



PROJECT NUMBER
PRJ2023-002405-(5)

HEARING DATE
August 20, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2023005137
Environmental Assessment No. RPPL2023005138

PROJECT SUMMARY

OWNER / APPLICANT

Amilcar and Debra Badano Trust / Brian Madigan

MAP/EXHIBIT DATE

April 9, 2025

PROJECT OVERVIEW

The applicant requests a conditional use permit to authorize the construction, operation, and maintenance of a 4.99-megawatt ground-mounted utility-scale solar energy facility and up to 4.99 megawatt of energy storage capacity on approximately 31 acres of a 40-acre site in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. Proposed grading for the Project will total 3,600 cubic yards (1,800 cubic yards of cut and 1,800 cubic yards of fill) to be balanced on site.

Solar panels will be mounted on either fixed-tilt or tracking systems with a pile-driven foundation design. The facility's power output will be transmitted via underground gen-tie to an existing electrical distribution grid owned by Southern California Edison along 230th Street West. An overall height of eight(8)-foot-tall wildlife-permeable fence will surround the Project perimeter. A 10-foot-wide landscaped buffer will be provided along 230th Street West and the fences adjacent to the existing single-family residence at the southwestern corner. Estimated water use is approximately 13 acre-feet for construction and 0.2 acre-feet annually for post-construction operation

LOCATION

49560 230th Street West, Unincorporated Lancaster

ACCESS

230th Street West

ASSESSORS PARCEL NUMBER(S)

3278025001

SITE AREA

40 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan ("Area Plan")

ZONED DISTRICT

Antelope Valley West

LAND USE DESIGNATION

RL10 (Rural Land 10 - One Dwelling Unit per 10 Acres)

ZONE

A-2-2 (Heavy Agricultural, Two Acres Minimum Required Lot Area)

PROPOSED UNITS

0

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration with mitigation measures identified for the following areas: (1) Air Quality, (2) Biological Resources, (3) Cultural Resources, and (4) Tribal Cultural Resources.

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Area Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - 22.16.030.C (Land Use Regulations for A-2 Zone)
 - 22.140.510 (Renewable Energy)
 - 22.80.050 (Rural Outdoor Lighting District)
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CASE PLANNER:

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