



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 5, 2013

TO: Mitch Glaser, AICP, Hearing Officer

FROM: Anthony Curzi *AC*
Zoning Permits North Section

SUBJECT: **Project No. R2010-00808-(5)**
Modification to Conditional Use Permit No. 201000071
HO Meeting: December 17, 2013
Agenda Item: 14

The applicant, Solar Star XIX, LLC, is requesting a minor modification to Conditional Use Permit ("CUP") No. 201000071 Exhibit "A" to revise grading amounts.

The current Exhibit "A" lists grading in the following amounts: 19,000 cubic yards of cut, 25,000 cubic yards of fill, and 6,000 cubic yards of borrow. The revised amounts are as follows: 129,800 cubic yards of cut, 41,700 cubic yards of fill, and 88,600 cubic yards of export. Also proposed is the off-site transport of soil.

The revised grading amounts are mostly necessary to allow for the construction of retention basins as required by the County Department of Public Works ("Public Works"). The additional grading is in line with amounts analyzed in the project's certified EIR and such changes do not fundamentally change the scope and layout of the project or impacts from it.

CUP No. 201000071, approved on October 19, 2011 by the Los Angeles County Regional Planning Commission ("RPC"), authorized the construction, operation, and maintenance of a photovoltaic solar electricity generating plant. The facility is located on a total of 4,782 acres, 1,238 of which are located within Los Angeles County and entitled under CUP No. 201000071, and the remaining in Kern County. A Final EIR determined that there would be significant and unavoidable impacts with respect to aesthetics, at both a project and cumulative level; prime farmland, at both a project and cumulative level; air quality (cumulative only), and biological resources (cumulative only). A Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program were also adopted by the RPC on October 19, 2011. A previous Modification to the CUP allowing an increase in water consumption during the 36-month construction period to 330 acre-feet was approved by the Hearing Officer on December 18, 2012.

PROJECT NO. 2010-00808-(5)
MINOR MODIFICATION TO CUP NO. 201000071
PAGE 2

The proposed increase in grading would be consistent with the original CUP as it will allow the permittee to construct retention basins as required by Public Works. This request does not deviate from the original intent of the CUP. There are also additional conditions recommend by staff from Public Works and Regional Planning to clarify that the permittee shall: comply with the new Exhibit "A" and obtain Revised Exhibits "A" for the off-site transport and not employ "disc and roll" site preparation. Public Works' recommended conditions deal with highway dedications and vacations, requirements for grading plans, and various requirements for Building and Safety.

Notices of the proposed application were mailed out on November 15, 2013 with notice that any person opposing the granting of the application submits a written protest within 15 days after receipt of the notice. The 15-day period ended on December 3, 2013, and no written protests were received. Notice of the application was also published in the *Antelope Valley Press* on November 18, 2013 and posted on the subject property.

In view of the facts presented above, Staff recommends **approval** of the Minor Modification to CUP 201000071 with the modified Exhibit "A" and with additional conditions added by Public Works and Regional Planning.

"I APPROVE THE ENVIRONMENTAL IMPACT REPORT ADDENDUM AND THE MINOR MODIFICATION TO CONDITIONAL USE PERMIT NO. 201000071 WITH THE REVISED EXHIBIT "A" AND ADDITIONAL CONDITIONS."

SMT:AMC
12/5/2012

SMT:amc



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

PROJECT NUMBER

R2010-00808-(5)

HEARING DATE

December 17, 2013

REQUESTED ENTITLEMENTS

Modification to Conditional Use Permit No. 201000071
 Environmental Assessment No. 201100032

PROJECT SUMMARY

OWNER / APPLICANT

Solar Star XIX, LLC and Antelope Valley Water Storage LLC.

MAP/EXHIBIT DATE

October 15, 2013

PROJECT OVERVIEW

The applicant proposes a revision of the Exhibit "A" to correctly depict grading amounts. The current Exhibit "A" Sheet C123 lists grading in the following amounts: 19,000 cubic yards of cut and 25,000 cubic yards of fill with 6,000 cubic yards of borrow. The revised amounts are as follows: 129,800 cubic yards of cut, 41,700 cubic yards of fill, and 88,600 cubic yards of export. The revised grading amounts are mostly necessary to allow for the construction of retention basins as required by the County Department of Public Works. The additional grading is in line with amounts analyzed in the project's EIR and such changes do not fundamentally change the scope and layout of the project or impacts from it.

LOCATION

East of 170th Street West and north of Avenue D (Hwy 138)

ACCESS

Various

ASSESSORS PARCEL NUMBER(S)

3258-001-001, 3258-001-024, 3258-001-025
 3258-001-028, 3258-001-029, 3258-001-030, 3258-001-031, 3258-001-038, 3258-001-040, 3261-001-002, 3261-001-003, 3261-001-004

SITE AREA

1,238 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide General Plan

ZONED DISTRICT

Antelope Valley West

LAND USE DESIGNATION

N1 (Non-Urban 1)

ZONE

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

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

An Environmental Impact Report (EIR) Addendum has been prepared that substantiates that no new impacts from the proposed action will occur.

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Antelope Valley Areawide General Plan.
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.1630 (Modification to Conditional Use Permit Burden of Proof Requirements)

CASE STATUS

Discussion Item Scheduled.

CASE PLANNER:

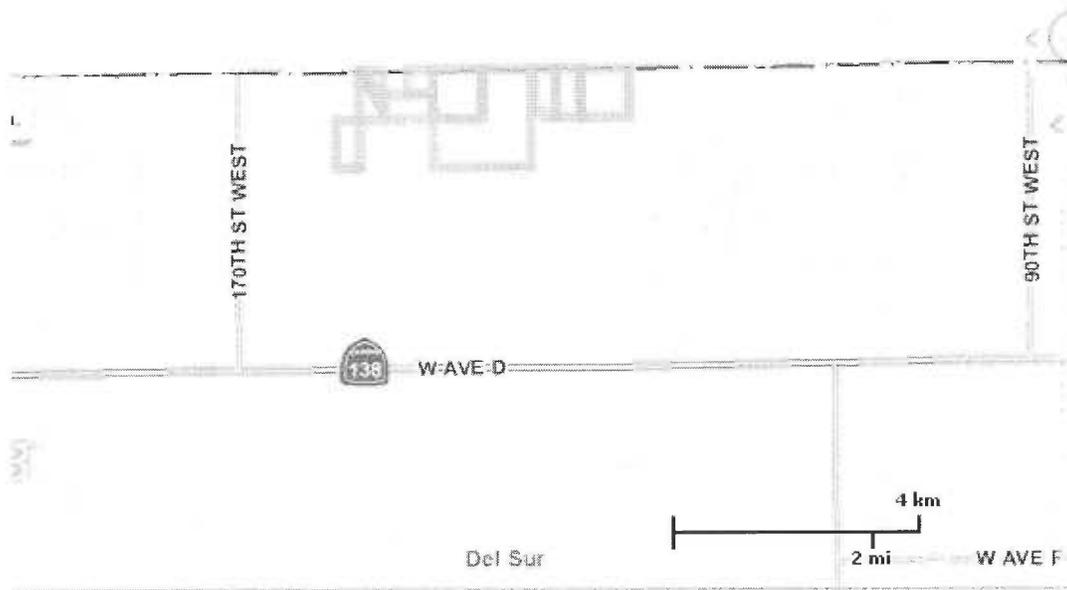
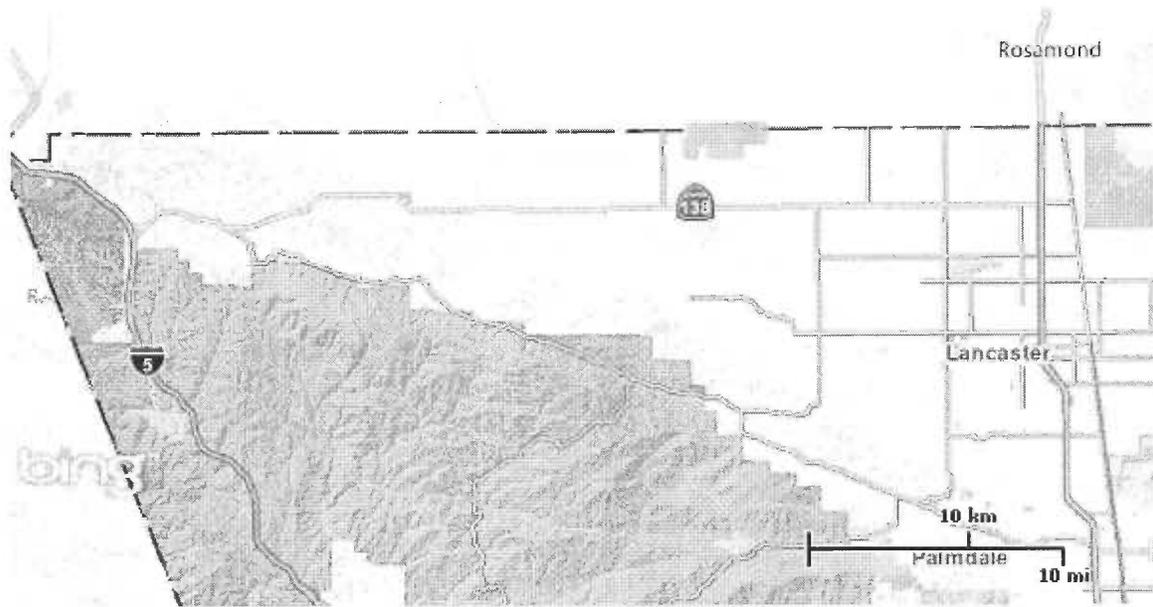
Anthony Curzi

PHONE NUMBER:

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E-MAIL ADDRESS:

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**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00808-(5)
MODIFICATION TO CONDITIONAL USE PERMIT NO. 201000071**

1. **ENTITLEMENT REQUESTED.** The applicant, Solar Star California XIX, LLC, is requesting a minor modification to Conditional Use Permit (“CUP”) No. 201000071 to modify conditions related to the approved Exhibit “A” and off-site transport.
2. **HEARING DATE.** December 17, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **PROJECT DESCRIPTION.** The applicant proposes a modification of the approved Exhibit “A” to correctly depict grading amounts. Sheet C123 of the approved Exhibit “A” listed grading in the following amounts: 19,000 cubic yards of cut and 25,000 cubic yards of fill with 6,000 cubic yards of borrow. The revised amounts are as follows: 129,800 cubic yards of cut, 41,700 cubic yards of fill, and 88,600 cubic yards of export. Also proposed is the off-site transport of soil.
5. **LOCATION.** The subject property is located between Avenue A and Avenue B and between 130th Street West and 160th Street West, at the Kern County boundary, within the Antelope Valley West Zoned District and in the Fifth Supervisorial District. The Assessor’s Parcel Numbers are 3258-001-001, 3258-001-024, 3258-001-025, 3258-001-028, 3258-001-029, 3258-001-030, 3258-001-031, 3258-001-038, 3258-001-040, 3261-001-002, 3261-001-003, and 3261-001-004.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the solar array and appurtenant facilities. Sheet C123, which depicts the grading quantities, is revised to show the correct grading amounts of 129,800 cubic yards of cut and 41,700 cubic yards of fill with 88,600 cubic yards of export. The new grading amounts do not result in any other changes to the approved Exhibit “A”, such as design of retention basins or internal roads.
7. **EXISTING ZONING.** The subject site is zoned A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area).
Surrounding zoning is as follows:
North: A-2-5
South: A-2-5
East: A-2-5
West: A-2-5
8. **EXISTING LAND USES.** The subject site contains vacant land previously used for agricultural purposes.
Surrounding land uses within 1000 feet are as follows:
North: Vacant land

South: Vacant land
East: Vacant land
West: Vacant land

9. **PREVIOUS CASES / ZONING HISTORY.** CUP 201000071, approved on October 19, 2011 by the Los Angeles County (“County”) Regional Planning Commission (“RPC”), authorized the construction, operation, and maintenance of a photovoltaic solar electricity generating plant on 1,238 acres of a total 4,782 acres, of which the remainder is located in Kern County. A Final Environmental Impact Report (“EIR”) determined that there would be significant and unavoidable impacts with respect to aesthetics, at both a project and cumulative level; prime farmland, at both a project and cumulative level; air quality at a cumulative level, and biological resources at a cumulative level. The Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program were also adopted by the RPC on October 19, 2011. A previous Modification to the CUP allowing an increase in water consumption during the 36-month construction period to 330 acre-feet was approved by the Hearing Officer on December 18, 2012.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The previously approved project for the solar energy facility was found to be consistent with both the Los Angeles County General Plan and the Antelope Valley Areawide General Plan (“Area Plan”). The subject site is within the N1 (Non-Urban 1) land use category of the Area Plan. The proposed modification will not change this land use and only allows an increase in the amount of grading, consistent with the EIR for the project. Allowing the revised grading amounts will allow the permittee to construct required retention basins, which will help keep water from flowing off the project site.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The proposed modification will not change the zoning of the subject site, which is A-2-5. Electricity generating plants are permitted in the A-2-5 zone pursuant to Section 22.24.150 with the issuance of a CUP. The approved facility will comply with all zoning and development standards, and the proposed modification will not affect these standards or the compliance therewith. The off-site transport of soils will be in compliance with the zoning ordinance and development standards as well.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The revised grading amounts are mostly necessary to allow for the construction of retention basins as required by the County Department of Public Works (“Public Works”). The additional grading is in line with amounts analyzed in the project’s certified EIR and such changes do not fundamentally change the scope and layout of the project or impacts from it.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Public Works submitted additional conditions for the project. The County Departments of

Fire, Parks and Recreation, and Health have all reviewed and recommended for approval the proposed modification to the CUP.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments were received.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Section 22.56.1620 of the County Code, the community was appropriately notified of the application by mail, newspaper and property posting. The public notice indicated that any individual opposed to the modification may submit written opposition to the Director within a 15-day comment period, which ended on December 3, 2013.
16. **PUBLIC COMMENTS.** No comments during the 15-day comment period, which ended on December 3, 2013, were received.

MODIFICATION TO CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The proposed modification to CUP 201000071 Exhibit "A" will not change the land use for the site as approved. Such land use, an electricity generating plant, is consistent with the adopted general plan for the area

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. No protests were received during the specified protest period pursuant to Section 22.56.1630.A of the County Code, which was by December 2, 2013.

Therefore, not more than one protest was received by December 2, 2013, and staff may recommend approval to the Hearing Officer of the modification.

19. The proposed modification of the Exhibit "A" will not change the overall scope of the previously approved project and will not alter the means by which the burden of proof was met.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

20. The proposed modification to the Exhibit "A" will not change the size or shape of the property or any physical feature of the approved solar project. The request is to correct a discrepancy regarding grading amounts. The original Exhibit "A" lists 44,000 cubic yards of grading. The EIR for the approved project, however,

analyzed grading amounts in excess of what is currently being proposed, which was 350,000 cubic yards. By contrast, the proposed grading equates to 172,000 cubic yards for Los Angeles County and 96,000 cubic yards for Kern County or 268,000 cubic yards total.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

21. The proposed modification of the Exhibit "A" and off-site transport will in no way change existing or proposed highway or street layouts, widths, or improvements. All highways and streets in the vicinity are adequate to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic generated by the project, including additional truck trips that would be generated by the additional export of soil.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

22. The revisions to grading amounts are necessary to accommodate required retention basins. The EIR for the original project analyzed grading in greater amounts than what is currently proposed.

Therefore, the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.

23. The proposed modification to the CUP is necessary to allow the project to operate as intended in the original approval. Due to a discrepancy, however, the grading amounts have to be revised to account for required retention basins on the project site. The project's EIR analyzed grading amounts in excess of what is being proposed by the modification and the off-site transport. County Departments of Regional Planning and Public Works have added additional conditions that will ensure that the project with the modification and off-site transport will operate in a compatible manner as originally contemplated.

Therefore, the approval of the application is necessary to allow the reasonable operation and use granted in the CUP.

ENVIRONMENTAL DETERMINATION

23. The project's impacts were fully analyzed in an EIR, and an addendum to the final environmental impact report was prepared that substantiates that no new impacts from the proposed modification will occur, including impacts to air quality, biological resources, water resources and water use, and cultural resources.

Therefore, the Hearing Officer, acting in its role as responsible agency for the project, certifies that the Final EIR Addendum has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the burden of proof for the conditional use permit as modified has been satisfied pursuant to Section 22.56.040:
- a. Not more than one protest was received during the specified protest period pursuant to Section 22.56.1630.A;
 - b. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
 - c. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area;
 - d. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required; and
- C. That the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP; and

- D. That the approval of the application is necessary to allow the reasonable operation and use granted in the CUP.

THEREFORE, the information submitted by the applicant and presented at the public meeting substantiates the required findings for Modification to CUP No. 201000071 as set forth in Section 22.56.1600 and 22.56.090 of the County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer, acting in its role as responsible agency for the project, certifies that the Final Environmental Impact Report Addendum has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County.
2. In view of the findings of fact and conclusions presented above, the modification to the Exhibit "A" is approved subject to the attached conditions.

ACTION DATE: December 17, 2013

SMT:amc
December 17, 2013

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT ADDITIONAL CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00808-(5)
MODIFICATION TO CONDITIONAL USE PERMIT NO. 201000071**

The following are additional conditions that, together with previous approvals, comprise the revised conditions of approval for Conditional Use Permit No. 201000071.

1. The permittee shall comply with the Exhibit "A" dated October 15, 2013.
2. The permittee shall submit three (3) copies of the proposed haul route(s) as a Revised Exhibit "A" to the Director for review and approval for each off-site transport exceeding 10,000 cubic yards prior to such off-site transport. The plans must depict the amount of export soil and haul route(s). All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
3. Grading shall be permitted as approved on the approved Exhibit "A". Disk and roll, or similar ground disturbance or site preparation activities that affect the surface of the soil, shall be prohibited.



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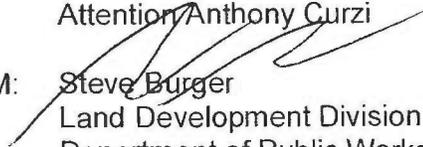
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 3, 2013

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

TO: Susan Tae
Zoning Permits North
Department of Regional Planning

Attention Anthony Curzi

FROM:  Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201000071 MINOR MODIFICATION
PROJECT NO. R2010-00808-(5)
ANTELOPE VALLEY SOLAR PROJECT
VICINITY OF 130TH STREET WEST AND AVENUE A
ASSESSOR'S MAP BOOK NO. 3258, PAGE 1,
PARCEL NOS. 1, 24, 25, 28, 29, 30, 31, 38, AND 40 AND
ASSESSOR'S MAP BOOK NO. 3261, PAGE 1, PARCEL NOS. 2, 3, AND 4
UNINCORPORATED COUNTY AREA OF ANTELOPE VALLEY**

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

We reviewed the Minor Modification for CUP No. 201000071 in the unincorporated County area of the Antelope Valley. The overall project is for the construction and operation of a new 650 megawatt, solar-photovoltaic, power generating facility on 5,400 acres (1,311 acres in Los Angeles County and 4,069 acres in Kern County) in the vicinity of the 130th Street West and Avenue A. The Minor Modification to the approved Exhibit A of the CUP is to revise the amount of permissible grading from 50,000 cubic yards to approximately 172,000 cubic yards (130,273 cubic yards of cut, 41,669 cubic yards of fill, and 88,604 cubic yards of exported grading material) and update the schematics for the infiltration basins.

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

1. Road

- 1.1 Dedicate road right of way, 43 feet from the centerline of Avenue A along the property frontage to the satisfaction of Public Works. 3 feet of additional right-of-way will be necessary. In addition, dedicate 10 feet of slope easement beyond the 43-foot road dedication to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.2 Make an offer of future right-of-way, 13 feet beyond the already dedicated right-of-way of 30 feet (from centerline for a total offer/dedication of 43 feet from centerline), on 130th Street West along the property frontage to the satisfaction of Public Works. In addition, dedicate 23 feet of slope easement beyond the existing 30 feet (from centerline) of existing road right-of-way to the satisfaction of Public Works. Please note that 13 feet of the required slope easement will overlap the 13-foot offer of future right-of-way. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.3 Permission is granted to vacate the 18 feet of excess right-of-way on Avenue B along the property frontage so that 32 feet (from centerline) of the 50 feet (from centerline) of existing dedicated right-of-way remains post-vacation. Should this vacation be pursued, dedication of adequate slope easements (minimum of 10 feet) will be necessary to the satisfaction of Public Works. For additional information and an explanation of the vacation proceedings please contact Mr. Jose Suarez of Survey/Mapping and Property Management Division at (626) 458-7060.
- 1.4 Permission is granted to vacate the 18 feet of excess right-of-way on 140th Street West along the property frontage so that 32 feet (from centerline) of the 50 feet (centerline) of existing dedicated right-of-way remains post-vacation. Should this vacation be pursued, dedication of adequate slope easements (minimum of 10 feet) will be necessary to the satisfaction of Public Works. For additional information and an explanation of the vacation proceedings please contact Mr. Jose Suarez of Survey/Mapping and Property Management Division at (626) 458-7060.
- 1.5 Make an offer of future right-of-way, 32 feet from the centerline of 155th Street West along the property frontage to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32-foot offer of future right-of-way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.

- 1.6 Make an offer of future right-of-way, 32 feet from the centerline of 157th Street West along the property frontage to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32-foot offer of future right-of-way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.7 Make an offer of future right-of-way, 32 feet from the centerline of 160th Street West along the property frontage to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32-foot offer of future right-of-way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.8 Make an offer of future right-of-way, 32 feet from the centerline of Avenue A-8 along the property frontage between 157th Street West and 155th Street West to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32-foot offer of future right-of-way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.9 Make an offer of future right-of-way, 32 feet from the centerline of 150th Street West along the property frontage between Avenue B and West Avenue A-8 to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32-foot offer of future right-of-way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.10 Provide a property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works. In addition, dedicate additional right-of-way corner cut-offs to meet current Americans with Disabilities Act (ADA) guidelines, where deemed necessary, to the satisfaction of Public Works.
- 1.11 Provide a property line return radii of 27 feet at the intersection of Avenue A and 130th Street West to the satisfaction of Public Works. In addition, dedicate additional right-of-way corner cut-offs to meet current Americans with Disabilities Act (ADA) guidelines, where deemed necessary, to the satisfaction of Public Works.
- 1.12 Provide adequate slope and drainage easements along all street frontages to the satisfaction of Public Works.

- 1.13 Whenever there is an offer of a future street, provide a drainage statement/letter to the satisfaction of Public Works.
- 1.14 Obtain an encroachment permit from Public Works for all proposed work within the road right-of-way and future streets.
- 1.15 Repair any public improvements damaged during construction along the property frontage to the satisfaction of Public Works.
- 1.16 Underground all facilities to the satisfaction of Public Works. A franchise agreement will be required for distribution/transmission facilities within public right of way.
- 1.17 Acquire street plan approval or direct check status before obtaining a grading or drainage permit as applicable.
- 1.18 Execute an Agreement to Improve for the street improvements prior to the issuance of a building or grading permit as applicable.

For questions regarding the road conditions, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a grading plan for review and approval that complies with the approved hydrology dated March 12, 2013, or the latest revision, to the satisfaction of Public Works. Grading shall be limited to only the access roads, substations, tanks, inverter pads and basins. Work within the existing vegetation where the solar panels are proposed shall be conducted with minimal disturbance and the operator shall take all necessary precautions to not use vehicles or machineries in these areas.
- 2.2 A maintenance agreement may be required for privately maintained drainage devices.
- 2.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
- 2.4 Obtain all applicable jurisdictional and regulatory permits. These agencies may include the State of California Regional Water Quality Control Board; State

Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources; and US Army Corps of Engineers.

For questions regarding the grading conditions, please contact Patricia Constanza of Land Development Division at (626) 458-4921 or pconstan@dpw.lacounty.gov.

3. Building and Safety

- 3.1 Submit plans and specifications to meet current applicable codes and standards for structures, grading, mechanical, plumbing, and electrical.
- 3.2 All electrical installations shall comply with the following criteria:
 - 3.2.1 The portions of the project associated with power generation and transmission shall be designed in accordance with the National Electric Safety Code or in accordance with other standards or regulations acceptable to the building official.
 - 3.2.2 The nonpower generation and transmission portion of the project shall be designed in accordance with the National Electric Code or in accordance with other standards or regulations acceptable to the building official.
- 3.3 Comply with fire, life safety, structural, and accessibility requirements including ADA guidelines.
- 3.4 Any occupiable building must have a restroom for employees.
- 3.5 All foundations must be engineered to comply with existing soil conditions.
- 3.6 Obtain approval from other agencies prior to permit issuance.

For questions regarding the building and safety conditions, please contact Clint Lee of Building and Safety Division at (626) 458-3173 or cllee@dpw.lacounty.gov.

4. Drainage

- 4.1 Prior to grading plan approval, the applicant shall obtain a Jurisdictional Determination letter or equivalent from the US Army Corps of Engineers and written acknowledgement from State Department of Fish and Game that no jurisdictional surface water drainages occur in the grading footprint. Documentation from jurisdictional agencies shall be obtained to the satisfaction of Public Works.
- 4.2 Portions of the site contain a drainage area designated as a 260-foot-wide Flood Plain Management Path as shown on the Antelope Valley Master Drainage Plan. The County reserves the right to restrict construction within this flood hazard area. Prior to grading plan approval, obtain and record a covenant dedicating to the County the right to restrict the erection of buildings or other structures in the flood hazard area as shown on the Antelope Valley Master Drainage Plan to the satisfaction of Public Works.
- 4.3 Prior to grading plan approval, per County Code Section 12.84.460, comply with LID requirements in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/wmd/LA County LID Manual.pdf>.
- 4.4 Prior to issuance of building permits, a drainage and grading plan must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and SUSMP.

For questions regarding the drainage conditions, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Matthew Dubiel at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

MD:tb

P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201000071\TCUP 201000071(MOD)\2013-10-29 Submittal - Modification for Grading\2013-12-03, CUP 201000071Minor Mod Clearance.docx