



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

PROJECT NUMBER

R2011-00798-(5)

HEARING DATE

May 7, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201100070
 Environmental Assessment No. 201100109

PROJECT SUMMARY

OWNER / APPLICANT

Western Antelope Blue Sky Ranch

MAP/EXHIBIT DATE

March 24, 2014

PROJECT OVERVIEW

Project 2: Western Antelope Blue Sky Ranch

The Project proposes to develop 40 megawatts of solar photovoltaic electricity generation on 157 acres of mildly sloping, undeveloped and mostly disturbed land with some partially re-vegetated land, perimeter security fencing, and one 10,000 gallon water tank. Approximately one third of the site would remain undeveloped open space. No operations building or other permanent buildings are proposed. The Project would employ a series of photovoltaic module arrays, using fixed-tilt or tracker mounting supports, to convert sunlight into electrical energy without the use of heat transfer fluid or cooling water. The facility would deliver the electrical output to the existing regional transmission system. To minimize fugitive dust, no grading, disking, tilling, or rolling is proposed for preparation of the solar array areas; some grading is required for internal roads and required flood control drainage features. Proposed water supply for construction and operations would include use of out-of-basin or recycled water. The Project proposes use of existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where feasible to minimize the need for new electrical support facilities. Construction of any new transmission lines necessary within unincorporated Los Angeles County jurisdiction would be located underground. Portions of the transmission line located in City of Lancaster jurisdiction, not within County jurisdiction, may be constructed above ground or underground. The Project would be constructed and then operated for an estimated 35 years. A Poppy Trail easement and vegetative buffer would be located at the eastern boundary at 110th Street West. A single development is located just east of the eastern boundary of the site across 110th Street West, and no other development is adjacent to or in close proximity to the subject property.

LOCATION AND ACCESS

110th Street West & West Avenue K, Lancaster, CA

ASSESSORS PARCEL NUMBER(S)

3267-015-001

SITE AREA

157 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide General Plan

ZONED DISTRICT

Antelope Valley West

LAND USE DESIGNATION

N-1 (Non-Urban 1)

ZONE

A-2-5 (Heavy Agriculture-five acres minimum required area)

POWER GENERATION

40 MW

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Environmental Impact Report

KEY ISSUES

- Consistency with the Los Angeles County Antelope Valley Areawide General Plan
- Compliance with the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.110 (A-2 Zone Development Standards)

CASE PLANNER:

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