



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 16, 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

Enclosed please find conditions from the Department of Public Works ("DPW").

SMT:amc
12/16/2012

Attachments: DPW Conditions.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
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<http://dpw.lacounty.gov>

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

December 12, 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 *Anthony Curzi*
for 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.

This memo shall supersede the memo dated December 3, 2013 (attached) and is being issued based on a request from the applicant to modify Grading Condition 2.1 to accommodate specific field operations and intended construction methods.

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, on Avenue A, along the property frontage, to the satisfaction of Public Works. Three 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 Jose Suarez of Public Works' Survey/Mapping and Property Management Division at (626) 458-7060 or jsuarez@dpw.lacounty.gov.
- 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 Jose Suarez of Survey/Mapping and Property Management Division at (626) 458-7060 or jsuarez@dpw.lacounty.gov.

- 1.5 Make an offer of future right-of-way, 32 feet from the centerline, on 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, on 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, on 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, on 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, on 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 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' Land Development Division's Permits Section 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, basins or other areas consistent with the approved Exhibit Map/grading plan. 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 for grading or alter the existing grade in these areas.

When vehicles or machineries are deemed necessary for solar field installation work, appropriate ground-protection practices (such as construction mats, stabilizers, or established vegetation) shall be utilized for both dust suppression and to ensure that the vehicles or machineries are compatible with continued and future vegetation growth to the satisfaction of Public Works. The project's biologist shall confirm that construction practices are compatible with continued and future vegetation growth. Any grading, disking, and scraping to access roads, walkways, required basins and berms shall be permanently stabilized with an earth-stabilizing product that is acceptable to the Department of Public Works, in cooperation with the Departments of Regional Planning and Public Health, to prevent fugitive dust.

- 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 Public Works' 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 the 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:\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201000071\TCUP 201000071(MOD)\2013-10-29 Submittal -Grading Modification\2013-12-12, CUP 201000071Minor Mod Clearance Revised.docx

Attach.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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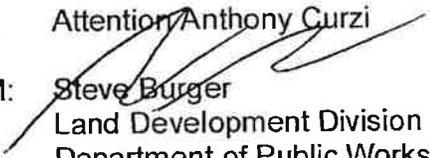
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

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

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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.
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- 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.

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- 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.
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- 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.
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4. Drainage

Susan Tae
December 3, 2013
Page 6

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MD:tb

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