



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

DATE: June 24, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold Helsley, Commissioner

FROM: Samuel Z. Dea, Supervising Regional Planner
Special Projects Section

SUBJECT: **PROJECT NO. R2009-02239-(5)**
AV SOLAR RANCH ONE, LLC
VESTING TENTATIVE TRACT MAP NO. 071035
CONDITIONAL USE PERMIT NO. 200900026
AGENDA ITEM NO. 6

Attached are supplemental materials received pertaining to the above referenced item. Included are a letter from the applicant and additional comment letters from the public received since the June 17, 2010 hearing package. The applicant's letter cites benefits of the project, outreach done, and how the project has no significant environmental impacts. Two letters from the public request verification that their properties are not located in the project.

Staff is also providing a factual correction to the staff report. Pages 12 and 13 of the staff report discuss above ground and underground transmission line comparisons. In the *Cost* discussion on page 12, mileage distances for the respective transmission lines are mentioned. The length of the 34.5 kilovolt transmission line should be corrected from one mile in length to three miles in length, increasing the combined transmission line length to 5.25 miles rather than 3.25 miles as indicated in the report. Additionally, the *Connectivity* discussion on page 13 of the report mentions a single crossing of the Los Angeles Aqueduct and 170th Street West right-of-way. This is clarified to indicate a single crossing of the Aqueduct plus two crossings of 170th Street West, one of which is at the border crossing from L.A. County into Kern County for a total of three (3) above ground crossings within County of Los Angeles jurisdiction. The three right-of-way crossings are comprised of two high voltage line crossings and one low voltage line crossing.

SZD:KKS

From: Pons&Helen Manalo [phelman1@yahoo.com]
Sent: Monday, June 21, 2010 5:29 PM
To: Tran, Christina
Subject: Re: Lot #80 of Tract #29386

Dear Ms. Tran,

My name is Ponciano B. Manalo, owner of Lot #80 of Tract #29386, per map recorded in Book 805, Pages 29 thru 37 in the County Recorder's Office. The lot is located between Avenue A and Avenue B, bordering 170 th St. West.

I want to know if this lot is included in the AV SOLAR RANCH ONE PROJECT per the receipt of tour letter. If it is included, will you be paying me for the value of the land? And if it is outside the proposed project, what will be the effect of this project to the property, since the said property is in the vicinity?

Please clarify this matter to me and my wife. Your prompt response will be highly appreciated.

Thank you.

 *Pons Manalo*

RECEIVED
JUN 23 2010

6-21-2010

Christina

DEPT of Regional Planning
IMPACT ANALYSIS ROOM 1348
320 WEST TEMPLE STREET
LOS ANGELES, CA. 90012

Dear Christina

We need your expert advise and help.
Is our 2⁷/₈ acres, we purchased in
1975, included in the proposed site
location of AV solar Ranch one?
on the property TAX bill the assessor's
ID# 15 3257 021 020 09000. property
location & description is VAC/COR & A AD
172 STW FAIRMONT TRACT NO 29386 LOT 52.
also, the purchase was recorded in
L.A. County Recorder's office in
Book 805 page 29 to 37

We ask your help, because we are
unable to ascertain if we are
or are not, included in the project.

Thank you sincerely for
your help in this matter.

Shizuko Hill

FROM: SHIZUKO HILL
433 SMILAX AVE
WEST SACRAMENTO, CA. 95605

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June 24, 2010

Los Angeles County Regional Planning Commission
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Agenda Item 6: County Project No. R2009-02239 / Vesting Tentative Tract Map No. TR071035 / Conditional Use Permit No. RCUPT200900026 / Environmental Review No. RENV200900027 (AV Solar Ranch One Project)

Dear Chairman Rew and Honorable Commissioners:

We are writing on behalf of our client, AV Solar Ranch 1 ("AVSR1"), which proposes the AV Solar Ranch One Project ("Project"), a 230 megawatt photovoltaic solar facility located in the Antelope Valley, in unincorporated Los Angeles County ("County"). The 230 megawatt photovoltaic solar facility will generate enough clean, renewable electrical energy to power over 75,000 homes each year. The Project will contribute much needed on-peak power to California's electrical grid and will help California meet its statutory and regulatory goal of increasing renewable power generation. In addition, the proposed Project will create "green" jobs for local residents during construction and operation of the facility, produce sales tax revenue, and increase property tax revenue. The Project also will serve as a catalyst for local business and renewable energy technology innovation. AVSR1 appreciates the hard work of the Regional Planning Staff in analyzing the issues involved in this Project and your Regional Planning Commission's consideration of the Project.

A. Project Highlights

The proposed Project is located in the Antelope Valley in unincorporated Los Angeles County approximately 15 miles northwest of downtown Lancaster and at the intersection of State Route 138 and 170 Street West. The Project site consists of approximately 2,100 acres that includes a residential ranch area and that was used for agricultural production since at least the 1950s and was most recently farmed in 2004. The Project site is located in an area with suitable solar radiation characteristics, flat terrain, and close proximity to existing electrical transmission facilities.

The Project will involve development of approximately 1,955 acres within the overall Project site and includes a 230-kV transmission line for interconnecting the electrical output of the Project to the regional transmission system. The proposed transmission line is approximately

4.25 miles long, including 0.75 miles on the Project site and 3.5 miles off-site within Los Angeles County and Kern County road right-of-way, and will interconnect to the Southern California Edison ("SCE") planned Whirlwind Substation north of the Project site in southern Kern County. The Project is currently planned to begin construction in the fourth quarter of 2010 and to be completed by the fourth quarter of 2013. Major Project components consist of the solar panels and supports, inverters that will convert the direct current (DC) electricity generated by the solar panels to alternating current (AC), medium voltage (34.5 kV) transformers and circuit breakers, a high voltage on-site substation to step up the 34.5 kV power to the transmission grid voltage (230 kV), and the 230 kV transmission line to carry the Project electrical output from the on-site substation to SCE's Whirlwind Substation.

Prior to the end of 2010, AVSR1 anticipates beginning construction of this photovoltaic solar Project that will generate approximately 230 megawatts of clean, renewable electrical power and integrate the electrical output of the Project into the electrical grid. The electricity produced by the proposed Project will be sold via a Power Purchase Agreement with Pacific Gas and Electric Company ("PG&E") that provides a set and secure rate of financial return for the Project. Project construction must begin in 2010 to qualify the Project for the federal tax grant, as provided in the American Recovery and Reinvestment Act of 2009, which will enhance Project viability. The Project will generate up to approximately 300 jobs at the peak of construction and up to 20 permanent, full time jobs. Sales tax revenues will be generated by the Project and property taxes on the Project site will increase. The Project also will serve as a catalyst for local business and renewable energy technology innovation.

AVSR1 has applied to the County for a Conditional Use Permit (the "CUP") for the Project and a Vesting Tentative Tract Map for reversion to acreage of a 147 lot subdivided portion of the site ("VTTM"), and is requesting a Franchise Agreement with the County to locate the Project's 230 kilovolt transmission line along approximately 1.5 miles of the 170th Street West road right-of-way. The Project will also require several ministerial permits. A Draft Environmental Impact Report ("Draft EIR") has been prepared for the Project in accordance with the California Environmental Quality Act ("CEQA") and was released for public review on June 16, 2010. The Draft EIR determined that the Project does not result in significant environmental impacts. The Project is a low profile facility that will preserve the local vistas in the Antelope Valley; requires very little water during operation; will result in very little operational traffic, noise, and night lighting; and is designed to preserve existing drainages and avoid impacts to Joshua trees.

B. Outreach

AVSR1 engaged in an early and ongoing outreach program to engage in a dialogue about the Project with agencies, interest groups, and the public. The outreach has involved presentations to and discussions with a wide variety of stakeholders, including:

- Office of Supervisor Michael Antonovich
- Antelope Acres Town Council
- Antelope Valley Air Quality Management District

- Poppy Reserve Mojave Desert Interpretive Assoc
- Desert & Mountain Conservation Authority
- CA State Parks Office
- CA State Parks Indian Museum
- CA Department of Fish and Game
- Antelope Valley Farm Bureau
- Edwards Air Force Base
- Sierra Club-AV Chapter
- Antelope Valley Resource Conservation District
- Antelope Valley Chambers of Commerce
- Antelope Valley Board of Trade
- Greater Antelope Valley Economic Alliance

AVSR1 continues to coordinate with agencies, interest groups, and the public on the Project.

C. The Draft EIR for the Project Determined that the Project Does Not Result in Significant Environmental Impacts

The County has prepared a Draft EIR for the Project, which was released for public review on June 16, 2010. The Draft EIR thoroughly evaluated potential environmental impacts and provided mitigation to lessen any potential impacts to less than significant. The Draft EIR concluded that, with mitigation, the Project will not result in significant environmental impacts. The Draft EIR also evaluated a range of Project alternatives concluding the preferred alternative is a Project design that includes locating Project transmission lines underground.

Impacts to important resource areas – including aesthetics, biology, and water supply – were reduced to less than significant through Project design changes and/or mitigation:

- Aesthetics: To address concern regarding potential impact on vistas seen by travelers along State Route 138, the Project incorporates vegetative screening and lower profile solar panels to screen the solar field from views along State Route 138 while maintaining Antelope Valley vistas.
- Biology: The Draft EIR includes mitigation measures that require the Project to provide 450 acres of off-site mitigation land to compensate for bird foraging habitat loss and address potential impacts to certain state sensitive species such as the burrowing owl. To further reduce potential biological resource impacts, AVSR1 has redesigned the Project to avoid designated Significant Ecological Areas (SEAs) and the few Joshua trees that are located on the Project site.
- Water Supply: The Project's operational water use of only 12 acre-feet per year is less than two percent of the historical, agricultural groundwater use at the Project site and represents only 0.01 percent of the Antelope Valley Groundwater Basin's total sustainable yield.

D. Conclusion

Thank you for your consideration of these important issues regarding the Project. We look forward to continued coordination with Regional Planning Staff and other County agencies as the Project proceeds through the public process. Please feel free to contact me at 213-485-1234 if you have any questions regarding this matter.

Sincerely,



Peter J. Gutierrez
of LATHAM & WATKINS LLP

cc: Paul Novak, Planning Deputy, Fifth Supervisorial District
Jack Pigott, AVSR1
Roy Skinner, AVSR1
Beth P. Gordie, Esq., Latham & Watkins