request.

**County of Los Angeles Department of Public Works**

It its letter dated June 17, 2010, the Department of Public Works indicated requirements for water supply, grading, road improvements, building and safety considerations, drainage and Green Building Code tree planting.

**County of Los Angeles Fire Department**

In its letter dated May 19, 2010 the Fire Department indicated requirements for water storage, access, and special requirements for vegetation management and fire control, perimeter fencing, and other specialized fire protection measures.

**County of Los Angeles Department of Public Health**

In its letter dated February 16, 2010 the Department of Public Health stated requirements for potable water supply, wastewater disposal, and noise.

**PUBLIC COMMENTS**

**Public Officials, Town Councils, and Other Civic Organizations**

Governor of California

The Governor of California, Arnold Schwarznegger provided a comment letter dated February 17, 2010 indicating his request to local jurisdictions to provide "thorough yet expeditious" review of renewable energy projects seeking to assist the state in meeting renewable energy goals of 33 percent of our energy production coming from renewable sources by 2020.

State Assemblyman, Thirty-Sixth District

In his letter dated October 27, 2009 Assemblyman Steve Knight indicated his support for the subject AV Solar Ranch One project in order to create more jobs in the District and meet state renewable energy goals.

City of Lancaster

The City Manager of Lancaster, CA indicated his support for the subject project in his letter dated November 17, 2009 citing the benefit of temporary and permanent jobs proposed by the project.

Antelope Acres Town Council

In its letter dated March 23, 2009 the Antelope Acres Town Council confirmed its support of the AV Solar Ranch One project as reflected by the Council's vote on February 18, 2009.

The Association of Rural Town Councils (ARTC)

The president of the ARTC provided an e-mail dated July 4, 2009 indicating concerns expressed by neighbors and other members of the public at an ARTC meeting on June 25, 2009 with the applicant about the project. The amount of earth moving proposed,

type of fencing, drainage and storm water management were a few concerns the president highlighted in his letter.

The applicant provided a summary report of the June 25, 2009 ARTC meeting indicating public concerns about water use, special status species in the area, visual impacts of transmission lines, and night lighting considerations.

Antelope Valley Chamber of Commerce

The Lancaster and Rosamond Chambers of Commerce president and C.E.O. provided a letter dated October 27, 2009 indicating support for the project as a healthy contribution to the region's business climate.

Antelope Valley Board of Trade

In its letter dated April 21, 2009 the president of the Antelope Valley Board of Trade expressed organizational support for the project citing economic benefits proposed.

**Other Members of the Public**

Thirteen (13) members of the public made phone, e-mail, and other written comments regarding the project, received at the time of this report. Comments included requests for additional location and property proximity details, mapping and website understanding, and various comments in favor and opposed to the project.

*Comments in Favor*

Comments in favor included support for developing additional renewable energy generation facilities and creating jobs including "green" jobs.

*Comments Opposed*

Comments opposed included concerns about loss of agricultural and open space lands, concerns about project proximity to other existing private properties, potential night lighting spillover, and potential impacts to Joshua trees.

**FEES/DEPOSITS**

Fees will be identified at the time Conditions for the project are provided. Since the DEIR comment period does not close until July 30, draft Conditions will be provided following that date.

**REMAINING PROCEDURES**

The following remaining procedures are recommended. Once the DEIR comment period closes on July 30, 2010, the Department will review public comments received and will draft responses to those comments and draft the Final EIR. Staff will draft Conditions pertaining to the project and will submit the draft Conditions in a supplemental mailing to the Commission prior to continuation of the hearing to a date certain.

**SUGGESTED MOTION**

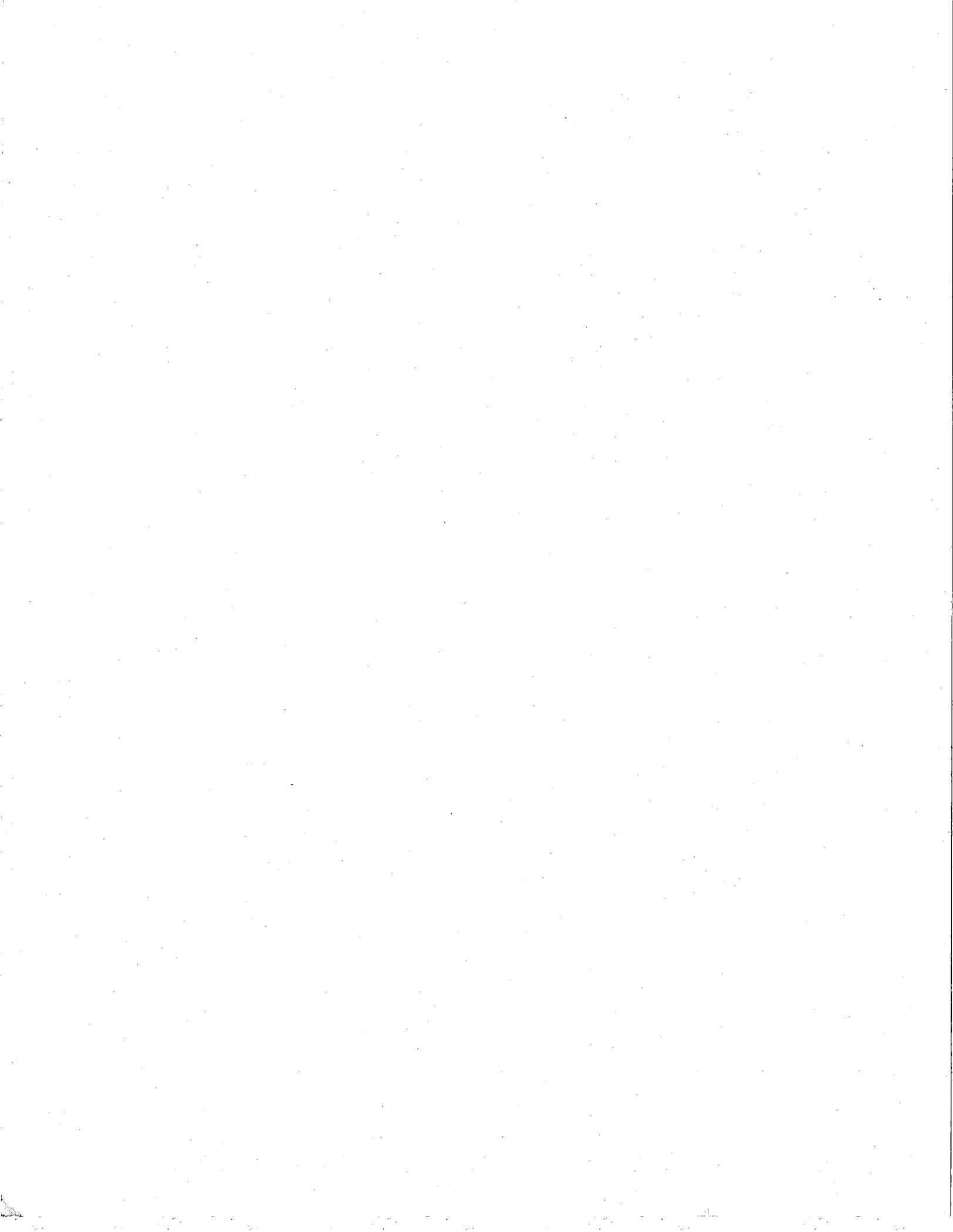
**"I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING FOR PROJECT NO. R2009-02239-(5) TO A DATE CERTAIN FOLLOWING CLOSE OF THE DEIR COMMENT PERIOD ON JULY 30, 2010 AND ON OR AFTER SEPTEMBER 15, 2010 IN ORDER TO ALLOW THE NECESSARY MATERIALS TO BE PREPARED FOR THE COMMISSION'S CONSIDERATION."**

Prepared by: Mr. Kim K. Szalay, MPL, AICP, Principal Regional Planning Assistant  
Reviewed by: Samuel Z. Dea, Supervising Regional Planner

Attachments:

Agency CUP and VTTM Conditions and Comments  
Applicant's Burden of Proof Statement  
Environmental Document  
Correspondence  
Reversion to Acreage Tentative Tract Map  
Site Plans (CUP Exhibit "A")  
Site Aerials and Photographs  
Land Use Map

**County Agency  
CUP Comments and  
Conditions**





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>

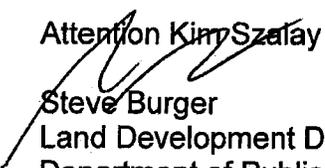
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

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

June 15, 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.

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](mailto: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](mailto: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](mailto: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 National Electrical Code including the underground lines.
- 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](mailto: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](mailto:csheppard@dpw.lacounty.gov).

6. Green Building (Tree Planting)

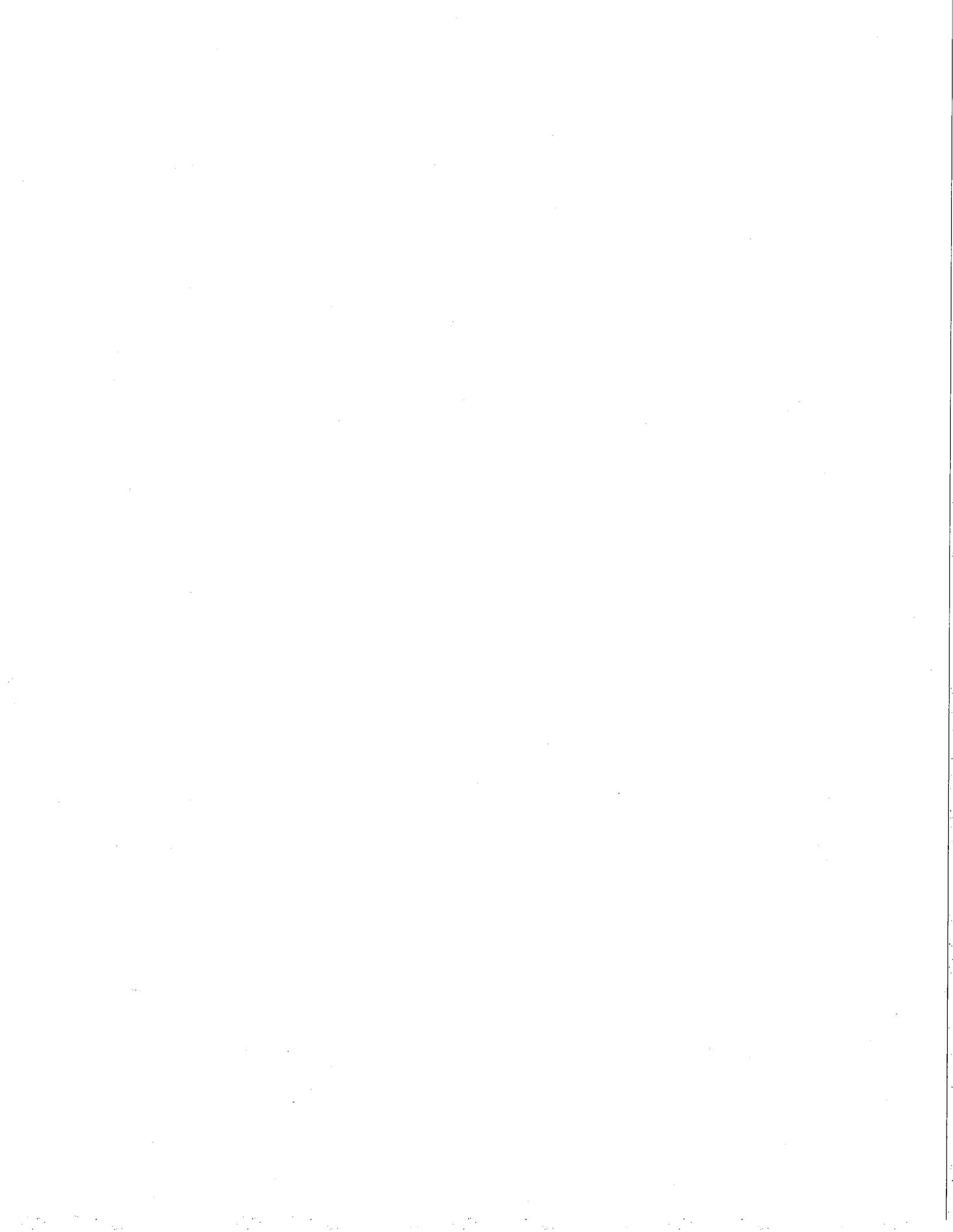
6.1 Due to the unique nature of this project and practical difficulties implementing the tree planting required by Section 22.52.2130.C.5 (Green Building Ordinance), the Director of Public Works grants a modification to those requirements per Section 22.52.2150 of the County Code. As one of the requirements 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](mailto: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](mailto:rcruz@dpw.lacounty.gov).

RC:ca

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COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE UNIT

TO: PSOMAS

DATE 01/27/10

Attention Erik Winata

REVIEW OF HYDROLOGY STUDY / DRAINAGE CONCEPT / SUSMP / LID

TR NO. 71035  
SUBMITTAL DATE 12/21/09

We have reviewed your Hydrology Study / Drainage Concept / SUSMP / LID.

The hydrology study has been approved for Area and Q only.

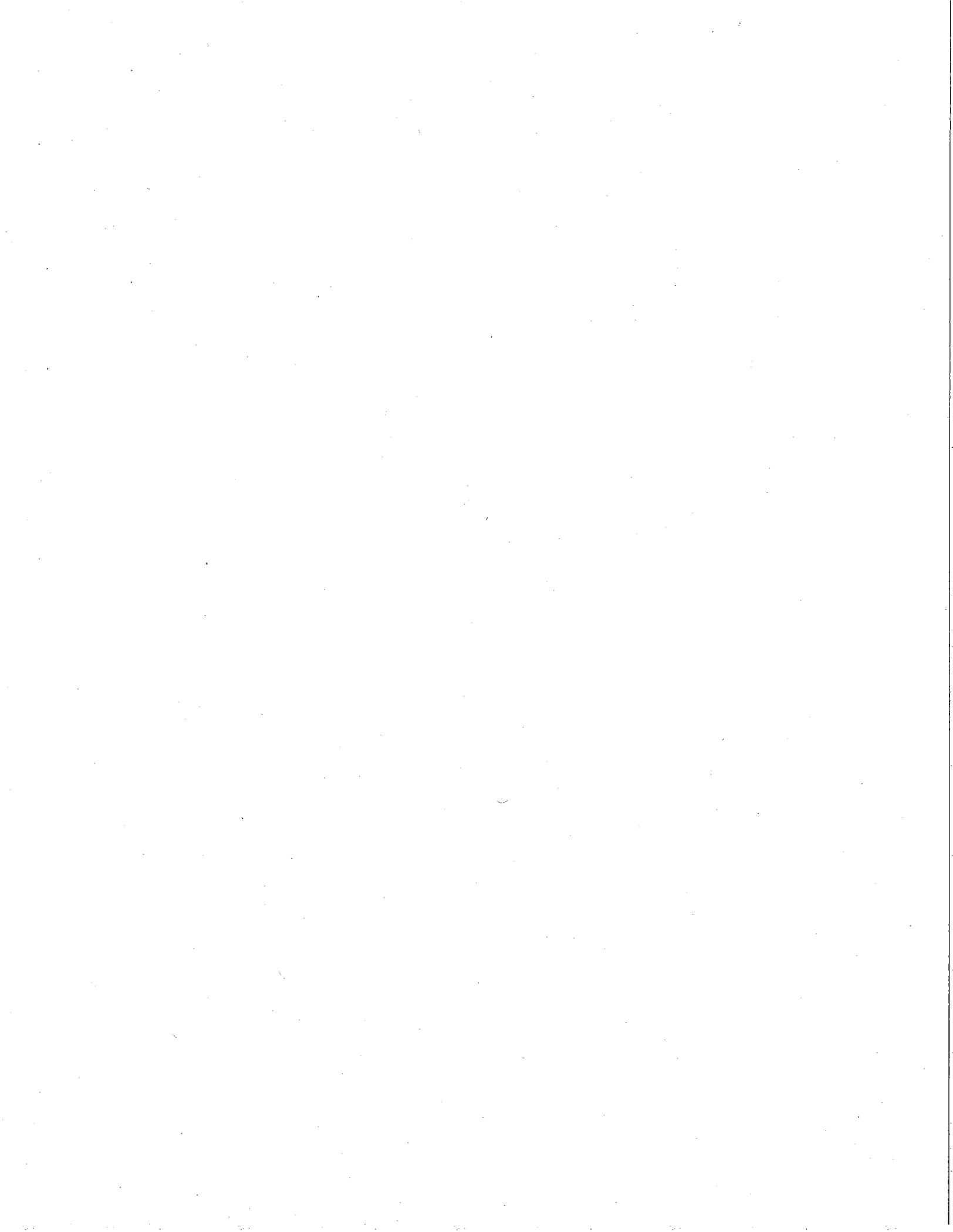
**COMMENTS:**

Please provided a CD with a scanned copy of the signed report and maps.

*CS* APPROVED BY

Chris Sheppard, P.E.  
(626) 458-4921







**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040-3027

**DATE:** May 19, 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 155<sup>th</sup> St. W. and 180<sup>th</sup> 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 (10,000 gallon minimum) in a water storage tank with a draft fire hydrant near the entrance to the facility.
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 170<sup>th</sup> 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.

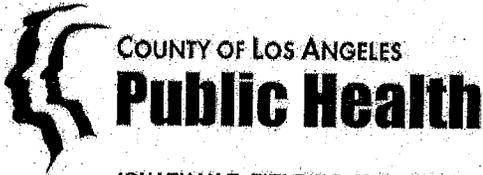
**Special Requirements:**

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 automatic fire extinguishing systems in all unmanned electrical transformer type buildings.
4. Provide electrical disconnects in accordance with the State of California photovoltaic guidelines and requirements.
5. This project shall comply with LACoFD "Regulation 27 - Requirements for Building Construction and Land Use Within or Adjacent to High Voltage Transmission Lines".
6. 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**





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) 980-2740



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**Michael D. Antonovich**  
Fifth District

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.

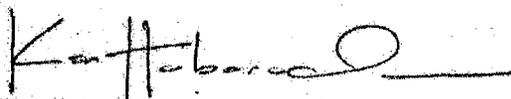
#### Noise

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.

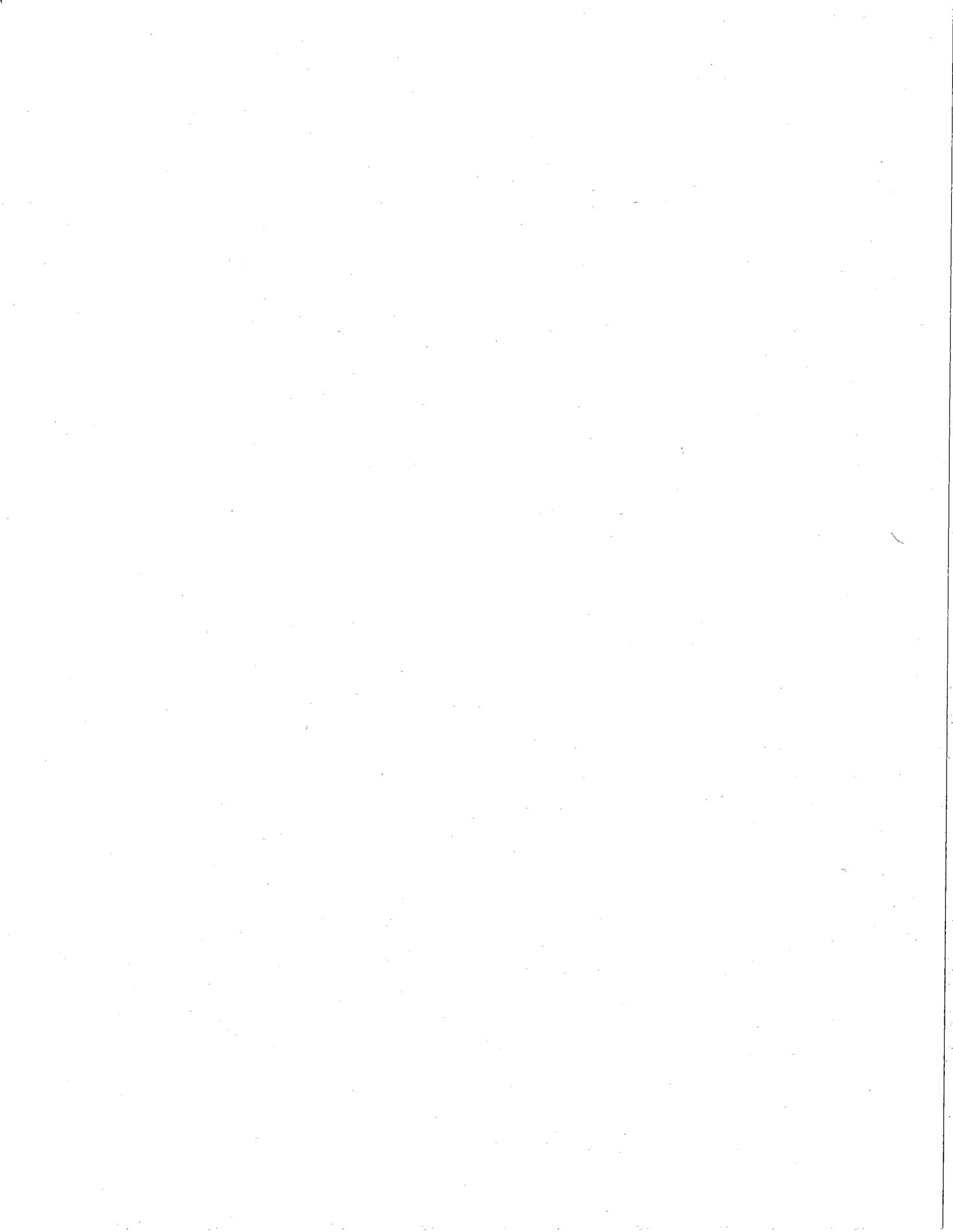
If you have any other questions or require additional information, please contact me at (626) 430-5262.

Sincerely,



Ken Habaradas, MS, REHS  
Bureau of Environmental Protection

**County Agency  
VTM Comments and  
Conditions**



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

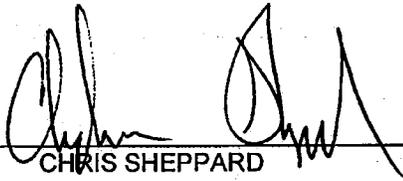
**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**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.

AZ

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  
 GMED File  
 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  Reviewed by \_\_\_\_\_ Date 3/23/10  
Charles Nestle

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

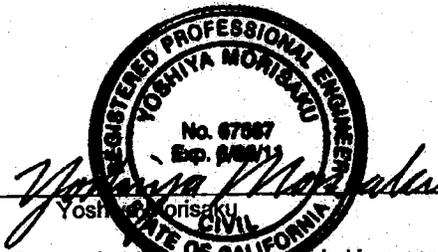
ACTION:

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:\Yosh71035, 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 170<sup>th</sup> 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 170<sup>th</sup> 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, 155<sup>th</sup> Street West, and 160<sup>th</sup> Street West between Avenue C-8 and Avenue D.
8. Dedicate or offer right of way for a standard knuckle at the intersection of 160<sup>th</sup> 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

v71035r-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.doc

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

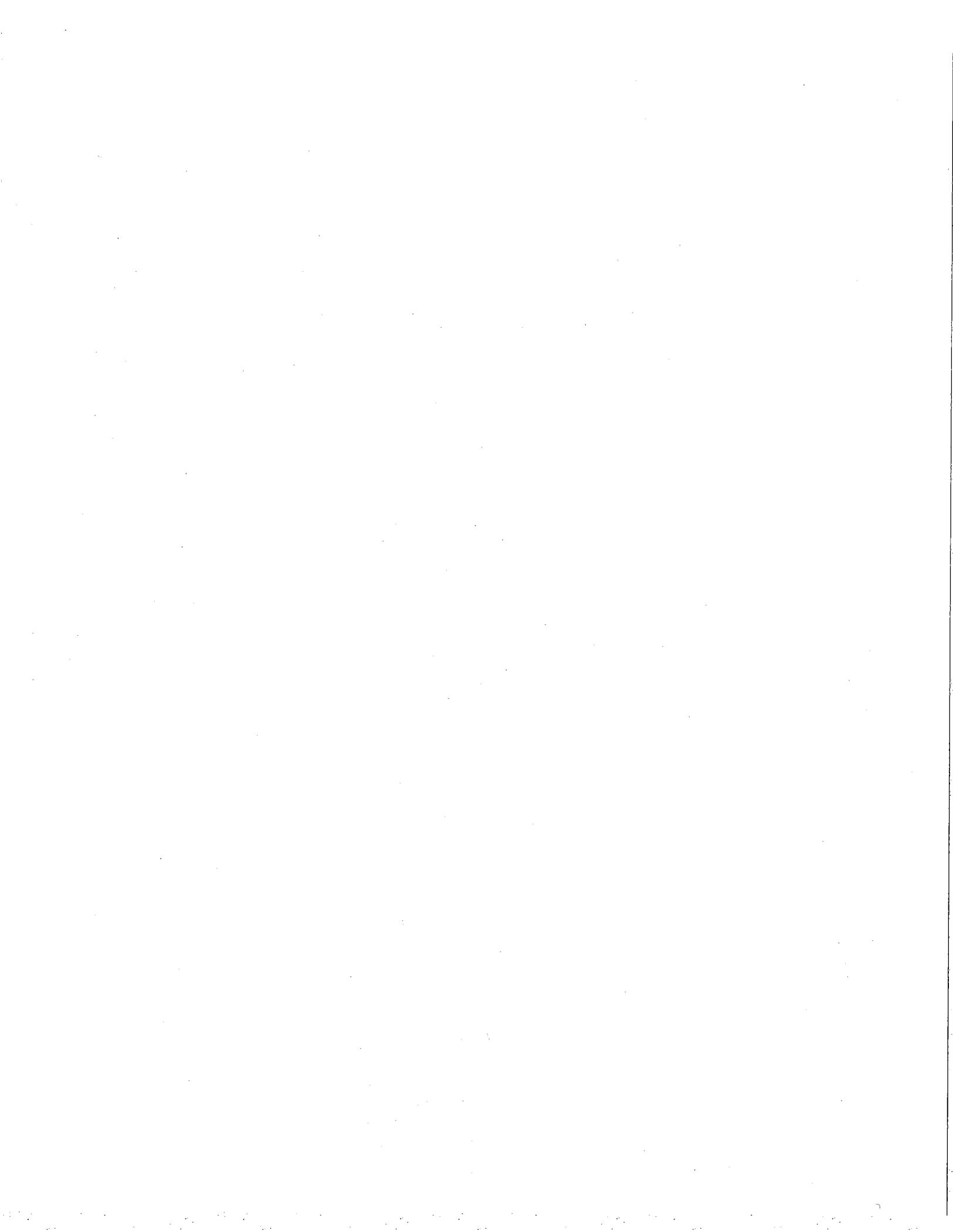
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following item:

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

Prepared by  Julian Garcia  
tr71035w-rev1.doc

Phone (626) 458-4921

Date 03-23-2010





COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

RP - Kim Szalay

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

**Zey 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 (1<sup>st</sup> 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.

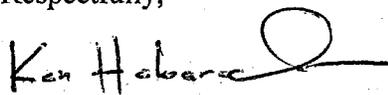
Wastewater Disposal

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

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:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

**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*  
James Barber, Land Acquisition & Development Section

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



**PARK OBLIGATION WORKSHEET**

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

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	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = **47B EDWARDS**

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

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	<b>\$0</b>



## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

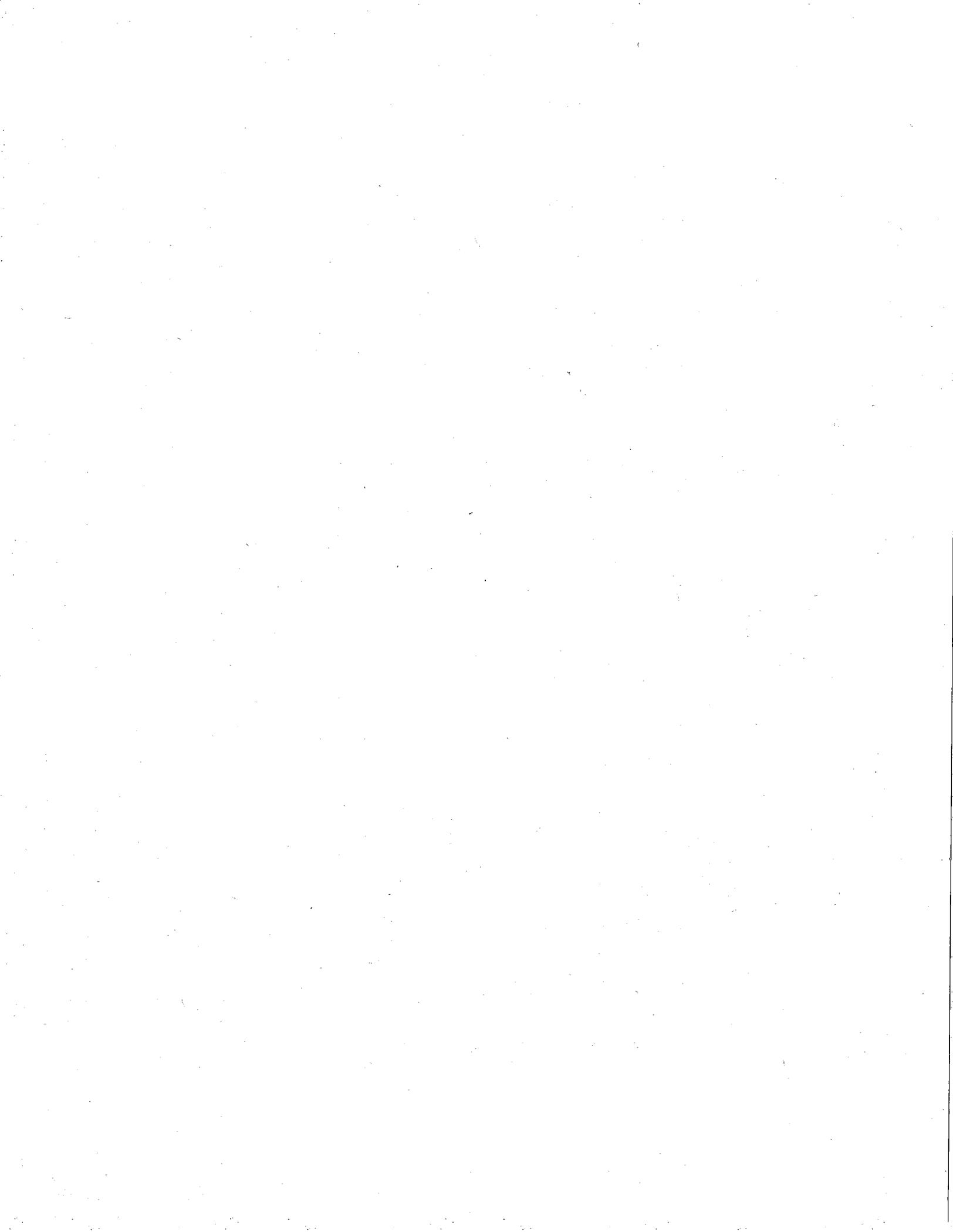
*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

*See Attached*

- B. That 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.



## **CONDITIONAL USE PERMIT BURDEN OF PROOF**

*Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:*

***A. The requested use at the location will not:***

***1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.***

The proposed AV Solar Ranch One Project (Project) consists of a 230 megawatt (MW) solar photovoltaic (PV) facility on 2,100 acres of fallow agricultural land in northern Los Angeles County along State Route 138 (Figure 1). The Project includes a 230 kilovolt (kV) transmission line to interconnect the Project to the transmission system. Two potential locations have been identified to interconnect the Project to the Southern California Edison Company (SCE) transmission system – either 3.5 miles north of the Project site or 1.0 mile east of the Project site. The interconnection point will be determined through a system study conducted by the California Independent System Operator (Cal ISO).

The Project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the area, for the following reasons:

### ***Low Impact Technology***

- During operation, the Project will generate minimal air and noise emissions. With an estimated 16 full time workers, human activity and associated traffic to and from the site will be minimal, with most of the activity occurring in and around the relatively small area of the on-site operations and maintenance building. Maintenance activities within the solar field will be infrequent. The solar equipment is only about 12 to 15 feet high and is non-reflective. Minimal night lighting will be required because the solar equipment does not operate during non-daylight hours. Night lighting will primarily be in the vicinity of the operations and maintenance building, to the extent necessary for worker safety. The lights will be directed downward and shielded.

### ***Compatible Land Use***

- The Project is located in an area of the Antelope Valley that is sparsely populated agricultural and undeveloped land. The nearest resident is approximately 0.4 miles from the Project site.
- The Project site has a land use designation of Non-Urban (N-1), and is zoned Heavy Agriculture (A-2) as defined by the Los Angeles County General Plan. The Los Angeles County Department of Regional Planning has determined that a solar energy

generation facility is equivalent to an electric generating plant. Under the Los Angeles County Zoning Code (January 13, 2009), electric generating plants and transmission substations are allowed in zone A-2 with the issuance of a CUP (Chapter 22.24.150[A]).

### ***Carbon-Free Renewable Energy***

- The United States has a greater solar energy resource potential than any other industrialized nation. The multiple benefits associated with developing this resource have been recognized repeatedly by both federal and state policy-makers. Development of solar resources reduces reliance on foreign sources of fuel, promotes national security, diversifies energy portfolios, contributes to the reduction of greenhouse gas emissions, and generates “green” jobs. The Project will contribute much needed on-peak power to the electrical grid in California. The Project will benefit health, peace, comfort and welfare of persons living and residing in the area by providing a carbon-free and emission-free source of renewable energy.
- The Project will help California meet its statutory and regulatory goal of increasing renewable power generation. California has enacted legislation mandating that certain load serving entities procure enough renewable power to ensure that 20 percent of their retail sales are served by renewable resources by 2010, and is currently considering legislation that would increase the goal to 33 percent renewables by 2020. The California Air Resources Board has already adopted this requirement as part of its implementation of AB 32, and the Governor has also directed State agencies to implement policies requiring the State to achieve 33 percent renewables by 2020, through Executive Order S-14-08 (November 17, 2008). The Project is an eligible renewable resource within the meaning of the California Public Resources Code, and will contribute to these goals.

### ***Environmental Compatibility***

#### ***Air Quality***

- The Project will produce minimal air emissions during operation. Generating electricity using PV technology produces negligible air emissions. During operations, the Project will produce an insignificant volume of emissions from maintenance vehicles and from operation of a diesel-fired emergency firewater pump during a power outage, if necessary. Emissions from the diesel firewater pump will be regulated through a Permit to Operate, issued by the Antelope Valley Air Quality Management District. Air emissions from the Project will be substantially lower than those associated with a fossil-fired generating facility of the same installed capacity.
- Construction-related air emissions, resulting from fugitive dust and operation of construction equipment, will be temporary. Fugitive dust emissions will be

mitigated through implementation of a Fugitive Dust Mitigation Plan as required by the County, and construction equipment will comply with air pollution control requirements.

#### *Water Quality and Use*

- The proposed Project will not have a significant effect on ground or surface water quality. Potential soil erosion and drainage sedimentation will be minimized. The Project will prepare and implement a Storm Water Pollution Prevention Plan in compliance with California's General Permits for storm water management during construction and operation. Sanitary needs for the Project will be served with portable toilets during construction, and by an on-site sanitary waste septic system during operations.
- The primary use of water during construction will be for dust control, soil compaction, and mixing of concrete. Water use during operation, is primarily associated with solar panel washing, expected to be required twice per year. Water is not required by PV technology to generate electricity. It is currently expected that the Project's water needs will be supplied by two existing on-site wells and/or one or more newly constructed wells. Water use during Project operation will be substantially less than previous agricultural operations on the site. While water use is not expected to be significant, Best Management Practices (BMPs) for water conservation will be implemented to further minimize water consumption. Such BMPs will include:
  - Use of low-flush toilets
  - Use of drought-tolerant and native vegetation for landscaping and revegetation
  - Minimizing the frequency of solar panel washing to the extent feasible (approximately twice per year)

#### *Waste*

- The Project will not generate significant amounts of hazardous waste. All Project-related hazardous materials and waste will be transported, handled, stored, and disposed of in accordance with applicable Certified Unified Program Agency, County, State, and Federal requirements.
- Construction of the proposed Project will require limited use of hazardous materials, consisting of: paints, solvents, compressed gas (for welding), batteries, diesel or gasoline (used for equipment fuel) and oil. Construction activities will also generate hazardous wastes consisting of: flushing and cleaning fluids, spent batteries, used oil, welding materials and dried paint.
- During operation, limited quantities of hazardous materials will be needed to perform general maintenance activities. These materials may include petroleum-

based fluids (such as fuel oil, equipment oil, lubricants, and solvents), cleaning supplies, paint and air conditioning fluids (hydrochlorofluorocarbons). Generally, these types of materials will be stored in small quantities in an on-site operations and maintenance building. Hazardous wastes generated during operation are expected to include: used equipment oils and lubricants, oily rags, dried paints and used air conditioning fluids.

#### *Noise*

- Construction of the Project is not anticipated to significantly increase ambient noise levels. Construction will involve temporary and short-term use of equipment during: site preparation; limited grading activities; building construction; installation of solar arrays, and associated electrical equipment; and construction of the transmission line. Construction activities will occur primarily during daylight hours. Any increase in noise levels during construction will attenuate rapidly with distance from the site boundary and transmission line route area. Construction activities will conform to applicable County noise ordinances.

Noise emissions associated with Project operations are not expected to be significant. Potential sources of noise during operations include maintenance activities, vehicle traffic, and occasional use of the emergency firewater pump, if necessary. Noise from these sources would generally not be audible off-site.

#### *Traffic*

- The Project will not have a significant effect on local traffic. Construction-related traffic will be associated with the Project workforce commuting to the site and delivery of equipment and supplies. Project-related traffic during operation will be associated with a relatively small workforce of approximately 16 employees. A Traffic Impact Analysis conducted by URS Corporation found that the traffic volume added to the surrounding roadway circulation system during both construction and operation will have no significant effect at any of the intersections or road segments in the Project area.

#### *Aesthetics*

- The relatively low profile of the Project's solar panels, combined with the generally flat terrain of the Project site and surrounding area, will make the Project visually compatible with the surrounding environment. Almost all of the Project site will be occupied by solar trackers that are 12 to 15 feet in height. The operations and maintenance building will be less than 30 feet in height, and the maximum equipment height associated with the Project substation will be 60 feet. Visibility of the Project site from surrounding public areas will be limited. Views from the Antelope Valley California Poppy Reserve, approximately 1.5 miles south of the Project site, are largely screened by intervening topography. The project will be visible from a portion of the Santa Monica Mountains

Conservancy on Fairmont Butte, but this area receives limited use by the public. Because of the flat terrain and intervening vegetation, the Project site is essentially not visible from Arthur B. Ripley Desert Woodland State Park, located approximately 2.5 miles to the southwest. Visual simulations from both of these parks are provided as Attachment 1.

#### *Public Services*

- The Project will have little effect on public services such as schools, fire protection and law enforcement. During Project construction, it is expected that most of the workforce will be hired locally, and few if any workers will relocate to communities in the site area. The relatively small Project operations workforce of 16 full-time workers is expected to be hired from the existing local population. Therefore, the Project will not adversely impact schools or other services.
- The Project will not place a significant demand on local fire protection services. The Project facilities are largely non-flammable solar equipment, and the operations and maintenance buildings and electrical equipment will have built-in fire protection systems. Wildfire risk will be minimized by management of vegetation on the Project site. In general, vegetation will be controlled to a height of less than 2 feet to avoid interference with Project equipment.
- The Project is not expected to have a significant effect on local law enforcement services. The Project site will be fenced, and a full-time security staff will be on-site on a 24-hour basis.

#### ***2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.***

The Project will not be detrimental to future utilization or enjoyment of the surrounding area. Project operation will generate very little noise (primarily from infrequent maintenance vehicle traffic on the site), and lighting will be limited to that necessary for worker safety at the operations and maintenance building. The anticipated Project staffing of 16 full-time workers will not adversely affect traffic conditions in the area. Additionally, as described above in Item A.1, the Project will be consistent with existing land use and zoning designations, and as a result, is not expected to cause significant adverse effects to surrounding land uses. Public use of the nearby Antelope Valley California Poppy Reserve and Arthur B. Ripley Desert Woodland State Park will not be adversely affected because the Project will be largely screened from views at these State parks by intervening topography and vegetation.

The Project is not expected to materially affect the valuation of adjacent properties. As described in item A.1., the Project area is sparsely populated and the existing land use is primarily agricultural in nature. The Project is compatible with existing uses and does not present significant emissions, noise, pollutants, or visual intrusions that would

adversely affect property values. The Project transmission line will be located in an existing road right-of-way, and is designed to minimize visual impacts by utilizing steel poles, neutral colors, and non-reflective conductors (wires).

**3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.***

The Project will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

***Land Use and Environmental Compatibility***

As described above in Item A.1, the Project will be consistent with existing land use and zoning and is not expected to result in significant adverse effects to local or regional air quality, water quality, or environmental safety. In addition, the proposed Project has the following attributes:

- Minimal air emissions, primarily associated with vehicle traffic from the 16 full time workers at the site.
- Insignificant increases to the local population, during either construction or operation, (refer to Item A.1) that would increase the level of demand on schools, fire protection, law enforcement, or emergency services.
- Minimal demand on existing fire and law enforcement due to:
  - Storage of only small quantities of flammable materials on site, incorporation of vegetation management and installation of fire protection systems designed in accordance with Los Angeles County Fire Department regulations.
  - Installation of site fencing, controlled access gates, and full-time security, and regular security patrols at the site.

***Carbon-Free Renewable Energy***

- The United States has a greater solar energy resource potential than any other industrialized nation. The multiple benefits associated with developing this resource have been recognized repeatedly by both federal and state policy-makers. Development of solar resources reduces reliance on foreign sources of fuel, promotes national security, diversifies energy portfolios, contributes to the reduction of greenhouse gas emissions, and generates “green” jobs. The Project will contribute much needed on-peak power to the electrical grid in California. The Project will benefit health, peace, comfort and welfare of persons living and residing in the area by providing a carbon-free and emission-free source of renewable energy.

- The Project will help California meet its statutory and regulatory goal of increasing renewable power generation. California has enacted legislation mandating that certain load serving entities procure enough renewable power to ensure that 20 percent of their retail sales are served by renewable resources by 2010, and is currently considering legislation that would increase the goal to 33 percent renewables by 2020. The California Air Resources Board has already adopted this requirement as part of its implementation of AB 32, and the Governor has also directed State agencies to implement policies requiring the State to achieve 33 percent renewables by 2020, through Executive Order S-14-08 (November 17, 2008). The Project is an eligible renewable resource within the meaning of the California Public Resources Code, and will contribute to these goals.

***B. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.***

The proposed Project site encompasses approximately 2,100 acres. As shown on the site layout in Figure 2, there is adequate area within the site boundaries to accommodate development features, including Project fencing, parking and loading facilities, landscaping, internal maintenance roads, as well as design features and setbacks required by Los Angeles County.

As described in Item A.1, above, the Project will be consistent with existing land use and zoning and will integrate well with the land uses of the surrounding area (primarily active and fallow agricultural land and undeveloped land).

The proposed and alternate transmission line routes will be located within the existing County road rights-of-way and would not require use of or trespass on additional private land.

***C. The proposed site is adequately served:***

***1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate***

The existing local roadway system is adequate to serve the Project without improvements. Increased traffic volumes will occur during the construction period from workers commuting to the site and equipment and supplies deliveries. During operations, the Project-related traffic will be limited to occasional deliveries and use by approximately 16 on-site workers. A Traffic Impact Analysis conducted by URS Corporation found that the traffic volume added to the surrounding roadway circulation system, during both construction and operation, will have no significant effect at any of the intersections or road segments in the Project area.

The Project will include a system of on-site roads to allow access to all areas of the Project site and to minimize the need to use public roadways. The on-site roads will be designed and constructed to accommodate the traffic needs of the Project and necessary access by fire fighting and other emergency equipment.

***2. By other public or private service facilities as are required.***

The Project will require minimal public or private service facilities and, as summarized below, will be largely self-sufficient:

- Water will be supplied by two existing on-site wells and/or one or more additional wells, as necessary.
- Sanitary needs during construction will be served by portable toilets, and operational needs will be met by an on-site sanitary waste septic system. The full time operational staff will include approximately 16 workers, so septic demand will be small.
- Electrical power for Project auxiliaries will be supplied during non-daylight hours by back feed from the existing electrical grid, or from the local electrical utility's transmission system. An emergency diesel powered firewater pump may be required to provide power for fire protection in the event that power from the electrical grid is unavailable.
- The Project will not require any natural gas or other fossil fuels for operations. Fuel requirements for on-site equipment or other incidental uses, if any, will be delivered from local sources, as needed, but are expected to be minimal.



**\*\*\* INITIAL STUDY \*\*\***  
**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: March 18, 2009 Staff Member: Christina Tran / Anthony Curzi

Thomas Guide: Page F (no map page) (2008) USGS Quad: Fairmont Butte

Location: Project site is located on parcels north and south of SR-138 between 155<sup>th</sup> Street West to the east and 180<sup>th</sup> Street West to the west, between West Avenue B-8 to the north, and by West Avenue E to the south

Description of Project: Application for Tentative Tract Map TR071035 for a reversion to acreage from 147 parcels to 1 parcel. Application also includes a CUP request for the construction and operation of a 230 megawatt (MW) photovoltaic (PV) solar facility in an agricultural zone; for onsite grading of a maximum of 700,000 cubic yards of soil; and for development within an SEA. The facility consists of a PV panel array system mounted on tracker units or fixed tilt support structures; associated electrical equipment; a 3 acre onsite substation; a 20,000 square foot operations and maintenance building; employee parking area; eight foot high perimeter fencing; and associated access roads. The project also includes a 230 Kilovolt (kV) transmission line that is approximately 3.5 miles long and interconnect to Southern California Edison's (SCE) planned Whirlwind Substation north of the project site in southern Kern County. An alternate 1.5-mile-long transmission line would interconnect the project to SCE's existing 230 kV Antelope-Magunden transmission line east of the site. Approximately 12 acre feet of water will be required annually for domestic use and to process water uses which include washing solar panels approximately twice per year and maintenance uses. Water will be provided by onsite water wells and sewage disposal will be handled by the proposed septic and leach field system.

Gross Acres: 2,100 acres

Environmental Setting: Project site is located in the Antelope Valley and within the Joshua Tree Woodland Habitat (JTWH) Significant Ecological Area (SEA). The majority of the project site had been used for agricultural production since 1940; however, farming activities ceased by 2004. The remainder of the project site is undeveloped with the exception of the residential ranch development on an approximately 27-acre area consisting of two residences, a mobile home, and associated storage and equipment structures that will all be demolished. The site also contains an exploratory oil well that has been plugged and abandoned. The project site is surrounded by undeveloped and agricultural land. Three primary ephemeral drainages traverse the project site and a small portion of a fourth ephemeral drainage is located within the northeastern property boundary.

Zoning: A-2-5 (Heavy Agriculture, minimum five acre lot) and A-1-2 (Light Agriculture, minimum two acre lot)

General Plan: NI (Non-Urban I)

Community/Area wide Plan: Antelope Valley Area Plan

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

CUP 02-176

Automotive racetrack on 322 acres southeast of project site (pending/EIR in progress)

SCE Tehachapi Renewable Transmission Project (500 kV transmission line project) east and north of project site (environmental review [EIR/EIS] in progress; CPUC decision due August 2009)

CPUC No. A.07-06-031

Pending eSolar concentrated solar project near Lancaster/Antelope Valley (pre-permitting phase)

Pending

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- California Energy Commission
- CA Public Utilities Commission
- Caltrans Aeronautics
- Caltrans
- 

Trustee Agencies

- None
- State Fish and Game
- State Parks
- U.S. Fish & Wildlife

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Kern County
- SCV Historical Society
- Southern California Edison
- City of Lancaster and Palmdale
- NAHC; CSUF
- DTSC; DOGGR
- CA DHS – Drinking Water Program; CA St. Water Res. Control Board; Dept. of Water Resources
- Antelope Valley AQMD; FAA

Antelope Valley Conservancy; Antelope Acres Town Council;

- Nature Conservancy
- SCAG; CHP

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- 
- 
- 
- 

County Reviewing Agencies

- Subdivision Committee
- Fire Department (and Hazardous Material)
- SEATAC; Sheriff
- DPW: GMED; Traffic & Lighting; Environmental Programs; Land Development (NPDES review, Drainage & Grading, and water supply); Transportation Planning; Waterworks and Sewer Maintenance; Flood Maintenance
- Public Health: Land Use Programs; Environmental Hygiene; Environmental Health

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY (See individual pages for details)</b>				
						Less than Significant Impact/No Impact
						Less than Significant Impact with Project Mitigation
						Potentially Significant Impact
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>				<b>Potential Concern</b>
<b>HAZARDS</b>	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	700,000 c.y. of grading
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing onsite drainage and floodplain conditions
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use of flammable materials during project construction and operation, private water wells
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>RESOURCES</b>	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic system
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential construction emissions and fugitive dust
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage modification, biological resources, and SEA areas
	4. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential presence of onsite cultural resources
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Poppy Trail, scenic highway
<b>SERVICES</b>	1. Traffic/Access	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction and maintenance activities
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Extend service to undeveloped area
	5. Utilities	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid waste, limited utility services
<b>OTHER</b>	1. General	21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Change of character
	2. Environmental Safety	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historical and potential use of hazardous materials onsite
	3. Land Use	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Green building ordinance, SEA criteria
	4. Pop/Hous./Emp./Rec.	24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Growth inducing effect
	5. Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biota, air quality, flood, cultural resources, geotechnical, fire, water quality, traffic/access, environmental safety, utilities

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Christine Bran Date: 4-13-09

Approved by: Paul J. McCarthy Date: 4-13-09

- This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>700,000 c.y. of grading proposed, most of which is associated with drainage channel improvements</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70	<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input checked="" type="checkbox"/> Approval of Geotechnical Report by DPW

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input type="checkbox"/> Less than significant/No Impact
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### HAZARDS - 3. Fire

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Project will utilize private water wells</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard? <i>Potential ignition sources such as vehicles, generators and motors during construction and operation</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

#### STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834  Fire Ordinance No. 2947  Fire Regulation No. 8  
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design  Compatible Use

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant  Less than significant with project mitigation  Less than significant/No impact

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<hr/>				
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>SR-138 bisects the site</i>
<hr/>				
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<hr/>				
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
<hr/>				
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				

**STANDARD CODE REQUIREMENTS**

Noise Control (Title 12 – Chapter 8)       Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES       OTHER CONSIDERATIONS

Lot Size     Project Design     Compatible Use

*The project shall comply with all applicable building code requirements and County noise ordinance*

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>Project is proposing water wells</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>Septic system proposed</i>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <i>Septic system and leach field proposed. Four drainage courses occur onsite</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Earth disturbance and use of equipment and vehicles would potentially increase sediment and construction-related pollutants in runoff flows</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Storage and usage of hazardous materials onsite</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)

**MITIGATION MEASURES**

Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?  <i>Project site is 2,100 acres</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>Construction activities and traffic; project operation including maintenance vehicle and equipment emissions</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?  <i>700,000 c.y. of grading proposed</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  <i>Project region is designated as non-attainment for ozone</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?  <i>Project region is designated as non-attainment for ozone</i>
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES**

Project Design       Air Quality Report

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
				<i>Project site is located within SEA #60</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
				<i>Majority of project site is natural</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
				<i>Four ephemeral drainages occur onsite</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
				<i>Joshua trees</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
				<i>Burrowing owls, loggerhead shrike, merlin, mountain bluebird, northern harrier, prairie falcon, coast horned lizard, and western meadowlark</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?
				<i>California Poppy Reserve, Arthur B. Ripley Desert Woodland State Park, wildflower field at southeastern property boundary</i>

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review       Oak Tree Permit

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
<hr/>				
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Drainage courses onsite</i> Does the project site contain rock formations indicating potential paleontological resources?
<hr/>				
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
<hr/>				
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
<hr/>				
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Cultural resources identified onsite</i> Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<hr/>				
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

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**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <i>SR-138 is secondary scenic highway</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>California Poppy Trail southeast of site</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>Surrounding areas and the majority of project site is undisturbed</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems? <i>Outdoor and security lighting</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Project site bisected by SR-138 (Avenue D)</i> Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design     Traffic Report

Consultation with Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Project is proposing private septic system*

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication

Government Code Section 65995

Library Facilities Mitigation Fee

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Nearest fire station is the Lancaster Fire Station which is approximately 17 miles from the site; nearest sheriff station is in Lancaster located at 501 West Lancaster Blvd. which is approximately 20 miles from the site</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
				_____
				_____
				_____
				_____

**MITIGATION MEASURES**  **OTHER CONSIDERATIONS**

Fire Mitigation Fee

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant  Less than significant with project mitigation  Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>Project proposes use of water wells</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>Project will utilize water wells</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>Site has limited utility services</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Limited landfill capacities</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Plumbing Code – Ordinance No. 2269       Water Code – Ordinance No. 7834

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br><hr/> <i>Surrounding areas and majority of site is undeveloped</i> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?<br><hr/> <hr/> <hr/>  |

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>Paint, solvents, compressed gas, diesel or gasoline, hydrochlorofluorocarbons</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Propane tanks, pressurized gas canisters, and other flammable substances</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Past agricultural uses and farming activities; one plugged and abandoned dry hole</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES  
 Toxic Clean-up Plan

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
				<i>County green building ordinance</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? <i>Commercial development in an undeveloped area; availability of increased renewable energy supply</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>Biota, cultural resources</i></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>Water quality, air quality, visual qualities, traffic/access, utilities, fire/sheriff services</i></p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>Geotechnical, flood, fire hazard, environmental safety</i></p>

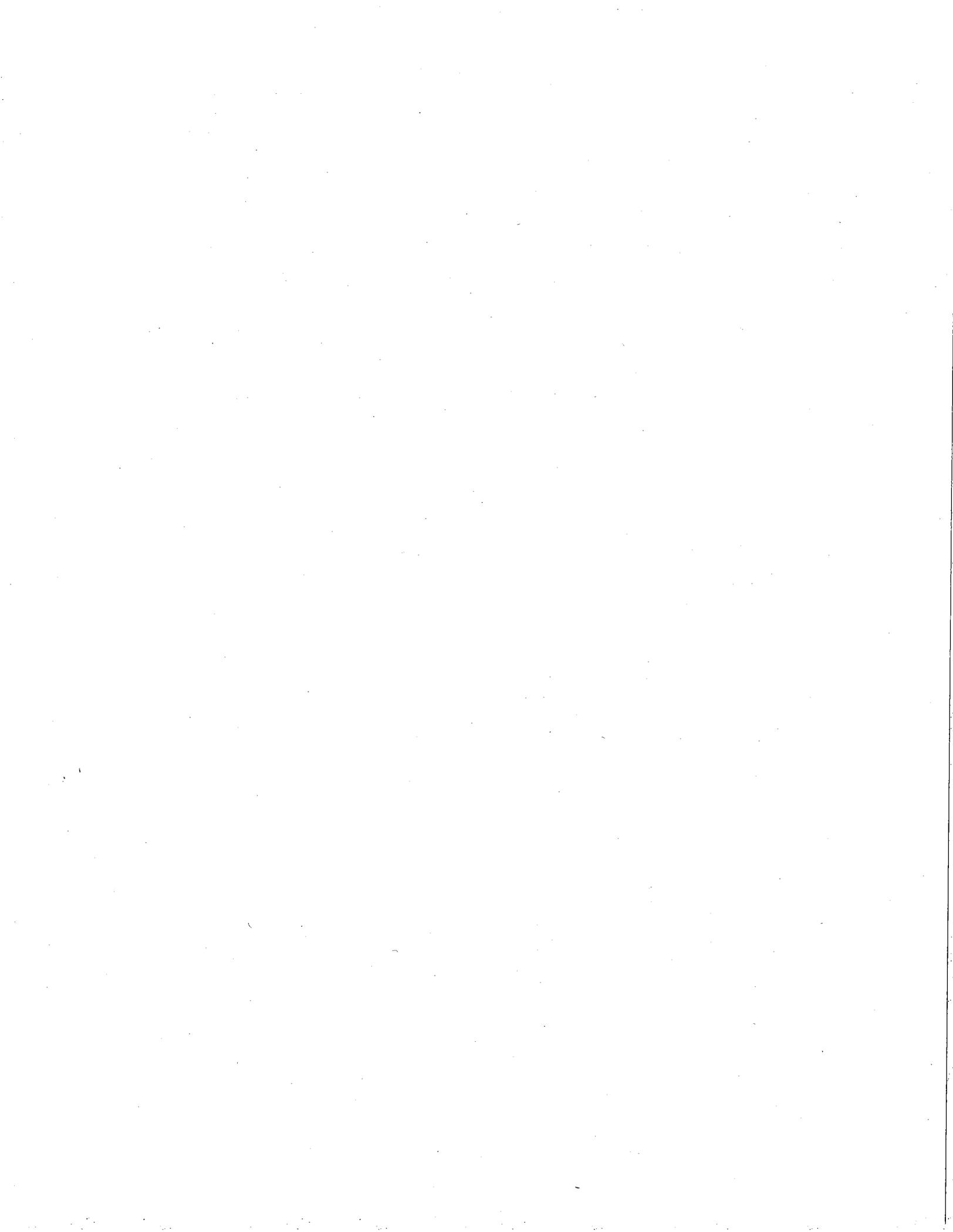
### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant
  Less than significant with project mitigation
  Less than significant/No impact



# **Public Officials, Town Councils, and Other Civic Organizations Comments**





February 17, 2010 GOVERNOR ARNOLD SCHWARZENEGGER

Los Angeles County Board of Supervisors  
856 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Los Angeles County Board of Supervisors,

As you know, I am committed to expediting renewable energy projects to help California meet its mutual goals of economic development and environmental protection. The federal government recently made funds available that will help further these goals. Under Section 1603 of the American Recovery and Reinvestment Act of 2009, the U.S. Department of the Treasury agrees to provide a 30 percent cash grant in lieu of investment tax credits for renewable facilities that begin construction in 2010 and are completed by specified dates.

As a result of these stimulus funds and state and local policies encouraging renewable energy development, there are about 240 projects, accounting for almost 70,000 megawatts, seeking a permit to build renewable generation in California. Of these, seven seek permits from Los Angeles County, and an additional two seek permits from the federal Bureau of Land Management or from the California Energy Commission in Los Angeles. If all 637 megawatts in this area were permitted, it would result in almost 500,000 homes being powered by renewable energy every year, hundreds of jobs and millions of dollars in investment.

We cannot afford to miss opportunities to reduce greenhouse gas emissions, and large-scale renewable energy plants are critical tools in reaching our goal of 33 percent of the state's energy coming from renewable sources by the year 2020. I hope you give renewables projects, especially those time-bound because of federal stimulus funds, a thorough yet expeditious review. We look forward to working with you to ensure that no otherwise viable project misses out on stimulus funds due to delays at the state or local level. We also look forward to working with you to plan for the long-term conservation and development of the Colorado and Mojave deserts as we move forward with the Desert Renewable Energy Conservation Plan (DRECP) process.

Enclosed is a policy paper outlining the role of large-scale renewable energy facilities in meeting California's climate goals. Should you have any questions regarding facility siting or the DRECP process, please call my advisors for renewable energy facilities, Michael Picker or Manal Yamout, at (916) 445-7665 as they would be glad to address the Board at an upcoming meeting.

Sincerely,

Arnold Schwarzenegger  
STATE CAPITOL • SACRAMENTO, CALIFORNIA 95814 • (916) 445-2841







## STATE POLICIES AND FINDINGS ON THE NEED FOR LARGE-SCALE RENEWABLE ENERGY

February 17, 2010

The State of California, through legislation and regulatory rulemaking, has adopted a number of policies that call for large-scale renewable generation capacity as part of the state's energy and environmental policies. These state policies support local land use decisions to site renewable generation projects (defined in AB 32 and ensuing rulemaking as solar photovoltaic, concentrating solar power, wind, small scale hydro, geothermal, and biomass technologies).

Development of renewable energy resources is a key strategy for achieving greenhouse gas emissions reductions. In addition, increasing the amount of renewable energy in California's mix will reduce the risks and cost associated with volatile natural gas prices, reduce dependence on fossil fuels, promote economic development, and create new employment opportunities.

Developing a renewable resource mix of large-scale central station projects and distributed generation is critical to putting us on a path to meet the 33 percent target and will lay the foundation for achieving the Governor's greenhouse gas emissions reduction goal of 80 percent from 1990 emissions levels by 2050.<sup>1</sup> Although there is clearly potential for adding large amounts of distributed renewable generation on systems throughout the state, doing so presents significant challenges. Currently, the state's electric distribution systems are not designed to easily accommodate large quantities of randomly installed distributed generation resources at customer sites. We anticipate the amount of small-scale distributed renewable generation (primarily photovoltaic installations) to increase and be an important part of the state's portfolio to meet its renewable energy goals. However, renewable energy from distributed generation is expected to account for no more than 30 percent of California's renewable energy needs by 2020. Therefore, large-scale renewable energy projects will need to account for the majority of new renewable energy.

### **Energy production is a leading source of emissions of greenhouse gases that cause environmental harm.**

The Air Resources Board (ARB) estimates that average emissions each year between 2002 to 2004 attributed to electrical demand in California were about 109 million metric tons (MMT) of carbon dioxide. Without any changes in behavior ("business as usual" case), the ARB expects that amount to grow to 139 MMT of greenhouse gas emissions from electrical power production.

According to an October 2009 study by the National Academy of Sciences, burning fossil fuels costs the U.S. about \$120 billion a year in health costs, mostly because of thousands of premature deaths from air pollution.

The damages are caused almost equally by coal and oil, according to the study, which was ordered by Congress. The study set out to measure the costs not incorporated into the price of a kilowatt-hour or a gallon of gasoline or diesel fuel. The estimates *do not* include damages from global warming, which has been linked to gases produced by burning fossil fuels.

<sup>1</sup> Executive Order S-3-05 may be found at: <http://gov.ca.gov/executive-order/1861/>.

California is the 10<sup>th</sup> largest consumer of energy in the world, ranking slightly ahead of Italy and slightly behind France. According to the California Energy Commission, the transportation sector consumes 46 percent of California energy, the industrial sector consumes 31 percent, residential 13 percent, and commercial 10 percent.

According to the California Energy Commission, there are currently more than 8,180 MW of generating capacity under contract, offering in excess of 28,800 GWh of electrical power to consumers in California from renewable energy sources.

In order to reach the 33 percent goal by 2020, California needs to build the infrastructure to deliver another 15,000 to 25,000 MW in generating capacity to homes and businesses in the state.

### **State policy aims to reduce greenhouse gas emissions by increasing power generation from renewable sources.**

In 2006, Governor Schwarzenegger signed Assembly Bill 32, the Global Warming Solutions Act of 2006.<sup>2</sup> This landmark bill established a comprehensive program of regulatory and market mechanisms to achieve real, quantifiable, and cost-effective reductions of greenhouse gases. The law requires that carbon emissions be reduced in California to 1990 levels by the year 2020. On a per capita basis, that means reducing our annual emissions of 14 tons of carbon dioxide equivalent for every man, woman or child in California down to about 10 tons per person.

In December 2008, the ARB adopted California's Scoping Plan which outlined the path to achieve the necessary reductions required under AB 32.<sup>3</sup> The Scoping Plan was developed in collaboration with the Climate Action Team and numerous stakeholders. One of the key measures in the Scoping Plan is a target of 33 percent renewable energy by 2020. The ARB estimates that new renewable power sources will reduce California's greenhouse gas emissions by more than 21 MMT of carbon dioxide, or about 15 percent of the total reductions expected by 2020 under the Scoping Plan.<sup>4</sup>

Executive Order S-14-08, issued in November 2008, established a target of 33 percent renewable energy by 2020 and focused on prioritizing regional renewable energy projects, conserving natural resources, streamlining the application and permitting processes for new energy projects and transmission lines, and set the stage for tracking renewable energy projects through the formation of the Renewable Energy Action Team.<sup>5</sup>

Executive Order S-21-09, issued in September 2009, directed the ARB to develop regulations by July 31, 2010, advancing California's goal from the previous legislative floor of 20 percent to a 33 percent Renewable Energy Standard by 2020.<sup>6</sup> The ARB will use its general authority under AB 32 to set these regulations, and is working closely with the California Public Utilities Commission, the California Energy Commission and the California Independent System Operator to draft them.

<sup>2</sup> More information on AB 32, including the text of the bill, may be found at: <http://www.arb.ca.gov/cc/ab32/ab32.htm>.

<sup>3</sup> More information on California's Scoping Plan may be found at: <http://www.arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm>.

<sup>4</sup> Page 17 and 46, *Executive Summary, Climate Change Scoping Plan*.

<sup>5</sup> Executive Order S-14-08 may be found at: <http://gov.ca.gov/executive-order/11072/>.

<sup>6</sup> Executive Order S-21-09 may be found at: <http://gov.ca.gov/executive-order/13269/>.

COMMITTEES  
LOCAL GOVERNMENT-VICE CHAIR  
ACCOUNTABILITY AND  
ADMINISTRATIVE REVIEW  
JUDICIARY  
NATURAL RESOURCES

# Assembly California Legislature



**STEVE KNIGHT**  
ASSEMBLYMAN, THIRTY-SIXTH DISTRICT

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0036  
(916) 319-2036  
FAX (916) 319-2136

DISTRICT OFFICE  
41319 12TH STREET W., SUITE 105  
PALMDALE, CA 93551  
(661) 267-7636  
FAX (661) 267-7736

VICTORVILLE CITY HALL  
14343 CIVIC DRIVE  
VICTORVILLE, CA 92392  
(760) 843-8045  
FAX (760) 843-8396

October 27, 2009

Supervisor Michael D. Antonovich  
500 West Temple Street, Room 869  
Los Angeles, CA 90012

Dear Supervisor Antonovich:

I am writing to convey my support for NextLight Renewable Power's AV Solar Ranch One project in the western Los Angeles County portion of the 36<sup>th</sup> Assembly District. As an advocate of solar energy and the author of legislation to attract solar equipment manufacturers to California, I support NextLight's plans to develop and operate a low-profile energy facility to generate jobs for our local workforce while helping California to meet its renewable energy requirements.

As you know, the Antelope Valley is identified as one of the nation's most productive regions for solar energy plants such as the one NextLight has proposed in its responsible and community-minded application.

The NextLight site will make good use of abandoned farmland, will use minimal water and will employ people from the underemployed local workforce. The company has met with many constituent groups and received support from the Antelope Acres Town Council representing the local community.

AV Solar Ranch One is an excellent example of how our community can partner with business to make Antelope Valley the preferred location for the emerging green jobs. I encourage you and the Los Angeles County Board of Supervisors to support NextLight and the AV Solar Ranch One project.

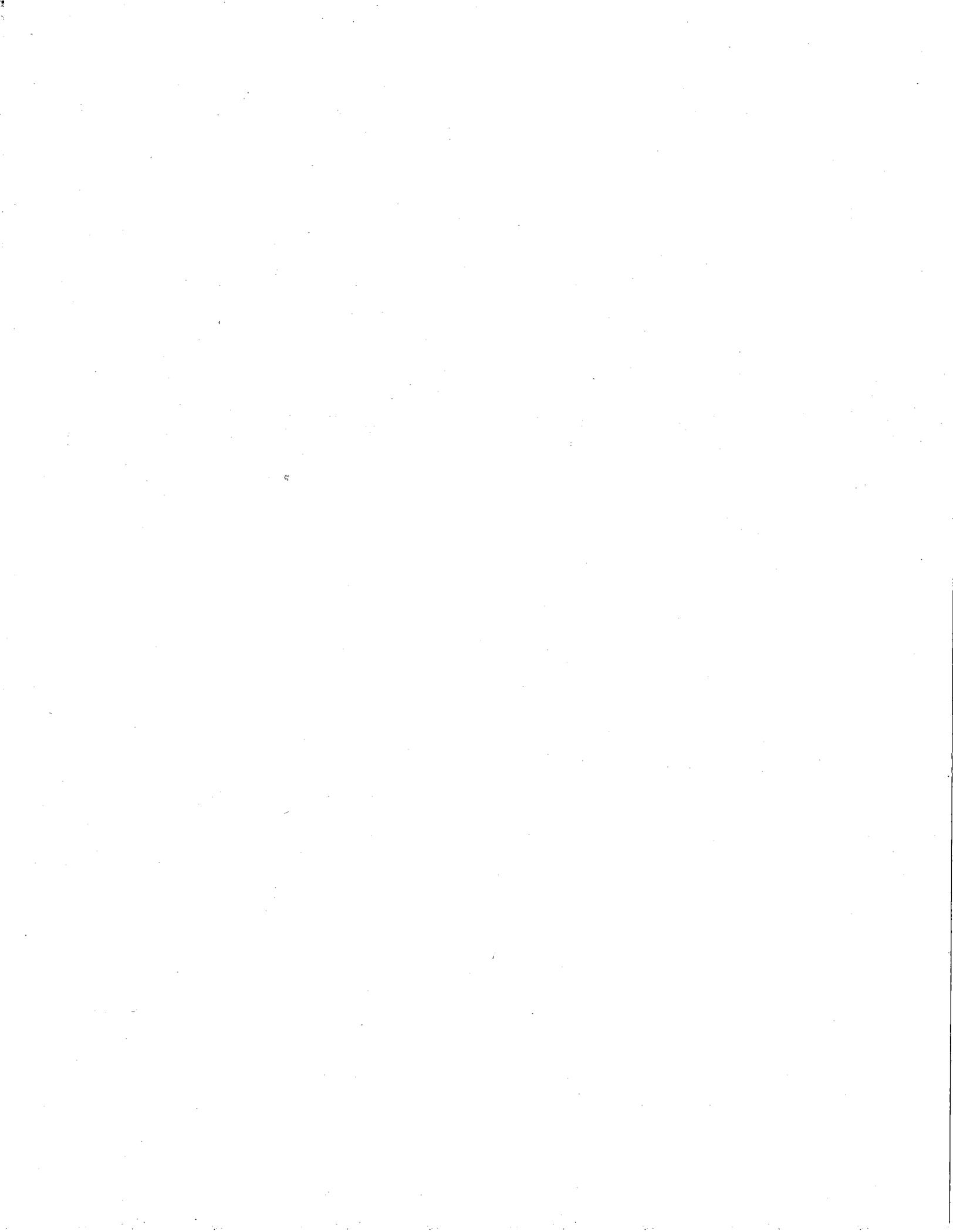
Sincerely,



STEVE KNIGHT, Assemblyman  
36<sup>th</sup> District

Cc: Kim Szalay, Los Angeles County Planning Department  
Jack Pigott, NextLight Renewable Power

OCT 29 2009





## **Antelope Acres Town Council**

Post Office Box 8176 \* Lancaster, CA 93539  
Phone: (661) 942-2198 \* Fax: (661) 728-9352  
E-Mail: [bvnelson1@verizon.net](mailto:bvnelson1@verizon.net)

March 23, 2009

Mr. Jack Pigott  
Director of Development  
NextLight Renewable Power  
101 California Street, Suite 2450  
San Francisco, CA 94111

Dear Mr. Pigott:

This letter will serve to confirm in writing the unanimous vote of the Antelope Acres Town Council ("Council") on February 18, 2009 to endorse the AV Solar Ranch One project ("AVSR1"). As presented by NextLight Renewable Power ("NextLight") to the Council and the residents of Antelope Acres, AVSR1 is a 230 MW photovoltaic solar generating facility that will be built on the former Larsen Ranch property located near the intersection of Highway 138 and Avenue 170<sup>th</sup> West. We appreciate NextLight's ongoing communications with the Council regarding AVSR1 and its recent presentation at Antelope Acres' meeting on February 18.

Moving forward, please keep us informed of the permitting and construction schedule for AVSR1. As indicated at the public meeting on February 18, the Council may request NextLight attend future public meetings to inform the Council and residents of Antelope Acres of developments concerning AVSR1.

Sincerely,

Vickie Nelson  
Antelope Acres Town Council

cc: Supervisor Michael Antonovich, Los Angeles Office  
Los Angeles County Planning Department

**Szalay, Kim**

---

**From:** wayneargo@hughes.net  
**Sent:** Saturday, July 04, 2009 2:14 PM  
**To:** Szalay, Kim  
**Subject:** Re: AV Solar Ranch One and ARTC

Hi Kim,

We had a good meeting, but there were several questions about the plan. The amount of earth projected to be moved, the type of fencing, the drainage and re dispersing of storm water are just a few.

I am sending your contact information to the town councils so they can directly send their questions to you.

Thank you very much for contacting the ARTC.

Sincerely,

Wayne Argo, Director  
Association of Rural Town Councils  
661-944-6175 (H)  
661-609-3233 (C)

On Jun 22, 2009, [kszalay@planning.lacounty.gov](mailto:kszalay@planning.lacounty.gov) wrote:

Good Afternoon Wayne,

It is my understanding that the AV ARTC will be meeting with AV Solar Ranch One (Nextlight) team this Thursday. I am the lead Planner processing the case at County Regional Planning. I will not be able to attend this meeting; however, I look forward to receiving your written ARTC comments following the meeting. If official Minutes are taken, it would be helpful for me to receive a copy of those as well. E-mail attachments are fine if that will work for you.

Please let me know if you need any further information from DRP.

Sincerely,

Kim Szalay

**Szalay, Kim**

---

**From:** Jack Pigott [jpigott@nextlight.com]  
**Sent:** Tuesday, July 07, 2009 5:08 PM  
**To:** Szalay, Kim  
**Cc:** Roy Skinner; Bonnie Hays  
**Subject:** NextLight presentation to the Antelope Valley Town Council Association

Kim,

As you have requested, here are notes from our presentation to the Antelope Valley Town Council Association that took place on Thursday, June 25 at 7:00 p.m. There were approximately twenty-five people in attendance. I gave a presentation on AVSR1 and then followed up with a question and answer session.

Topics raised during the Q&A included: comments about the amount of earthwork and possible impacts as a result of the project and/or channel improvements; cost of producing electricity from the SCE roof-mounted PV program compared to utility-scale solar projects such as AVSR1; clarification about the scoping period and the community's ability to continue to submit comments as part of scoping; clarification of the project's water use contrasted to water used by the Larson Ranch agricultural operations; possible impact on special status species; visual impact of power line corridors; the interconnection location and the customer for the electricity; project lighting and the night sky ordinance; and possible mitigations. A few members of the group asked the majority of the questions. In addition, I talked with several people before and after the meeting who provided comments that were supportive of our efforts.

We concluded the session at 8 p.m. The NextLight handout consisted of the project power point presentation, which provides the project overview and our contact information including phone numbers and the project website. Please let me know if you have any additional questions.

Sincerely,

Jack Pigott  
Director of Development  
NextLight Renewable Power, LLC  
353 Sacramento Street, Suite 2100  
San Francisco, CA 94111  
415-935-2512 (office)  
510-207-9872 (cell)  
[jpigott@nextlight.com](mailto:jpigott@nextlight.com)



**COPY**

R. Rex Parris	Mayor
Ronald D. Smith	Vice Mayor
Ken Mann	Council Member
Sherry Marquez	Council Member
Ed Sileo	Council Member
Mark V. Bozigian	City Manager

November 17, 2009

Mr. Jack Pigott  
Director of Development  
NextLight Renewable Power  
101 California Street, Suite 2450  
San Francisco, California 94111

Dear Mr. Pigott:

As City Manager for the City of Lancaster, I am pleased to offer support for NextLight Renewable Power's AV Solar Ranch One (AVSR1) project. As presented to the City, AVSR1 is a 230 MW solar photovoltaic project proposed for the former Larsen Ranch property located northwest of Lancaster.

The AVSR1 energy project will generate needed employment opportunities for our local workforce and result in the purchase of goods and services within Antelope Valley. We understand the project will employ 300 workers during construction and up to 20 permanent employees once complete.

I am pleased to provide this letter of support and we look forward to working with NextLight Renewable Power to promote jobs for our local workforce.

Sincerely,



Mark V. Bozigian  
City Manager

MVB:JC:ad

cc: Los Angeles County Supervisor Michael D. Antonovich, 5th District  
Los Angeles County Department of Planning



October 27, 2009

Kim Szalay  
Principal Planning Assistant  
Los Angeles County of Regional Planning  
320 West Temple, Room 1360  
Los Angeles, CA 90012

Dear Mr. Szalay,

The Lancaster Chamber of Commerce and the Rosamond Chamber of Commerce are pleased to provide this letter of support for NextLight Renewable Power's AV Solar Ranch One (AVSR1) project. As presented, AVSR1 is a 230 MW solar photovoltaic project proposed for the former Larsen Ranch property located twenty miles west of Lancaster near Avenue D and 170<sup>th</sup> Street West.

The AVSR1 energy project will generate needed employment opportunities for our local workforce and result in the purchase of goods and services within Antelope Valley. We understand the solar plant will employ 300 workers during construction and up to 20 permanent employees once complete. Equally, important, AVSR1 will showcase Antelope Valley as a leader in the green technology sector, and will help reduce greenhouse gas emissions that cause global warning.

The Lancaster Chamber and the Rosamond Chamber are pleased to provide this letter of support and we look forward to working with NextLight Renewal Power to expand job opportunities and promote a state-of-art solar energy project that will contribute to the region's healthy business climate.

Respectfully,

Ramon Ortega  
President & C.E.O.

NOV - 4 2009



**ACCREDITED**  
U.S. CHAMBER OF COMMERCE



# ANTELOPE VALLEY



# BOARD OF TRADE

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KEEL ULTRAP  
MIRANDA WAGNER  
CARRIE WALKER  
ARI WALTER

\* DIRECTOR EMERITUS

April 21, 2009

Mr. Jack Pigott, Director of Development  
NextLight Renewable Power  
101 California Street, Suite 2450  
San Francisco, CA 94111

Re: Support for AV Solar Ranch One

Dear Mr. Pigott,

After review by our organization, the Board of Directors of the Antelope Valley Board of Trade has voted to support NextLight Renewable Power's proposed AV Solar Ranch One project (AVSR1).

As an economic development organization, the Antelope Valley Board of Trade understands the need to expand the region's industrial base, while striving to meet California's ambitious environmental goals. We believe that the 230 megawatt AVSR1 project represents a positive step forward for both NextLight Renewable Power and the Antelope Valley in delivering clean, renewable energy to the grid and creating sustainable economic growth. In addition, the three hundred construction jobs and up to twenty permanent positions, will continue to develop "green" industry employment opportunities for the regional workforce.

For over fifty years the Antelope Valley Board of Trade's mission has been "to promote diverse business and industry, quality infrastructures, and a strong legislative voice for the benefit of our members and the greater Antelope Valley." It is with this mission in mind that we are pleased to support the Antelope Valley Solar Ranch One project. We look forward to working with NextLight Renewable Power to expand "green" job opportunities and promote a sustainable solar energy project that will contribute to a healthy economic climate for businesses and families throughout Antelope Valley.

Respectfully,

Dr. Jackie Fisher  
President

cc: Los Angeles County Supervisor Michael D. Antonovich, 5th District  
Los Angeles County Department of Planning

# **Other Members of the Public Comments**







## Szalay, Kim

---

**From:** Gerry [gold19g@socal.rr.com]  
**Sent:** Monday, June 07, 2010 9:13 AM  
**To:** Szalay, Kim  
**Cc:** VeraGoldman@gmail.com  
**Subject:** RE: AVSR1 Project R2009-02239-(5)

Thank you Kim. The links provided the information we needed. We will be sending you a written correspondence with our objection to the proposed action requested by AV Solar Ranch Project 1, in order to preserve our right to bring legal action in the future. The basis will be that our subject properties, which directly border the proposed Solar Ranch at Ave D and 160<sup>th</sup> street will become useless (i.e. value-less) for the purpose of construction for residential use.

We appreciate your response.

Gerald Goldman

---

**From:** Szalay, Kim [mailto:kszalay@planning.lacounty.gov]  
**Sent:** Monday, June 07, 2010 8:32 AM  
**To:** Gerry  
**Subject:** AVSR1 Project R2009-02239-(5)

Good Morning Gerry,

There is no rezoning proposed. The project proposed is a 2,100-acre solar panel project for generating renewable energy. The subject property is already owned by AV Solar Ranch 1. The 2<sup>nd</sup> link below, the map link, provides greater detail as to the location of the project. The first link provides additional project details for your information.

Please give me a call if you have any other questions.

Sincerely,

Kim Szalay

AV Solar Project case information link:

[http://planning.lacounty.gov/case/view/project no. r2009-02239 tract map no. tr071035 av solar ranch one project/](http://planning.lacounty.gov/case/view/project_no_r2009-02239_tract_map_no_tr071035_av_solar_ranch_one_project/)

AV Solar Project vicinity map link:

[http://planning.lacounty.gov/assets/upl/case/project\\_r2009-02239\\_vicinity-map.pdf](http://planning.lacounty.gov/assets/upl/case/project_r2009-02239_vicinity-map.pdf)

Mr. Kim K. Szalay, MPL, AICP  
Principal Regional Planning Assistant  
Los Angeles County Department of Regional Planning  
320 W. Temple St., L.A., CA 90012  
Ph: (213) 974-4876 (Direct)  
Fax: (213) 626-0434  
[kszalay@planning.lacounty.gov](mailto:kszalay@planning.lacounty.gov)

---

**From:** Gerry [mailto:[gold19g@socal.rr.com](mailto:gold19g@socal.rr.com)]  
**Sent:** Thursday, May 27, 2010 4:40 PM  
**To:** Szalay, Kim  
**Cc:** VeraGoldman@gmail.com  
**Subject:** Project R2009-02239-(5) Rezoning

Mr. Szalay,

We just received the notice of public hearing on the above referenced project. If I understand it correctly, someone (?) is petitioning to rezone an area near some property we own (ours are APNs: 3236-025-004 & 3236-025-005) for the purpose of building a photo-electric plant plus transmission lines.

Can you please tell us where the subject property would be in relation to our 2 parcels of land ?

Thank you,  
Gerry Goldman

Gerald & Vera Goldman  
18318 Charlton Lane  
Northridge CA 91326-3606  
[gold19g@socal.rr.com](mailto:gold19g@socal.rr.com)  
(818) 363-8504

## Szalay, Kim

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**From:** Szalay, Kim  
**Sent:** Monday, June 07, 2010 8:13 AM  
**To:** elizannf@aol.com  
**Subject:** AVSR1 Questions About Property

Good Morning Elizabeth,

In response to your questions:

- 1) The project proposed affects only the land already owned by AV Solar Ranch 1. No land is being confiscated from any other land owners.
- 2) Your property will not be affected by the project.
- 3) 790 acres of the project site were previously subdivided into 147 lots which were never developed. The "reversion to acreage" means the 147 lots are put back as one lot for use by the proposed project. The 790 acres is part of the total 2,100-acre project site already owned by AV Solar Ranch 1.
- 4) Call me directly at 213 974-4876 if you have further questions.

Our apologies about the Antelope Valley phone system problems you had.

Sincerely,

Kim Szalay

Mr. Kim K. Szalay, MPL, AICP  
Principal Regional Planning Assistant  
Los Angeles County Department of Regional Planning  
320 W. Temple St., L.A., CA 90012  
Ph: (213) 974-4876 (Direct)  
Fax: (213) 626-0434  
[kszalay@planning.lacounty.gov](mailto:kszalay@planning.lacounty.gov)

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**From:** elizannf@aol.com [mailto:elizannf@aol.com]  
**Sent:** Wednesday, June 02, 2010 9:14 PM  
**To:** Szalay, Kim  
**Subject:** Questions About Property

Hello Mr. Szalay,

I have some questions I hope you can answer for me. I appreciate your time and assistance.

I received a letter regarding the AV Solar Ranch One Project (No. R2009-02239). I own property within the boundaries of the project site. What does this mean for my property? Does the county intend to confiscate my land?

What does this phrase mean? "...a reversion to acreage from 147 lots to 1 lot on 790 acres ..."

I called the Antelope Valley Phone number (661-272-0964) and the Santa Clarita phone number (661-253-0111) with the same result. A recording told me the conversation would be recorded, some music played, and then the call disconnected. I called each number twice, so it hung up on me four times. Could you please provide me with an Antelope Valley phone number that actually works?

Thank you very much for your help. I appreciate it tremendously.

Sincerely,

Elizabeth Stothers

**Vera & Gerald Goldman**  
**18318 Charlton Lane**  
**Northridge, CA 91326-3606**  
**gerlad2@gmail.com**



L.A. County Department of Regional Planning  
Attn: Mr. Kim Szalay  
320 W. Temple Street, Room 1362  
Los Angeles, CA 90012-3274

June 7, 2010

Re: Project No. R2009-02239-(5)  
Vesting Tentative Tract Map No. 071035  
Conditional Use Permit No. 200900026

Dear Mr. Szalay,

We received the "Notice of Public Hearing" from your office regarding the above referenced action by the L A County Department of Regional Planning. We understand that AV Solar Ranch 1, LLC is requesting a change in lot configuration acreage as well as a conditional use permit to construct and operate a solar farm.

This proposed solar farm is directly across the street from 2 unimproved lots that we own (APNs: 3236-025-004 and 3236-025-005) which are on the southeast corner of Avenue D and 160<sup>th</sup> street.

By this correspondence, we are notifying you that we oppose approval of the above referenced actions by your department and the County of Los Angeles on the basis that it will effectively render our properties useless for the purpose of construction and occupation of individual residences (residential use). We take exception to their statement in the Conditional Use Permit Burden of Proof – Item A-2 "The Project is not expected to materially affect the valuation of adjacent properties ... or visual intrusions that would adversely affect property values". It is our position that these unsubstantiated claims made by AV Solar Ranch 1, LLC are incorrect.

This notice will serve to preserve our right to challenge a County action in court.

Yours truly,

A handwritten signature in blue ink that appears to read "Gerald M. Goldman".

Gerald M. Goldman

cc: AV Solar Ranch 1, LLC  
353 Sacramento Street, Suite 2100  
San Francisco, CA 94111-3676