



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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October 6, 2011

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

TO: Susan Tae
Zoning Permits I Section
Department of Regional Planning

Attention Dean Edwards

FROM:  Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201000071
PROJECT NO. R2010-00808
ANTELOPE VALLEY SOLAR PROJECT
VICINITY OF 130TH STREET WEST AND AVENUE A
ASSESSOR'S MAP BOOK NO. 3258, PAGE 1,
PARCEL NOS. 1, 24, 28, 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.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP No. 201000071 in the unincorporated County area of the Antelope Valley. The project is for the construction and operation of a new 650 megawatts, 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.

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

1. Road
 - 1.1 Submit a revised site plan subject to the approval of Regional Planning and Public Works with the following information:

- 1.1.1 Show all private and future offers and all proposed slope and drainage easements to accommodate the future street improvements. A grading exhibit showing topographical data and limits of grading shall be submitted for our review.
- 1.1.2 Show ingress and egress access location from the public right of way for the proposed project. Show all access points away from the existing and proposed road intersections. Whenever possible, access should occur from local or collectors road than from major highways.
- 1.1.3 Provide a typical section from right of way to right of way showing the existing pavement conditions and future (ultimate) street improvements along property frontage. Future on-site grades should be compatible with future street improvements.
- 1.1.4 Show right-of-way dimensions, roadway, and parkway dimensions along the frontages.
- 1.1.5 Accurately delineate and label the existing right of way.
- 1.1.6 All new distribution/transmission facilities must be undergrounded; show the location of the proposed facilities within the typical section.
- 1.1.7 Show point of connection and any proposed facilities to connect the proposed project to the existing transmission system.
- 1.1.8 Show the location of the operational and maintenance buildings.
- 1.1.9 Include a location map showing the entire property area including the area within the Kern County boundary.
- 1.2 Dedicate road right of way, 40 feet from centerline, along the property frontage for secondary highways (130th Street West and Avenue A) to the satisfaction of Public Works. Submit a fee deposit to cover all related road deed processing and reviews.
- 13 Dedicate road right of way, 32 feet from centerline, along the property frontage of Avenue B to the satisfaction of Public Works.

- 1.4 Make an offer of private and future right of way, 32 feet from centerline, along the property frontage on 140th Street West, 155th Street West, 157th Street West, 160th Street West, and Avenue A-8 (between 157th Street West, and 155th Street West) to the satisfaction of Public Works.
- 1.5 Provide a property line return radii of 13 feet at all local street intersections. Provide additional right of way for corner cut-offs to meet current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of Public Works.
- 16 Provide a property line return radii of 27 feet at the intersection of Avenue A and 130th Street West. Provide additional right of way for corner cut-offs to meet current ADA guidelines and to the satisfaction of Public Works.
- 1.7 Provide adequate slope and drainage easements along all street frontages to the satisfaction of Public Works.
- 1.8 Whenever there is an offer of a future street, or a private and future street, provide a drainage statement/letter.
- 1.9 Construction within the road right of way and private and future streets shall not occur unless a permit is obtained from Public Works for the proposed work.
- 1.10 Repair any public improvements damaged during construction along the property frontage to the satisfaction of Public Works.
- 1.11 Underground all facilities to the satisfaction of Public Works. A franchise agreement will be required for distribution/transmission facilities within public right of way.
- 1.12 Acquire street plan approval or direct check status before obtaining a grading or drainage permit as applicable.
- 1.13 Execute an Agreement to Improve for the street improvements prior to the issuance of a building or grading permit as applicable.

2. Grading

- 2.1 Submit a revised site plan subject to the approval of Regional Planning and Public Works with the following information:
 - 2.1.1 Show benchmark information.
 - 2.2.2 Show location of equipment building and/or storage facilities.
 - 2.2.3 Show pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - 2.2.4 Provide earthwork volume (including cut, fill, import, export, and overexcavation) as applicable.
 - 2.2.5 Provide all existing on-site public and private easements with names of the holders, document numbers, and recorded dates. Label all easements as "to remain," "to be relocated," or "to be abandoned."
 - 2.2.6 Provide the limits of the any fire lane, including any turnaround areas, required by the Fire Department; limits of grading; longitudinal grades; pavement dimension; and centerline curve data.
 - 2.2.7 Indicate maintenance responsibilities for all drainage devices.
- 2.2 Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 2.3 The latest drainage concept/hydrology/SUSMP/Low-Impact Development (LID) plan by Public Works' Land Development Division, Storm Drain and Hydrology Section.
- 2.4 A maintenance agreement may be required for privately maintained drainage devices.

- 2.5 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
- 2.6 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 road and grading conditions, please contact Andy Narag at (626) 458-4921 or anarag@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 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 Christopher Sheppard at (626) 458-4921 or csheppard@dpw.lacounty.gov.

5. Traffic Studies

- 5.1 Submit a revised site plan showing the proposed ingress and egress location for the site. Upon submittal of the revised site plan, traffic comments and conditions will be determined.

For questions regarding the traffic studies conditions, please contact Jeff Pletyak at (626) 300-4721 or jpletyak@dpw.lacounty.gov.

Susan Tae
October 6, 2011
Page 7

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

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