

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	August 7, 2025	
HEARING DATE:	August 20, 2025	AGENDA ITEM:
PROJECT NUMBER:	PRJ2023-002405-(5)	
PERMIT NUMBER(S):	Conditional Use Permit RPPL2023005137 Environmental Plan RPPL2023005138	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	49560 230 th Street West, Lancaster	
OWNER:	Amilcar and Debra Badano Trust	
APPLICANT:	Renewable Properties, LLC	
PUBLIC MEETINGS HELD:	0 OF 0	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it does not propose housing.	
CASE PLANNER:	Soyeon Choi, Senior Regional Planner schoi@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-002405-(5), Conditional Use Permit Number ("CUP") RPPL2023005137, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION ALONG WITH THE REQUIRED FINDINGS OF FACT AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023005137 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the development, operation, and maintenance of a ground-mounted utility-scale photovoltaic solar energy facility (“solar facility”) in the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone pursuant to County Code Sections 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.510 (Renewable Energy).

B. Project

Project Description

The applicant, Renewable Properties, LLC, requests a CUP to authorize the development, operation, and maintenance of a 4.99-megawatt (MW) ground-mounted utility-scale solar facility on approximately 31 acres of a 40-acre site, located southeast of the intersection of 230th Street West and West Avenue C-8 in the unincorporated community of Lancaster, also known as Assessor’s Parcel Number (“APN”) 3278025001 (“Project Site”). The solar facility is comprised of photovoltaic panels, mounted on single-axis tracking systems on steel support systems up to 25 feet in height arranged in a north-south orientation. Project related accessory equipment such as an on-site battery energy storage system, fencing, and utility connections will be developed on the Project Site as well. A 4.99-MW battery energy storage system (“BESS”) will be located within the southwestern corner of the Project Site. Solar electricity generated by the project would connect to the proposed generation-tie (“gen-tie”) line that extends south along 230th Street West for approximately 675 feet to connect to the electrical grid system through an existing electric distribution substation owned by Southern California Edison (“SCE”). The subject parcel is currently developed with a single-family residence (“SFR”), which is to remain, in an approximately nine-acre area at the southwestern corner of the Project Site.

The solar facility will be interconnected to an existing electrical distribution substation. A 675-foot-long gen-tie line will be underground. Wildlife-friendly perimeter fences up to seven (7) feet in height topped with one-foot-tall barbed wire, for an overall fence height of eight feet, will surround the Project Site. A 10-foot-deep vegetative landscaped buffer will be installed along 230th Street West as well as along the fences adjacent to the existing SFR at the southwestern corner of the Project Site.

Proposed on-site Project-related infrastructure improvements include 20-foot-wide access roads along the perimeter and interior solar field, one (1) 10,000-gallon water tank for fire-fighting purposes near the access gate on 230th Street West, retention and infiltration basins for rainwater in the central area across the solar facility from east to west,

an appurtenant electrical collection equipment area, and a BESS at the southwest corner near 230th Street West. The BESS will also contain operational battery storage components consisting of fully enclosed containers that are approximately eight (8) feet wide, 10 feet tall, and 20 feet long, each of which is to be connected to a transformer with similar or smaller size. No permanent outdoor lighting is proposed for operation. The only outdoor lighting that may be required is temporary lighting during construction, particularly during the winter season when daylight is no longer sufficient earlier in the day.

Project Construction

Project construction will take approximately seven (7) months to complete and require approximately 15 to 20 workers during non-peak activities and approximately 50 workers during the peak construction period. Approximately 3,600 cubic yards of grading (1,800 cubic yards of cut and 1,800 cubic yards of fill to be balanced on-site) will be required to develop the access roads, retention and infiltration basins, and water tank pads and other appurtenant equipment, including the battery storage components. The solar field will require minor grading as the support posts of the panel arrays will be driven directly into the soil with a minimal amount of ground disturbance proposed. Vegetation taller than or expected to exceed two (2) feet in height would be removed while other vegetation may remain. Construction practices such as the application of water and soil stabilizers, covering of loads, avoiding track out onto public streets, and the minimization of non-essential grading during high wind conditions will be incorporated. A final dust control plan will be submitted and approved by Antelope Valley Air Quality Management District (“AVAQMD”) prior to ground disturbance.

The nearest off-site sensitive receptor is a SFR located approximately 670 feet to the south of the Project Site. The existing SFR within the Project Site will remain. Construction noise will be minimized by limiting the majority of work during weekdays and daytime hours in compliance with County Code Title 12 (Environmental Protection), which limits construction hours to 7:00 a.m. to 7:00 p.m. except Sundays and holidays, and coordinating the noisiest construction equipment use in terms of the placement and use time.

Water Use

The County Code requires that solar facility operators purchase recycled water if such water is available within one (1) mile of the Project Site and at fair market value. There is no such source within one (1) mile of the Project Site. The primary source of water for the proposed project would be purchased from a local water wholesaler, Antelope Valley-East Kern Water Agency that is either surface or groundwater. Approximately 13 acre-feet (“AF”) of water will be required for project-related construction and 0.2 AF annually for the solar facility’s operation.

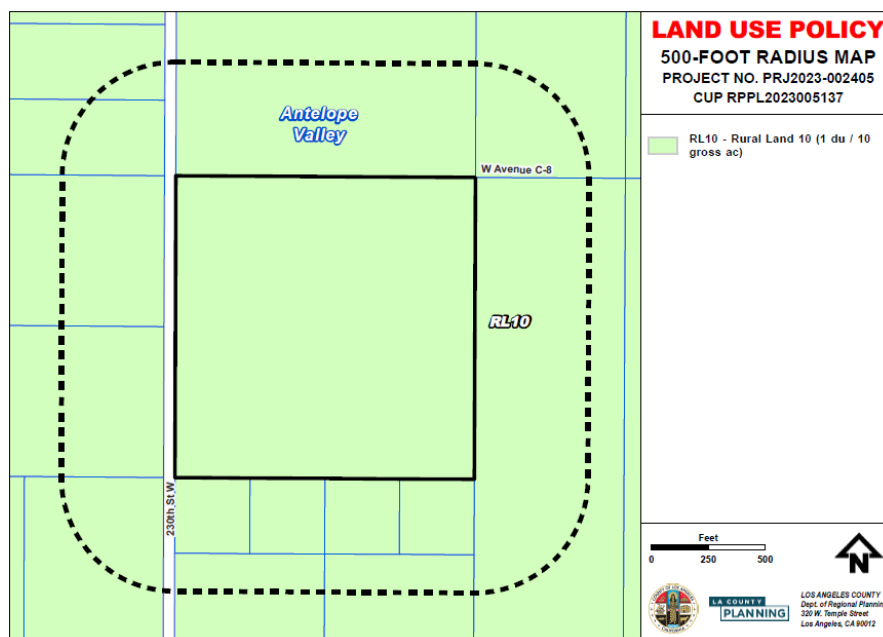
Dust Control

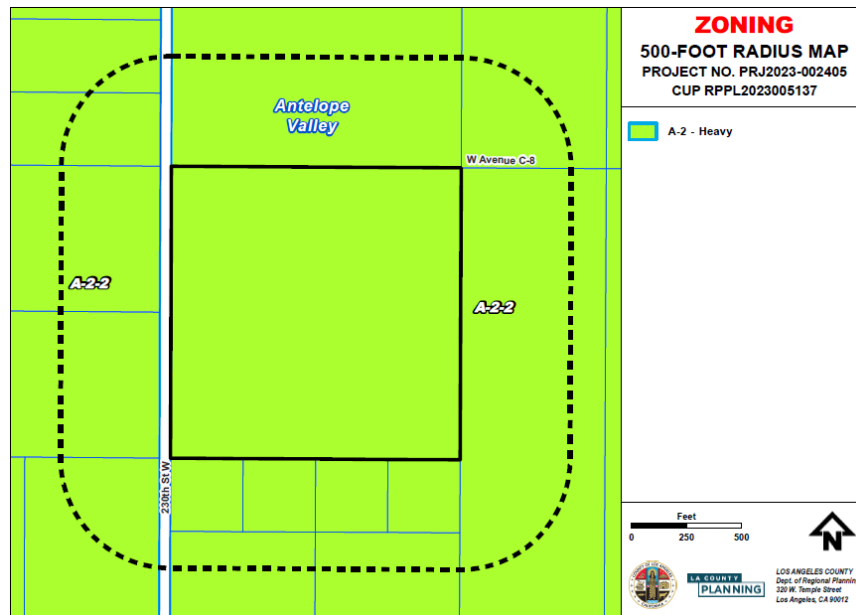
The Project includes features that minimize ground disturbance and dust generation during the construction phase. Examples of such measures include workers training; maintenance and cleaning of equipment, vehicles, construction areas, parking and staging areas, and unpaved access roads; the use of surface binders to prevent airborne dust; rescheduling grading activities when wind speeds exceed 25 miles per hour; and controlling exposed soils with plastic covering, mulch, or erosion control fabrics. The Project will employ an on-site health and safety manager, who will also serve as the 24-hour contact person, to ensure compliance with these measures. A final dust control plan will be submitted and approved by AVAQMD prior to any ground disturbance.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres)	A-2-2	Agricultural, SFR
NORTH	RL10	A-2-2	Vacant
EAST	RL10	A-2-2	Vacant
SOUTH	RL10	A-2-2	SFRs, vacant
WEST	RL10	A-2-2	Vacant





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7086	M-3 (Unrestricted Manufacturing)	January 15, 1957
7397	A-1-2 (Light Agricultural – Two Acres Minimum Required Lot Area)	September 23, 1958
20150021Z	A-2-2	June 16, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CC940271	Unconditional Certificate of Compliance for Project Site	September 1, 1994
RPPL2022014121	Pre-Application Counseling for the construction of a solar facility.	March 14, 2023

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The 40-acre Project Site is compatible with the neighborhood, which is mostly undeveloped, vacant lands and SFRs. Two parcels with SFRs are located to the south within 500 feet of the Project Site. The request will not conflict with the surrounding vacant land or existing residences on large-sized lots since the Project will be a relatively low-intensity use once construction is completed and perimeter fencing along with landscaping screening will be provided. A 10-foot-wide landscape buffer will be provided to minimize visual intrusion for the residence at the southwest corner of the Project Site and the other residences to the south (along 230th Street West). The operation of the proposed solar facility does not require on-site employees and would not generate heavy traffic. Solar arrays will be set back from the project boundaries by 30 feet and the perimeter fence will be set back by 15 feet from the road as required by the County Code. Landscaped screening will be comprised of regularly spaced drought-tolerant vegetation. These Project features will ensure that the Project is compatible with the surrounding area.

The Project Site will be accessed from 230th Street West to the west during construction for most of the construction traffic and during operation. 230th Street West is a 50-foot-wide Secondary Highway as mapped in the County Master Plan of Highways. The Project Site is also near existing major electrical infrastructure such as distribution substation and transmission lines, and as such, will be able to efficiently transmit its power to the electrical utility grid.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will support local and State efforts in reducing greenhouse gas emissions. The Project will accomplish this by providing approximately 15,000 MWs of carbon-free energy per year, and generate approximately 98.7 metric tons of carbon dioxide per year, which is amortized gas emissions for the entire project over a 30-year period. It is below the Antelope Valley Air Quality Management District (AVAQMD) thresholds of 100,000 tons of carbon dioxide per year and 548,000 pounds of carbon dioxide per day. The Project will result in offsetting the equivalent of approximately 5,750 metric tons of carbon dioxide annually.

C. Design Compatibility

The Project is designed to be compatible with the surrounding area. The Project will adhere to the applicable renewable energy utility-scale solar facility design standards pertaining to setbacks of fencing and solar arrays, landscape screening along perimeter fencing, height of solar arrays, and small animal-permeable fencing. Gen-tie lines will be 675 feet long and undergrounded along 230th Street West from the Project Site to an existing grid system. Only temporary outdoor lighting may be required during the construction, particularly during the winter season. No permanent outdoor lighting is proposed for operation. Furthermore, regular openings at the base of the perimeter fence

will allow for the passage of wildlife into and through the Project Site. Additionally, the decommissioning plan will include a site restoration plan to reestablish site conditions that existed prior to the facility's construction after it ceases operation.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Antelope Valley Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Conditional Use Permit, Findings and Decision) and 22.140.510.E.5 (Renewable Energy, Utility-Scale Solar Energy Facility, Additional Findings) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County's environmental reporting guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment (Exhibit F – Environmental Determination) to this report.

Project impacts to the following areas were determined to be less than significant and required no further environmental review as described in the Initial Study.

- Aesthetics
- Agriculture/Forestry
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service
- Wildfire

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources

After implementation of the required mitigation measures, as would be enforced by the Project's Mitigation Monitoring and Reporting Program ("MMRP"), the Project would not result in significant impacts to the environment. A summary of the areas analyzed that have less than significant impacts to the environment after implementation of mitigation measures, is included below:

Air Quality

Impacts are mitigated by implementation of the Dust Control Plans for both Project construction and operation, which would reduce fugitive dust and minimize exposure to potential Valley Fever-containing dust on and off site. This includes such measures for maintenance and cleaning of equipment, vehicles, construction areas, parking and staging areas as approved by AVAQMD.

Biological Resources

Potential impacts on nesting and special-status birds and specific animals such as burrowing owl, desert kit fox, and American badger, will be mitigated by a series of mitigation measures. The mitigation measures include a worker training program, a survey prior to the onset of construction, avoidance by specific buffers, regular monitoring and observation, and/or eviction of animals as approved by California Department of Fish and Wildlife.

Cultural Resources

Mitigation measures provide methods of identifying any culturally significant artifacts during construction of the Project and notifying the appropriate authorities, including tribal monitoring, when cultural resources are encountered during construction

Tribal Cultural Resources

Mitigation measures include retaining a tribal monitor(s), preparation and submission of Tribal Cultural Resources Monitoring and Treatment Plan, worker training program, monitoring of ground disturbing activities, and evaluation of and appropriate treatment of any cultural resources encountered during construction.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Department of Public Works, in a letter dated December 23, 2024, recommended that the Project proceed to public hearing with required conditions of approval.
2. The County Fire Department, in a letter dated December 19, 2023, recommended that the Project proceed to public hearing with required conditions of approval.

3. The County Department of Public Health, in a letter dated May 15, 2024, recommended that the Project proceed to public hearing with required conditions of approval.
4. The County Department of Parks and Recreation, in a letter dated December 19, 2023, recommended that the Project proceed to public hearing.
5. The County Sheriff's Department Air Bureau, in a letter dated May 27, 2025, stated that the Project will not impact its operation.

B. Public Comments

Staff has received four (4) comment letters before and during the CEQA public review period as described below:

1. A former Fairmont Town Council member Larry Dunworth, in a letter dated March 31, 2025, stated that the Town Council was disbanded and had not had a meeting since February 2020.
2. Nathan Bello, in a letter dated May 9, 2025, suggested that mitigation land is provided specific wildlife species, such as Crotch's bumble bee.
3. Elizabeth Topor, in a letter dated May 29 and 30, 2025, expressed concerns about the Project due to noise, aesthetic, dust, potential fire hazard, traffic, lighting and reflection, potential impacts on family and animal life, and wildlife.
4. Sun Yoo, in a letter dated July 17, 2025, expressed support for the Project.

Report

Reviewed By:


Samuel Dea, Supervising Regional Planner

Report

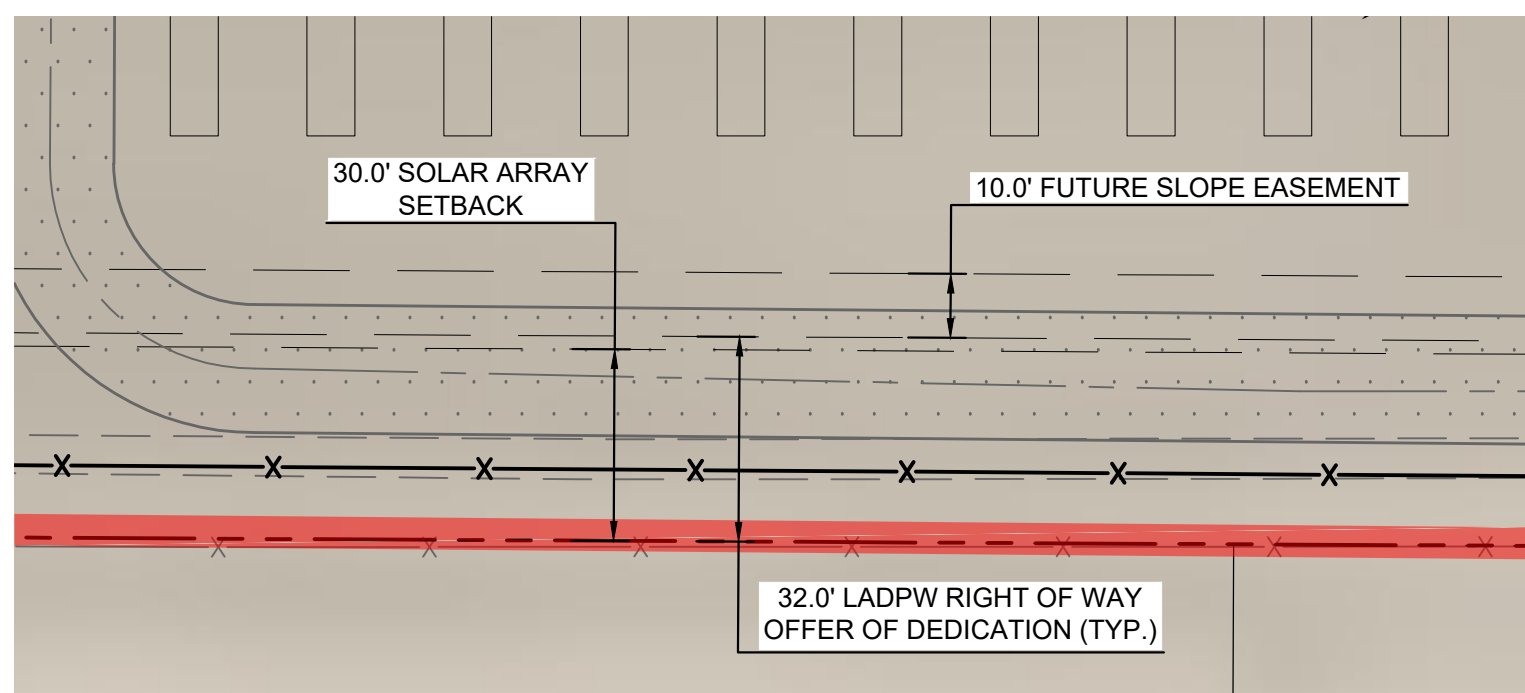
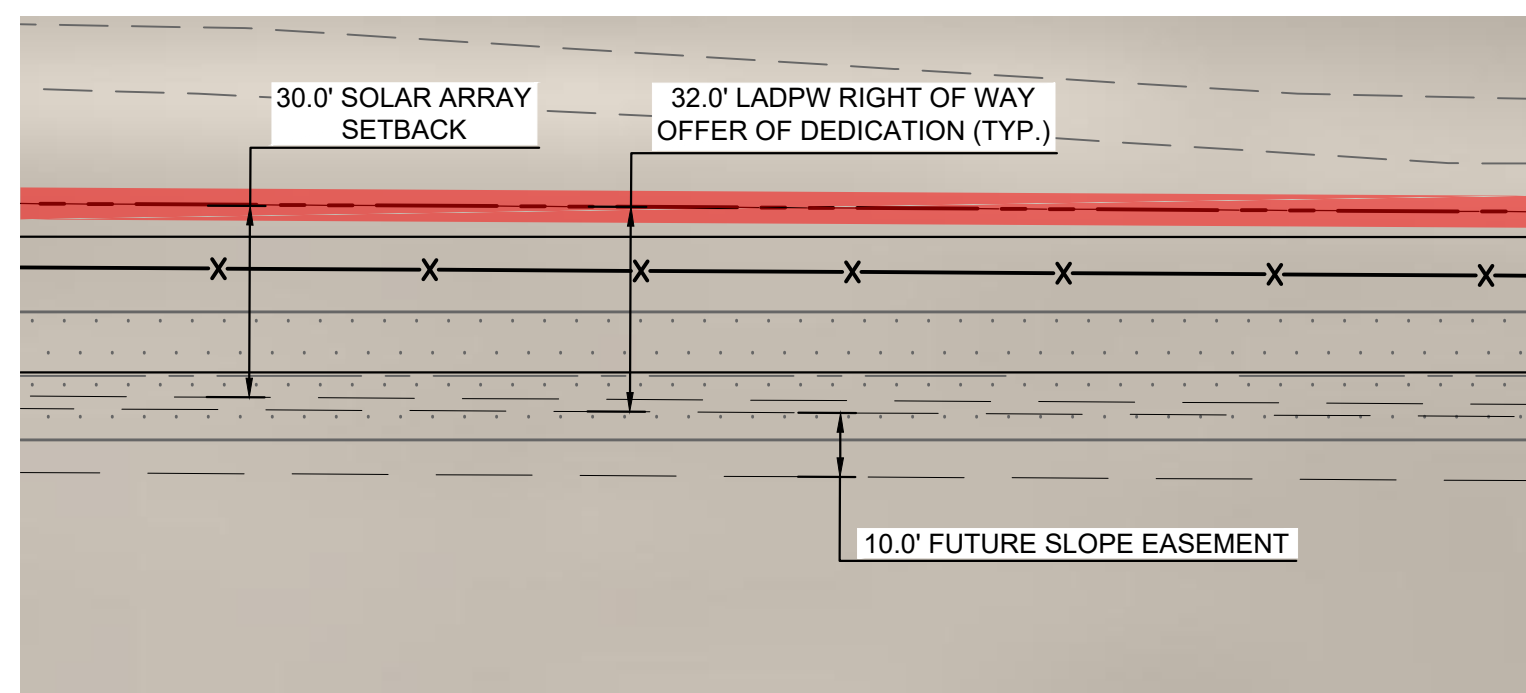
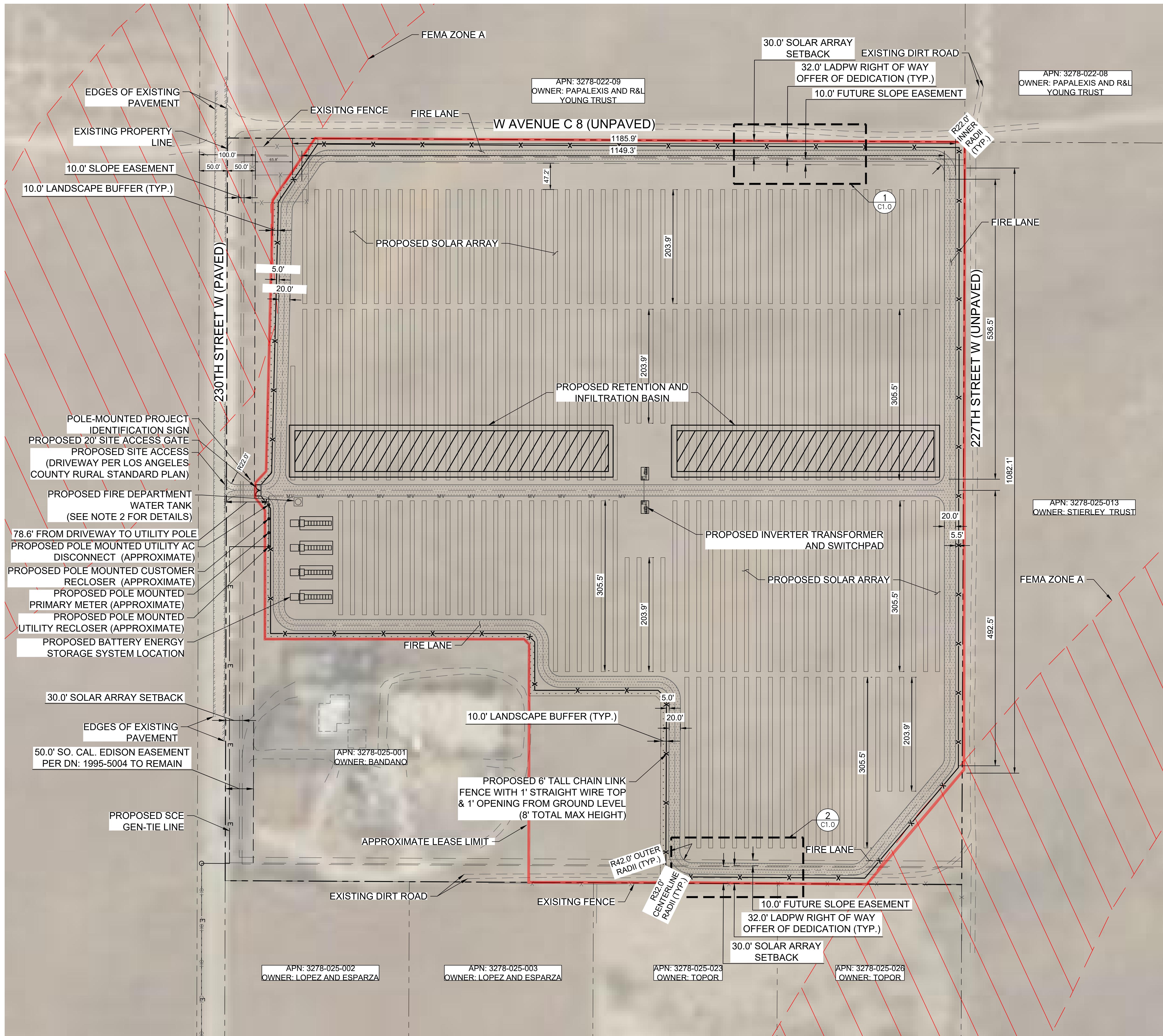
Approved By:


Susie Tae, AICP, Assistant Administrator

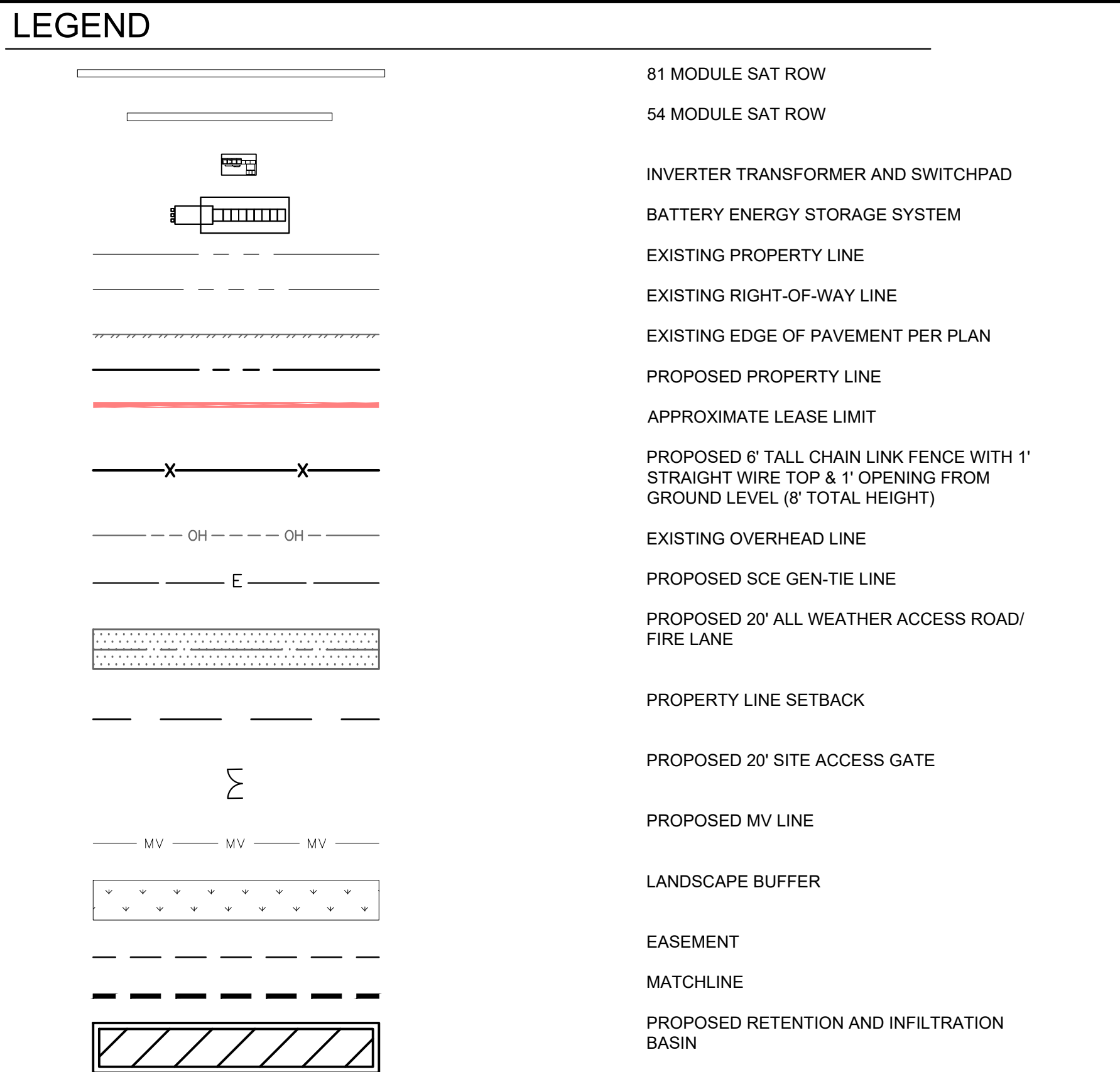
LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof

EXHIBIT F	Environmental Determination (IS-MND/MMRP and Final IS-MND/Response to Comments)
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Photosimulation
EXHIBIT J	Agency Correspondence
EXHIBIT K	Public Correspondence



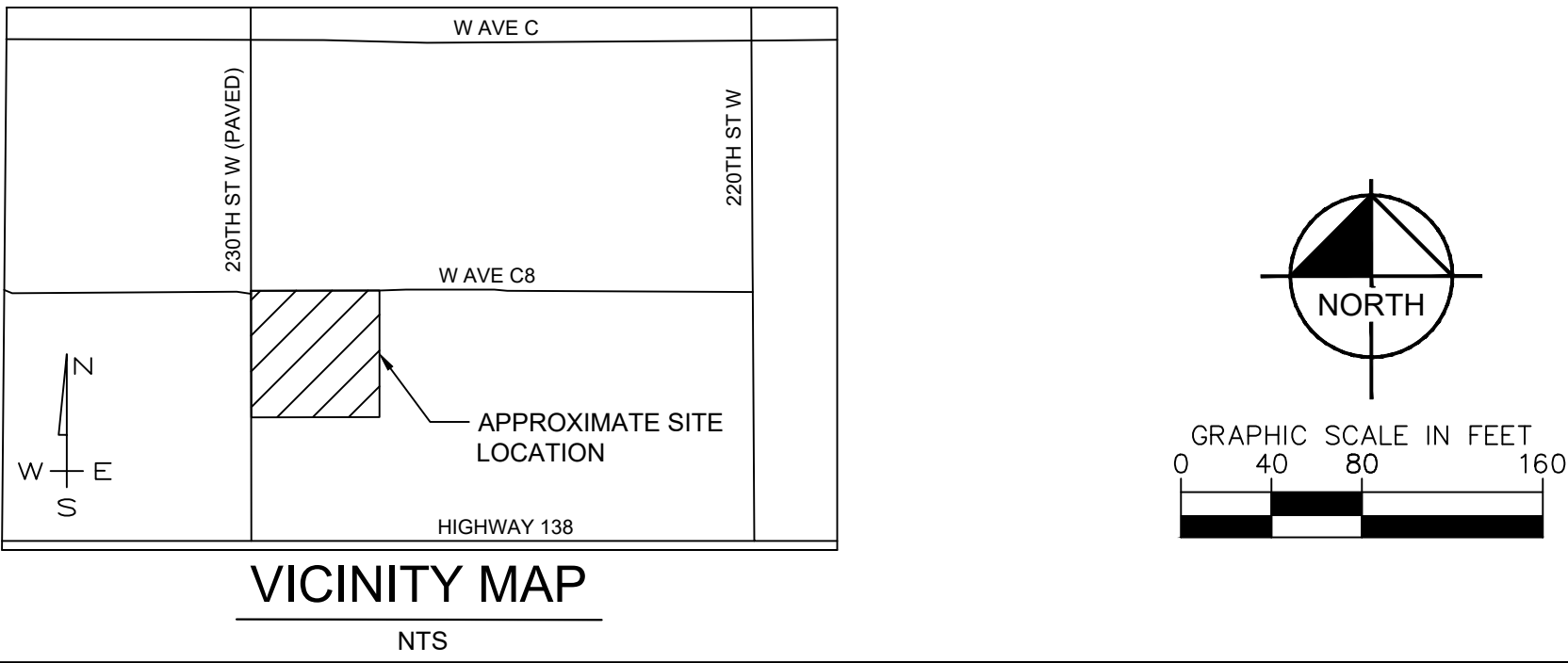
ZONING INFORMATION			
ZONE A2-2: HEAVY AGRICULTURAL			
REQUIREMENTS	STANDARD (FT)	PROPOSED (FT)	MEETS REQ. (Y/N)
SOLAR ARRAY SETBACK	30	30	Y
LANDSCAPE BUFFER	10	10	Y
MAXIMUM TRACKER HEIGHT	25	10	Y
MINIMUM ROAD WIDTH	20	20	Y
ACCESS GATE SETBACK	50	60+	Y
TRACKER QTY.			
DC SYSTEM SIZE		6,633.90 kW	
# OF 81 MODULE TRACKER ROWS		95	
# OF 54 MODULE TRACKER ROWS		85	



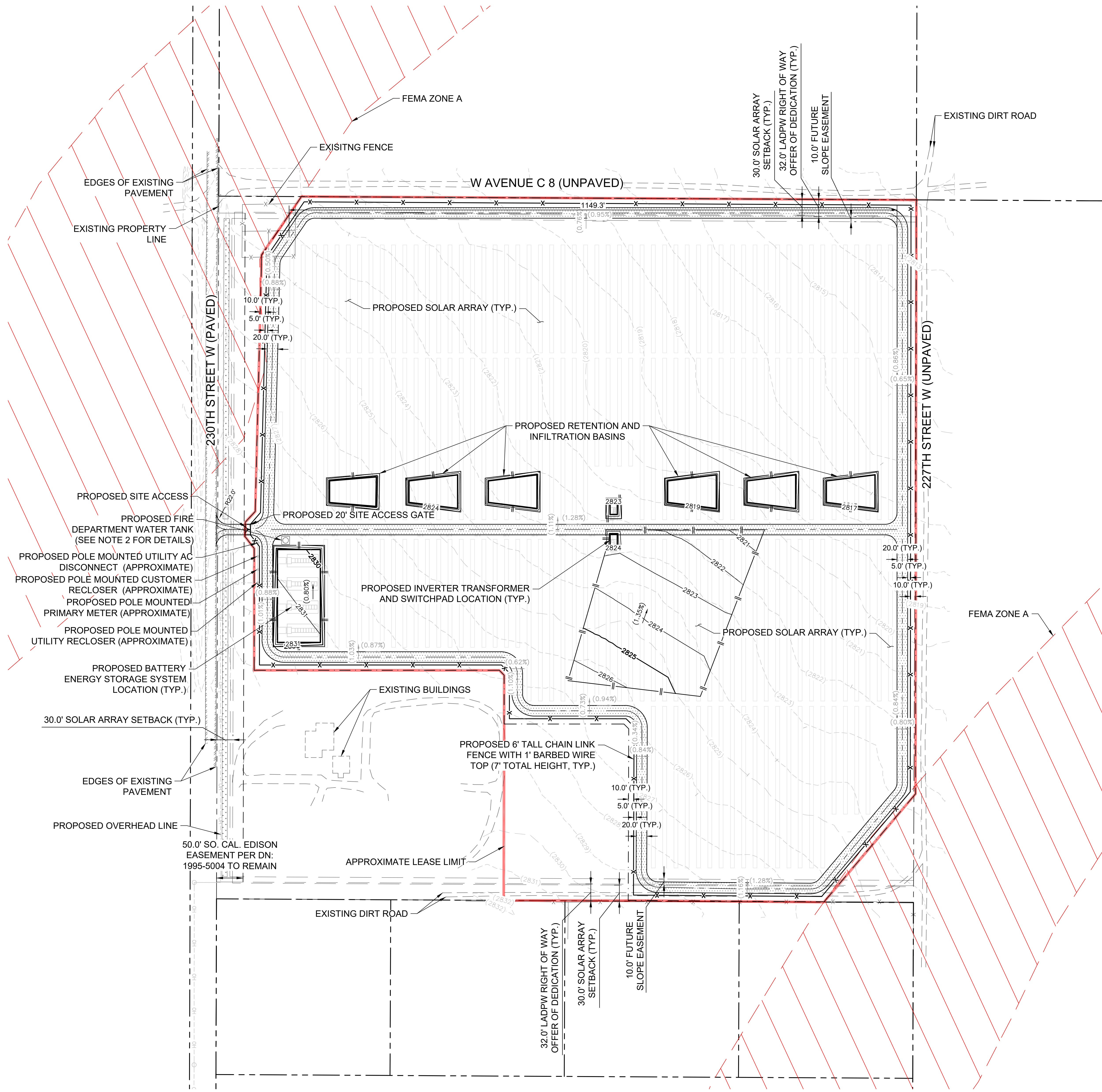
SITE INFORMATION	
PROJECT ADDRESS:	49560 230TH STREET W, LANCASTER, CA 93536
APN:	3276-025-001
PARCEL SIZE:	39 AC
PROPOSED SITE DISTURBANCE:	31 AC
FLOOD NOTE:	PROPERTY FALLS PARTIALLY WITHIN ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND PARTIALLY WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FLOOD INSURANCE RATE MAP 065043 PANEL 0100.F, EFFECTIVE DATE 09/26/2008

SURVEY NOTE	
DATE:	OCTOBER 2023
TITLE REPORT INFORMATION:	THE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE COMPANY, DATED MAY 31, 2022, ISSUING OFFICE: 1676 HAZARD CENTER DRIVE, STE 1400, SAN DIEGO, CALIFORNIA 92108. ISSUING AGENT: FRANK GREEN. TITLE ORDER NUMBER: 22000330800. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS A FEE. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: AMLCAR R. BADANO AND DEBBIE BADANO, HUSBAND AND WIFE AS JOINT TENANTS.
BASIS OF BEARINGS:	CALIFORNIA COORDINATE SYSTEM, ZONE 5. GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS POINT 2055 PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE)
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES IS DESCRIBED AS FOLLOWS: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION 13, TOWNSHIP 8 NORTH, RANGE 16 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.
BENCHMARK:	ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK POINT #5000 SET 60D NAIL CONTROL POINT. ELEVATION = 2823.09' NAVD 88

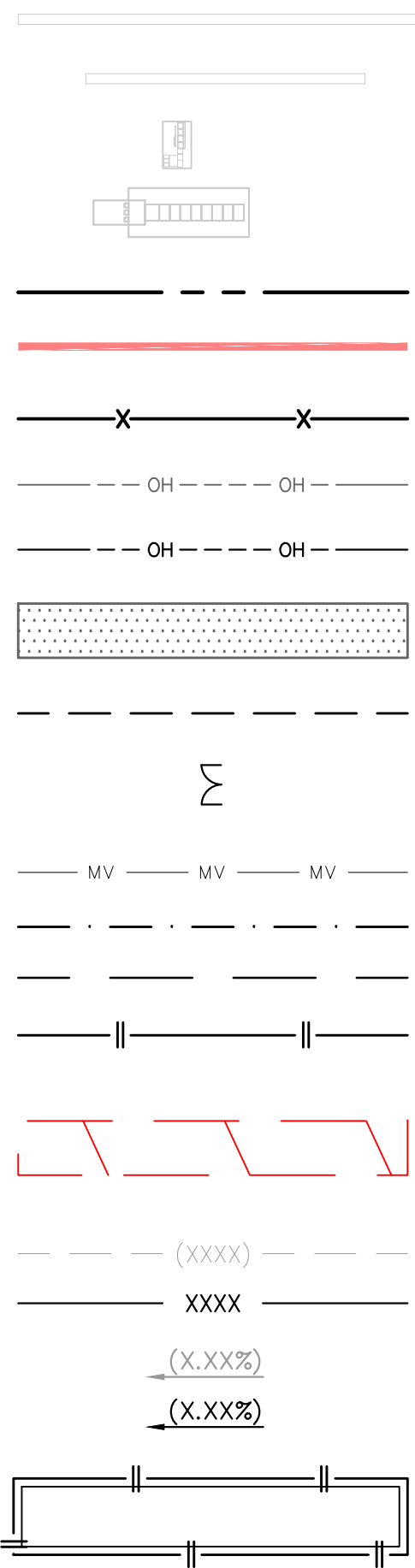
- ## GENERAL NOTES
1. THIS SITE PLAN IS PRELIMINARY IN NATURE AND THEREFORE DOES NOT GUARANTEE THAT REQUIREMENTS FOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND OTHER SIMILAR CRITERIA ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
 2. A 10,000 GALLON WATER TANK TO BE CLEARLY IDENTIFIED FOR "FIRE DEPARTMENT USE ONLY" AND SHALL BE IN COMPLIANCE WITH FIRE DEPARTMENT STANDARDS.
 3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
 4. PROPOSED TRACKER HEIGHT IS 10 FEET, BUT WILL NOT EXCEED LA COUNTY'S HEIGHT MAXIMUM (25 FEET).
 5. PHOTOVOLTAIC PANELS, INVERTERS AND INTERCONNECTION EQUIPMENT, LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT PER DRAWINGS BY THE CONTRACTED ELECTRICAL DESIGN CONSULTANT.
 6. TO PROTECT EQUIPMENT FROM POTENTIAL PONDING OR OVERLOAD STORMWATER FLOW, ALL EQUIPMENT SKIDSPADS (FOR INVERTERS, INTERCONNECTION EQUIPMENT, ETC.) SHALL BE ELEVATED A MINIMUM 0"12" ABOVE 100 YEAR FLOOD ELEVATION.
 7. THE NEW ONSITE ROAD SURFACE CLOSELY MATCHES THE EXISTING SURFACE GRADES. THE INTENT IS TO MAINTAIN EXISTING SURFACE FLOWS ACROSS THE SITE AND ELIMINATE AREAS OF PONDING.
 8. FOR ONSITE AND OFFSITE DRAINAGE ANALYSIS, REFER TO "ONSITE AND OFFSITE DRAINAGE REPORT" FOR 230TH STREET SOLAR, PREPARED BY KIMLEY-HORN, DATED MOUNTAIN, YEAR.
 9. DRAINAGE IMPROVEMENTS ARE NOT TO BE MAINTAINED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.
 10. IN ADDITION TO THE REQUIREMENTS OF CHAPTER 22.80 (RURAL OUTDOOR LIGHTING DISTRICT), ANY OUTDOOR LIGHTING REQUIRED FOR SAFETY AND SECURITY PURPOSES SHALL BE SHIELDED AND DIRECTED DOWNWARD TO AVOID LIGHT TRESPASS AND SHALL INCLUDE:
 - 10.1. MOTION SENSORS FOR ENTRY-LIGHTING TO THE ON-SITE EQUIPMENT, STRUCTURES, AND BUILDINGS, AND
 - 10.2. LIGHT-SENSOR OR MOTION-SENSOR LIGHTING FOR THE MAIN FACILITY ACCESS GATE, OPERATIONS AND MAINTENANCE BUILDING DOORWAYS, AND ANY PARKING AREAS OF FACILITIES WITH OPERATION AND MAINTENANCE BUILDINGS.
 11. NO PRIVATE EASEMENTS EXIST ON SITE.



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LEGEND



- 81 MODULE SAT ROW
54 MODULE SAT ROW
INVERTER TRANSFORMER AND SWITCHPAD
BATTERY ENERGY STORAGE SYSTEM
EXISTING PROPERTY LINE
APPROXIMATE LEASE LIMIT
PROPOSED 6' TALL CHAIN LINK FENCE WITH
BARBED WIRE TOP (7' TOTAL HEIGHT)
EXISTING OVERHEAD LINE
PROPOSED OVERHEAD LINE
PROPOSED 20' ALL WEATHER ACCESS ROAD
PROPERTY LINE SETBACK
PROPOSED 20' SITE ACCESS GATE
PROPOSED MV CABLE
LANDSCAPE BUFFER
EASEMENT
LIMITS OF GRADING
FEMA FLOOD ZONE A
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING SLOPE
PROPOSED SLOPE
PROPOSED RETENTION AND INFILTRATION
BASIN

SITE INFORMATION

PROJECT ADDRESS: 49560 230TH STREET W, LANCASTER, CA 93536

APN: 3278-025-001

PARCEL SIZE: 39 AC

PROPOSED SITE DISTURBANCE: 31 AC

FLOOD NOTE: PROPERTY FALLS PARTIALLY WITHIN ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND PARTIALLY WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FLOOD INSURANCE RATE MAP 065043 PANEL 0100 F, EFFECTIVE DATE 09/26/2008

EARTHWORK VOLUMES

CUT	<u>1,800</u>	(CY)	FILL	<u>1,800</u>	(CY)	NET	<u>0</u>	(CY)
OVER EXCAVATION/ ALLUUVIAL REMOVAL & COMPACTION <u>0</u> (CY)								
EXPORT <u>0</u> (CY), EXPORT LOCATION <u>N/A</u>								

NOTE: THE **EA** WORKQUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE, IN PLACE TOTALS. ALL MATERIALS AND FINISHED GRAUND TO BE CONSTRUCTED SHALL BE FINISHED GRAUND AS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRAUND IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GRAUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE OVER-EXCAVATION AND RE-SECTIONING, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF THE ROAD COMPACTION, ACCESS ROAD, DRIVEWAYS, STORMWATER DRAINAGE SECTIONS, UTILITY TRENCHES OR ANY CATCH TRENCHES, BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING OR EQUIPMENT SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

GENERAL NOTES

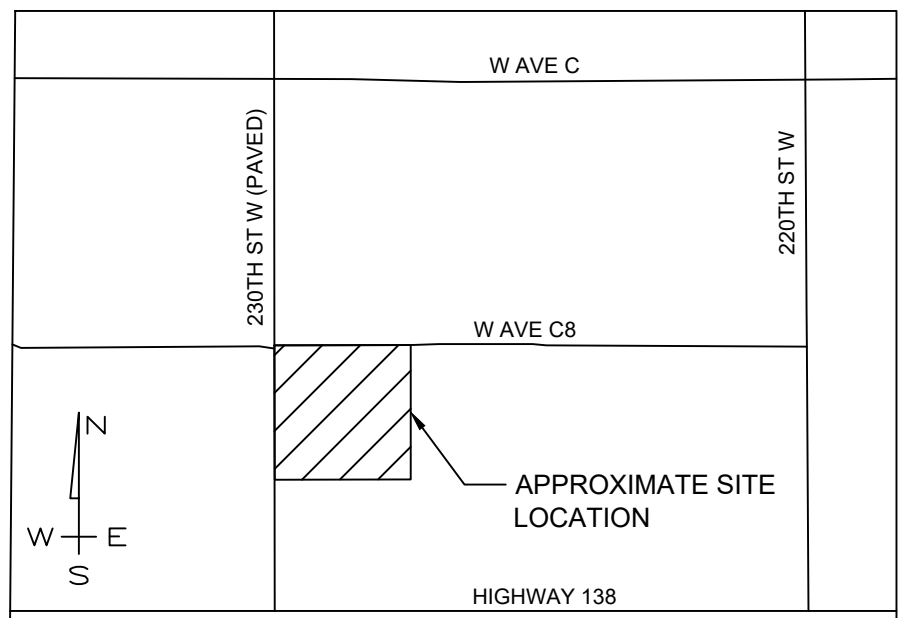
1. REFER TO CONCEPTUAL SITE PLAN ON SHEET 1.0 FOR MORE INFORMATION.
2. ALL ELECTRICAL EQUIPMENT TO BE ELEVATED 12" ABOVE 100 YEAR FLOOD DEPTH.
3. MAINTENANCE RESPONSIBILITIES TO BE PERFORMED BY THE FACILITY OWNER/OPERATOR AS NECESSARY
4. PER EMAIL RECEIVED FROM LACPW ON 6/12/2024, NO PV TO BE BUILT WITHIN OFFER OF DEDICATION, ONLY ROAD, LANDSCAPING, AND FENCE ALLOWED WITHIN THIS AREA.

ZONING INFORMATION

ZONE A2-2: HEAVY AGRICULTURAL			
REQUIREMENTS	STANDARD (FT)	PROPOSED (FT)	MEETS REQ. (Y/N)
SOLAR ARRAY SETBACK	30	30	Y
LANDSCAPE BUFFER	10	10	Y
MAXIMUM TRACKER HEIGHT	25	10	Y
MINIMUM ROAD WIDTH	20	20	Y
ACCESS GATE SETBACK	50	20	N

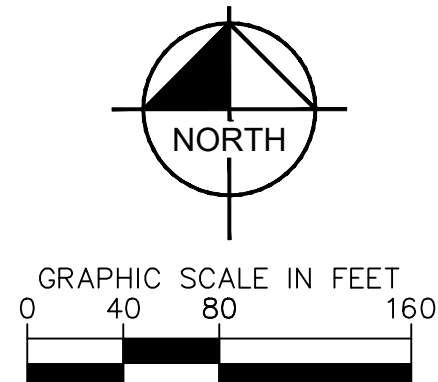
TRACKER QTY.

DC SYSTEM SIZE	34,248,420 kW
# OF 81 MODULE TRACKER ROWS	95
# OF 54 MODULE TRACKER ROWS	85



VICINITY MAP

NTS



GRAPHIC SCALE IN FEET

0 40 80 160

SHEET NUMBER C2.0		230TH STREET SOLAR PREPARED FOR RPCA SOLAR 12, LLC		CALIFORNIA LOS ANGELES COUNTY	
CONCEPTUAL NOT FOR CONSTRUCTION Grading Plan <small>Kimley-Horn and Associates, Inc.</small>		KHA PROJECT 099997002		KHA PROJECT 099997002	
		DATE 7/16/2024		DATE 7/16/2024	
		SCALE AS SHOWN		SCALE AS SHOWN	
		DESIGNED BY EC		DESIGNED BY EC	
		DRAWN BY EC		DRAWN BY EC	
		CHECKED BY CY		CHECKED BY CY	
		KIMLEY-HORN AND ASSOCIATES, INC. 860 S. FISHERIA STREET, SUITE 2050, LOS ANGELES, CA 90017 PHONE: 213-261-4040 WWW.KIMLEY-HORN.COM		KIMLEY-HORN AND ASSOCIATES, INC. 860 S. FISHERIA STREET, SUITE 2050, LOS ANGELES, CA 90017 PHONE: 213-261-4040 WWW.KIMLEY-HORN.COM	
		No.		No.	
		REVISIONS		REVISIONS	
		DATE		DATE	



PROJECT NUMBER

PRJ2023-002405-(5)

HEARING DATE

August 20, 2025

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RPPL2023005137

Environmental Assessment No. RPPL2023005138

PROJECT SUMMARY

OWNER / APPLICANT

Amilcar and Debra Badano Trust / Renewable Properties LLC

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 (MW) ground-mounted utility-scale solar energy facility and accessory battery energy storage system with a 4.99 MW 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.

The solar panels will be mounted on tracking systems with a pile-driven foundation design. The facility's power output will be transmitted to the electrical grid via underground gen-tie to an existing electrical distribution substation 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

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

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

ZONE

A-2-2

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)

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

(213) 893 - 7021

E-MAIL ADDRESS:

schoi@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-002405-(5)
CONDITIONAL USE PERMIT NO. RPPL2023005137
ENVIRONMENTAL PLAN NO. RPPL2023005138**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2023005137 (“CUP”) on August 20, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Renewable Properties, LLC, ("Permittee"), requests the CUP to authorize the development, operation, and maintenance of a ground-mounted utility-scale photovoltaic solar energy facility including an accessory battery energy storage system and appurtenant facilities and equipment (“Project”) on a property located southeast of the intersection of 230th Street West and West Avenue C-8 in the unincorporated community of Lancaster in the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zone pursuant to Los Angeles County Code (“County Code”) Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.510 (Renewable Energy).
4. **LOCATION.** The Project is located at 49560 230th Street West, also known as Assessor’s Parcel Number (“APN”) 3278025001, within the Antelope Valley West Zoned District and Antelope Valley Planning Area.
5. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Antelope Valley West Zoned District] and is currently zoned A-2-2. Pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2,...), a CUP is required for ground-mounted utility-scale solar energy facilities.

7. SURROUNDING LAND USES AND ZONING

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL10	A-2-2	Vacant
EAST	RL10	A-2-2	Vacant

SOUTH	RL10	A-2-2	Single family residences (“SFR”s), vacant
WEST	RL10	A-2-2	Vacant

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 40 net acres in size and consists of one legal lot. The Project Site is rectangular in shape with gentle-sloping topography and is developed with a SFR at the southwest corner of the lot within an approximately nine-acre area.

B. Site Access

The Project Site is accessible via 230th Street West to the west. Primary and the only access to the Project Site will be via an entrance/exit on 230th Street West. 230th Street West is a 50-foot-wide Secondary Highway as mapped in the County Master Plan of Highways.

C. Site Plan

The Project will consist of a 4.99-megawatt (“MW”) ground-mounted utility-scale solar facility (“solar facility”) occupying approximately 31 acres of a 40-acre site. The solar facility will include photovoltaic (“PV”) panels mounted on single-axis tracking systems supported by steel structures, with a maximum height of up to 25 feet. The arrays will be arranged in a north-south orientation. In addition to the solar arrays, the Project will also include an on-site accessory battery energy storage system (“BESS”), fencing, and utility connections. The accessory 4.99-MW BESS will be located within the southwestern corner of the Project Site. Solar electricity generated by the project will interconnect with an existing electrical distribution substation owned and operate by Southern California Edison (“SCE”) through a proposed generation-tie (“gen-tie”) line. The gen-tie line will be underground and extend approximately 675 feet to the south along 230th Street West to the existing grid system.

Wildlife-friendly perimeter fences up to seven (7) feet in height topped with one foot of barbed wire, for an overall fence height of eight (8) feet, will enclose the solar facility. The fence design will incorporate 12-inch openings along the base to provide small-animal permeability. A 10-foot-wide vegetative landscape buffer will be installed along 230th Street West and along the southwestern boundary of the solar facility where the solar facility adjoins an existing SFR on the Project Site to remain.

Additional on-site improvements include 20-foot-wide access roads along the perimeter and interior internal access road system, one (1) 10,000-gallon water tank for fire protection near the access gate on 230th Street West, retention and infiltration basins for rainwater in the central area across the solar facility from east to west, an appurtenant electrical collection equipment area in the central area, and BESS at the southwest corner near 230th Street West. The BESS will consist of fully enclosed containers approximately eight (8) feet wide, 10 feet tall, and 20 feet

long, each of which is to be connected to a transformer with similar or smaller size. The only outdoor lighting that may be required is temporary lighting during construction, particularly during the winter season when daylight is no longer sufficient earlier in the day. No permanent outdoor lighting is proposed for operation.

Project Construction

Project construction is anticipated to last approximately seven (7) months, requiring a workforce of 15 to 20 personnel during non-peak periods and up to 50 during peak construction. Site grading will involve approximately 3,600 cubic yards of balanced earthwork (1,800 cubic yards of cut and 1,800 cubic yards of fill) for access roads, retention and infiltration basins, water tank pads and other appurtenant equipment. Minimal grading is proposed within the solar field as panel support posts will be directly driven into the soil. Vegetation taller than two (2) feet will be removed, with lower-growth vegetation retained where feasible. Best management practices such as water application, soil stabilizers, load covering, and limiting grading during high wind conditions will be implemented. A final dust control plan will be submitted and approved by Antelope Valley Air Quality Management District (“AVAQMD”) prior to any ground disturbance.

The nearest off-site sensitive receptor is a residential use located approximately 670 feet south of the Project boundary. The existing SFR on the Project Site will remain. Construction noise will occur primarily during weekday daytime hours in accordance with County Code Title 12 (Environmental Protection), which limits construction hours to 7:00 a.m. to 7:00 p.m. except Sundays and holidays, and the use of noise equipment will be scheduled and sited to minimize impacts.

Water Use

The County Code requires that solar facility operators purchase recycled water if such water is available within one (1) mile of the Project Site and at fair market value. As no such source is available, water will be sourced from a local water wholesaler, Antelope Valley-East Kern Water Agency (“AVEKWA”). Approximately 13 acre-feet (“AF”) of water will be required for project-related construction and 0.2 AF annually for the facility’s operation.

Dust Control

The Project will implement robust dust control measures to minimize airborne particulate emissions during construction. These include workers training, maintenance and cleaning of equipment, vehicles, construction areas, parking and staging areas, and unpaved access roads, the use of surface binders to prevent airborne dust, rescheduling grading activities when wind speeds exceed 25 miles per hour, and controlling exposed soils with plastic covering, mulch, or erosion control fabrics. The final dust control plan will be submitted and approved by AVAQMD prior to any ground disturbance.

9. CEQA DETERMINATION.

Prior to the Commission’s public hearing on the Project, an Initial Study was prepared for the Project in compliance with the CEQA (Public Resources Code section 21000,

et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, County Regional Planning (“LA County Planning”) staff determined that a Mitigated Negative Declaration (“MND”) was the appropriate environmental document for the Project. Air quality impacts, including concerns related to fugitive dust and Valley Fever, will be addressed through Dust Control Plans approved by AVAQMD. Biological resource impacts will be mitigated through measures such as species-specific surveys, avoidance buffers, monitoring, and coordination with California Department of Fish and Wildlife as needed. Cultural and tribal cultural resources will be protected through worker training, tribal monitoring, and treatment protocols outlined in a Tribal Cultural Resources Monitoring and Treatment Plan, ensuring appropriate response if resources are encountered during construction. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (“MMRP”) prepared for the Project.

10. COMMUNITY OUTREACH. The Project Site is located within the area identified as part of the Fairmont Town Council area. A former Fairmont Town Council (“Town Council”) member Larry Dunworth, in a letter dated March 31, 2025, stated that the Town Council was disbanded and had not had a meeting since February 2020.

11. PUBLIC COMMENTS.

- A. Nathan Bello, in a letter dated May 9, 2025, suggested that mitigation land is provided specific wildlife species, such as Crotch’s bumble bee.
- B. Elizabeth Topor, in a letter dated May 29 and 30, 2025, expressed concerns about the Project due to noise, aesthetic, dust, potential fire hazard, traffic, lighting and reflection, potential impacts on family and animal life, and wildlife.
- C. Sun Yoo, in a letter dated July 17, 2025, expressed support for the Project.

12. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works (“Public Works”): In a letter dated December 23, 2024, recommended that the Project proceed to public hearing with required conditions of approval
- B. County Fire Department (“Fire”): In a letter dated December 19, 2023, recommended that the Project proceed to public hearing with required conditions of approval
- C. County Department of Public Health: In a letter dated May 15, 2024, recommended that the Project proceed to public hearing with required conditions of approval
- D. County Department of Parks and Recreation: In a letter dated December 19, 2023, recommended that the Project proceed to public hearing.
- E. County Sheriff’s Department (“LASD”) Air Bureau: In a letter dated May 27, 2025, stated that the Project will not impact its operation.

13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper [Antelope Valley Press], and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 10, 2025, a total of 19 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 16 notices to those on the courtesy mailing list for the Antelope Valley West Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan and Area Plan because the RL10 land use designation is intended for SFRs, equestrian or animal-keeping uses, agricultural uses, and other uses where appropriate. Specific allowable uses are determined by the underlying zoning. The Project is appropriate at the subject location as it is comparable in terms of impact to the aforementioned uses and is otherwise compatible with the surrounding area.

The Area Plan further states that, “[u]tility-scale renewable energy production facilities may be allowed in Rural Land use designations without a Plan Amendment. However, applications for such facilities may require discretionary approval shall be subject to the CEQA and the County’s environmental review and public hearing procedures. Applications for such facilities must be carefully considered and must be consistent with the relevant Goals and Policies of the Area Plan, especially Goal COS [Conservation and Open Space] 10 and related policies, Goal COS 13 and related policies, and Goal COS 14 and related policies” (LU-13). The Project requires discretionary approval and has been reviewed under the CEQA through the preparation of an MND in accordance with CEQA and County environmental reporting guidelines.

The proposed solar facility is consistent with the types of land uses envisioned for the RL10 designation. It is a low-intensity use that is compatible with the existing single-family residential use on the site and is not expected to generate substantial traffic, noise, or other environmental impacts to the SFR and the area. Additionally, the Project includes a decommissioning and restoration plan that will restore the site to pre-development conditions following the end of the solar facility’s operational life. As part of this plan, the site will be seeded and fertilized with native vegetation as needed to return the site to its pre-project state as close as practical to original or initially agreed-upon condition.

15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goals and policies of the General Plan:

Land Use Element Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.

- *Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and standards.*
- *Policy LU 6.2: Encourage land uses and developments that are compatible with the natural environment and landscape.*
- *Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.*

Land Use Element Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

The Project is appropriate for rural communities as it is a passive, low-intensity use that aligns with existing land use patterns and applicable standards. The surrounding area is characterized primarily by vacant land and SFRs on large lots. The Project will not result in permanent road closures, physical division of the community, or increased demand for public services. The Project is designed to minimize potential impacts through the incorporation of a 30-foot property setback, perimeter landscaping with drought-tolerant native vegetation, and wildlife-friendly fencing. The solar panel arrays will be installed using a low-impact method that preserves underlying vegetation, while grading will be limited to areas required for perimeter roads, retention basins, and other essential equipment. As the solar facility does not involve residential or commercial development, its overall intensity remains low. At the end of its operational life, the site will be decommissioned and restored to its pre-construction condition pursuant to a County-approved decommissioning plan, which ensures removal of above-ground structures, soil restoration, and revegetation, all of which will further support the Project's compatibility with the surrounding rural landscape.

- **Conservation and Natural Resources Element Policy C/NR 12.1: Encourage the production and use of renewable energy resources.**

The Project will produce renewable energy with PV solar arrays for distribution into the electrical grid. As such, the Project will help meet local and State mandates for carbon-free energy while keeping land use impacts to a minimum. The Project will produce approximately 15,000 MW-hours of electricity annually and help offset approximately 5,750 metric tons of carbon dioxide annually. An accessory BESS will store excess solar energy during high generation and help create a more consistent energy supply.

As a renewable energy utility-scale solar facility, the Project also helps meet the goals and objectives of the County's Community Climate Action Plan ("CCAP"), a component of the General Plan, which was adopted in 2015 and in effect at the time of the CUP application for the Project. The purpose of the CCAP is to help implement the County's goal of reducing greenhouse gas ("GHG") emissions to 80 percent below

2000 levels by 2050 as part of the County's commitment to the U.S. Cool Counties Climate Stabilization Declaration.

In 2010 within the unincorporated areas, transportation emissions from vehicles are the second largest source of emissions, or 42 percent of total GHG emissions. One strategy to reduce these specific GHG emissions is to encourage the greater use of electric vehicles ("EVs"). As such, the CCAP encourages a County-wide installation of EV chargers to accommodate the anticipated growth of EVs in California and the nation. A large shift to EVs, however, would likely result in a substantial increase in demand for electrical power. Therefore, to truly contribute to a reduction in GHG emissions, the electricity used to charge EVs must come from carbon-free energy sources such as solar.

While the CCAP provides implementation strategies to reduce GHG emissions in multiple areas of development and construction within the unincorporated areas, California State Bill 100 signed in 2018 sets a target of 60 percent of renewable electricity by 2030 and 100 percent renewable electricity by 2045. As a utility-scale solar energy facility that will connect to the existing grid, the Project will help meet both local and state demand for renewable energy.

16. **GOALS AND POLICIES.** The Commission finds that the following goals and policies of the Area Plan are also applicable to the proposed project:

Conservation and Open Space Element Goal COS 10: Diverse energy systems that utilize existing renewable or waste resources to meet future energy demands.

- *Policy No. COS 10.1: Encourage the use of non-hazardous materials in all individual renewable energy systems and all utility-scale renewable energy production facilities to prevent the leaching of potentially dangerous run-off materials into the soil and watershed.*

The solar panels proposed for the Project are primarily composed of approximately 76 percent tempered glass, 10 percent plastic polymer, and less than 0.1 percent heavy metals, such as silver. These materials are stable and not readily susceptible to spills or accidental releases. Any used or spent solar panels determined to be hazardous waste are subject to strict regulation under applicable hazardous waste laws. Routine cleaning of the panels will require only water, without the use of toxic chemicals, and the resulting runoff will infiltrate into the ground. Spent oil from transformers or other electrical equipment will be properly collected and transported to a licensed recycling facility. The BESS will utilize lithium-ion batteries, which are classified as miscellaneous hazardous materials. As an added safeguard, the conditions of approval require the Permittee to participate in the photovoltaic ("PV") panel manufacturer's collection and recycling program—or another approved recycling program—to ensure proper disposal of decommissioned PV panels and other project components.

- *Policy COS 10.2: Ensure that all individual renewable energy systems and all utility-scale renewable energy production facilities do not interfere with commercial and military flight operations or communication facilities. Consult with Edwards Air Force Base and U.S. Air Force Plant 42 on all proposed renewable energy projects that require discretionary approval.*

Staff has consulted with the U.S. Air Force and Edwards Air Force Base. No comments have been received from them. As the Project Site is located more than 44 miles away from Edwards Air Force Base and 35 miles from U.S. Air Force Plant 42, it is not likely to generate any impacts to their operations or facilities.

Conservation and Open Space Element Goal COS 13: Utility-scale energy production facilities for offsite use that reduce consumption of non-renewable resources while minimizing potential impacts on natural resources and existing communities.

- *Policy COS 13.1: Direct utility-scale renewable energy production facilities, such as solar facilities, to locations where environmental, noise, and visual impacts will be minimized.*

The Project will be developed on a single-family residential lot where the SFR development occupies approximately nine acres in the southwestern corner of the subject parcel. The Project Site is surrounded by mostly vacant land and some single-family residences on large lots. The visual impacts will be reduced by the required fencing and landscaping buffer. The drought-tolerant vegetation species approved by a staff biologist, will be irrigated as needed for establishment and maintenance in order to minimize water demand. The BESS will be located approximately 130 feet from the nearest SFR, at which the noise levels measured are approximately 44 dBA and not exceeding the County daytime or nighttime noise standards of 50 dBA and 45 dBA, respectively. The project also incorporates wildlife-permeable fencing design and underground gen-tie lines onto the existing grid system that avoids impacts on existing biological resources. Mitigation measures and conditions pertaining to noise, dust control, aesthetics, and biological resources, will aid in reducing project impacts.

- *Policy COS 13.3: Require all utility-scale renewable energy production facilities to develop and implement a decommissioning plan, with full and appropriate financial guarantee instruments that will restore the full site to its natural state upon complete discontinuance of operations and will restore non-operational portions of the site while the remainder continues operating.*

The Project will be required by the conditions of approval to develop and submit a decommissioning plan that includes a site restoration plan, prior to obtaining any building permits for construction. This decommissioning and restoration plan is required to include removal of all above-ground equipment and electrical lines,

restoration of any disturbed soil and re-vegetation of the site to its pre-construction condition, restoration or reclamation of project roads to their pre-construction condition, documentation of the pre-construction condition of the Project Site, and details of the performance and financial assurance guarantees. The plan will be subject to the County's review and approval.

- *Policy COS 13.4: Promote the use of recycled water in utility-scale renewable energy production facilities to limit impacts on the available fresh water supply.*

The County Code requires that solar facility operators purchase recycled water if such water is available within one mile of the Project Site and at fair market value. Since there is no such source within one mile of the Project Site, the primary source of water for the proposed project would be sourced from a local water wholesaler, AVEKWA. The proposed water usage is minimal as it will be used for dust suppression during construction and cleaning of solar panels during normal operation. Approximately 13 AF of water will be required during an approximately seven (7)-month construction period for site preparation and dust control, and 0.2 AF of water will be required annually for the solar facility's operation. All required water will be trucked to the Project Site.

- *Policy COS 13.5: Where development of utility-scale renewable energy production facilities cannot avoid sensitive biotic communities, require open space dedication within Significant Ecological Areas as a mitigation measure.*

The Project Site is a 40-acre parcel that is currently developed with an SFR at approximately nine-acre area at the southwestern corner. The Project Site is not in a Significant Ecological Area ("SEA"). There are some biotic communities identified as being impacted by the Project, including Swainson's hawk, desert kit fox, American badger, crotch's bumble bee, and other special status birds. Mitigation measures for biological resources are proposed to reduce impacts to less than significant levels, such as avoiding burrowing owls within a 50-meter to 500-meter buffer depending on the season during construction or decommissioning as feasible.

- *Policy COS 13.6: Ensure that all utility-scale renewable energy production facilities, such as solar facilities, do not create land use conflicts with adjacent agricultural lands or existing residential areas in the vicinity. Require buffering and appropriate development standards to minimize potential conflicts.*

The Project is in an area that is mostly vacant with sporadic development of SFRs. The Project Site is currently developed with a SFR at the southwest corner. Within a 1,000-foot radius from the Project Site, there are only two (2) existing SFRs to the south, not counting the SFR on the Project Site which will remain. The Project will be designed to minimize any conflicts with adjacent land uses by providing a 10-foot-wide landscape buffer on 230th Street West as well as the boundaries abutting

the SFR on site. Perimeter fencing up to eight (8) feet in height, including barbed wire on top, will be installed 30 feet from the site boundaries to provide additional buffer and screening.

- *Policy COS 13.7: Limit the aesthetic impacts of renewable energy production facilities to preserve rural character.*

The Project will contain design features to reduce its aesthetic impacts, including installing perimeter landscaping that consists of native and drought-tolerant vegetation. The landscaping will be irrigated regularly until established and maintained during the life of the Project with monthly monitoring. The height of the solar panels support structures will be limited to a maximum of 25 feet in height at maximum tilt to minimize visual impacts.

Goal COS 14: Energy infrastructure that is sensitive to the scenic qualities of the Antelope Valley and minimizes potential environmental impacts.

- *Policy 14.1: Require that new transmission lines be placed underground whenever physically feasible.*

The Project's gen-tie lines of 675 feet in length will be placed underground along 230th Street West, to connect to an existing electrical grid system in compliance with all applicable requirements from Public Works.

- ***Economic Development Element Policy ED (Economic Development) 1.11: Encourage the development of renewable energy projects at appropriate locations and with appropriate standards to ensure that any negative impacts to local residents are sufficiently mitigated.***

The subject solar facility is located in an area that is mostly vacant with sporadic residential development, away from town centers or commercial districts. The solar facility will be developed with all applicable renewable energy facility development standards as well as conditions and mitigation measures to ensure that the impacts to nearby uses and residents are minimized, including the undergrounding of gen-tie lines as discussed above. Specifically, mitigation measures will aid in minimizing and reducing impacts including aesthetics, dust, and noise.

- *Policy ED 1.13: Ensure early discussions with Edwards Air Force Base and U.S. Air Force Plant 42 regarding new industries, such as renewable energy production facilities, to limit potential impacts on mission capabilities.*

Staff has consulted with both Edwards Air Force Base and U.S. Air Force Plant 42, and no comments have been provided. As the Project Site is more than 35 miles away from either facility, it is not anticipated to generate potential impacts.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-2 zoning classification as utility-scale ground-mounted solar facility is permitted in such zone with a CUP pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, ...).
18. **REQUIRED YARDS AND LANDSCAPED BUFFER.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.510.E.3 (Renewable Energy, Utility-Scale Solar Energy Facilities, Development Standards), which require: (1) a minimum 30-foot setback from the property line to the solar array; (2) a 15-foot setback for perimeter fencing; and (3) a 10-foot-deep landscaped buffer along fencing that adjoins residential or agricultural uses. The Project complies with both setback requirements, and a 10-foot landscaped buffer will be installed along 230th Street West and along the solar facility boundaries in the southwest that adjoin the existing SFR on the Project Site. As there are no other SFRs or agricultural uses adjacent to the Project Site, no additional landscaping is required or proposed. Additionally, the above-mentioned County Code Section requires that fencing not exceed eight (8) feet in height and include a small animal-permeable design. The Project's fencing complies with these requirements through the inclusion of regularly spaced 12-inch openings at the base of the proposed fence.
19. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.140.510.E.3.c.iii (Renewable Energy, Utility-Scale Solar Energy Facilities, Development Standards, Height), which states that the height of the solar arrays may not exceed 25 feet. The height of the Project's solar arrays will be approximately 10 feet and maximum 25 feet with tilt.
20. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.140.510.E.3.c.vii (Renewable Energy, Utility-Scale Solar Energy Facilities, Development Standards, Signs), which states that one identification sign at each entrance is permitted. One such sign at the entrance on 230th Street West will be installed. A detailed sign plan depicting such a sign will be provided as part of the Exhibit "A".
21. **NOTIFICATION OF MILITARY AND AGENCIES WITH AVIATION-RELATED FUNCTIONS.** The Commission finds that the Project is consistent with the regulations identified in County Code Sections 22.140.510.E.3 (Renewable Energy, Utility-Scale Solar Energy Facilities, Aviation Review) and 22.140.510.H (Renewable Energy, Aviation Review), which requires the County to notify government agencies with military and/or aviation-related duties of proposed solar facilities in either Airport Influence Areas or Military Operations Areas ("MOA"). The Project Site is in an MOA. The County sent 12 notices on May 19, 2025 regarding the subject Project to the various branches of the U.S. Military, LASD Air Bureau, and Fire, among others. Only LASD Air Bureau responded in a letter dated May 27, 2025 stating that the Project will not impact its operation.
22. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.80.050 (Rural Outdoor Lighting District, General Development Standards) and 22.140.510.E.3.c.iv

(Renewable Energy, Utility-Scale Solar Energy Facilities, Development Standards, Lighting). The Project Site is in a Rural Outdoor Lighting District. No permanent outdoor lighting is proposed for operation. The only outdoor lighting that may be required is temporary lighting during construction, particularly during the winter season when daylight is no longer sufficient earlier in the day. Any proposed lights at the Project Site will be of a type and design in compliance with the pertinent Rural Outdoor Lighting District and renewable energy facility requirements.

CONDITIONAL USE PERMIT

- 23. The Commission finds that the proposed use at the site 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.** The Project will be a passive low-intensity use located in a rural area surrounded by vacant land and large-lot single-family residences; and is not expected to adversely affect public health, safety, or the welfare of nearby residents. The solar facility will be unstaffed during operation, with only occasional maintenance visits, minimizing traffic and noise. A 30-foot setback, a 10-foot landscaped buffer with drought-tolerant vegetation, and perimeter fencing will further reduce potential impacts. Construction will last approximately seven (7) months with balanced on-site grading and required dust control measures. The landscaped buffer will be irrigated and maintained throughout the life of the Project to ensure continued compatibility with the surrounding area.
- 24. The Commission finds 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 Title 22 (Planning and Zoning) of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Commission finds that the 31-acre area of the solar facility on the 40-acre Project Site is adequate in size and shape to accommodate all required development features, including yards, setbacks, fencing, landscaping, access, parking, and loading facilities, in compliance with Title 22 (Planning and Zoning) of the County Code. The site's gentle topography supports the proposed utility-scale solar facility and associated infrastructure. The development will be fully contained within perimeter fencing set back 30 feet from the property lines, with landscaping provided within the setbacks. Internal access, parking, and loading areas will be integrated into the site layout to ensure functional and orderly development consistent with surrounding rural uses.
- 25. The Commission finds 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 traffic such use would generate, and by other public or private service facilities as are required.** The Commission finds that the proposed site is adequately served by existing roadways capable of supporting the type and volume of traffic generated by the Project. The Project Site is accessed from 230th Street West, a 50-

foot-wide Secondary Highway as designated in the County Master Plan of Highways, and is located approximately 1,200 feet north of West Avenue D, also known as State Highway 138, which is designated as a Proposed Expressway. Construction traffic will primarily utilize 230th Street West, which is sufficient in width and capacity to accommodate temporary increases in traffic volume. Once operational, the Project is expected to generate minimal traffic, with no more than 10 maintenance visits per year, resulting in negligible impacts on the surrounding transportation network.

26. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the grant term of the CUP to 35 years.

SUPPLEMENTAL FINDINGS – Utility-Scale Solar Energy Facilities

27. **The Commission finds that the Project complies with all applicable development standards.** The Project complies with all applicable renewable energy development standards, including those related to setbacks, height, landscaping, and fencing, as outlined in the County Code. The solar arrays and associated structures will not exceed 25 feet in height, and perimeter fencing up to eight feet high will be installed within the required 30-foot setback, but no closer than 15 feet from the public right-of-way. A 10-foot-wide landscaped buffer will be provided within this setback along public rights-of-way and adjacent to existing single-family residences. Final plans detailing signage and lighting, consistent with general development standards, will be submitted post-hearing in accordance with CUP conditions.
28. **The Commission finds that the Project is sited and designed and will be constructed in such a way to minimize significant impacts to the environment, including impacts to birds and bats, through appropriate measures including minimizing proximity to perch sites such as transmission lines and towers.** The Project has been carefully sited and designed to minimize significant environmental impacts, particularly to sensitive wildlife such as birds and bats. To reduce the potential for harm to protected avian species, the Project includes comprehensive mitigation measures such as pre-construction nesting bird surveys (MM BIO-1), specific protections for Swainson's hawks (MM BIO-2), and operational standards like orienting panels vertically at night to deter bird perching (MM BIO-11). These measures are intended to prevent disruption of nesting, foraging, and flight behavior; and ensure construction does not occur near active nests without appropriate biological oversight. Additionally, the Project minimizes environmental impacts through design features and procedural safeguards, implementation of biological monitoring, and educational programs for workers (MM BIO-3). Wildlife-friendly fencing with small-animal permeable design is required pursuant to the renewable energy ordinance requirements, reducing the potential for habitat fragmentation and entrapment. Avoidance buffers, habitat monitoring, and adaptive management strategies further protect sensitive species such as burrowing owls, desert kit fox, and American badger, and Crotch's bumble bee (MM BIO-6, BIO-7, BIO-8, and BIO-9). Collectively, these commitments ensure the Project is constructed and operated in a manner that avoids or mitigates biological impacts and maintains compatibility with the surrounding natural environment.

29. **The Commission finds that the Project is sited in such a way to minimize site disturbance, such as grading, brush clearance, and other forms of earthwork.** The Project is sited and designed to minimize site disturbance, including grading, brush clearance, and other forms of earthwork. The Project Site is predominantly flat, allowing for minimal grading limited to essential components such as perimeter and internal access roads, retention and infiltration basins, water tank pads, and areas for battery energy storage and related electrical equipment. The solar array field itself will remain ungraded, with support piles driven directly into the ground to preserve the natural topography and soil structure. Existing vegetation will remain in place beneath the panels and will be managed through mowing to a maximum height of six (6) inches. Additionally, any areas disturbed during construction or operation that require revegetation will be maintained and monitored until successful reestablishment is achieved, as required by the Project's conditions of approval.
30. **The Commission finds that the proposed vegetation required along the facility perimeter fencing sufficiently provides a buffer from adjacent residential and agricultural uses through variable placement and muting of frontage or other sensitive viewsheds so as to provide a natural visual transition between the Project and its surroundings.** The proposed vegetation along the solar facility's perimeter fencing sufficiently provides a visual buffer from adjacent residential uses, helping to soften views of the solar facility and create a natural transition to the surrounding rural environment. The draft landscape plan includes a 10-foot-wide buffer planted with a diverse mix of drought-tolerant native shrubs and trees, including species such as California buckwheat, brittlebush, big sagebrush, California cudweed, and Tecate cypress. These plantings will be installed with appropriate spacing and layout to ensure variable height and density, providing effective screening along 230th Street West and adjacent property lines. The landscaping will be mulched to conserve water and suppress weeds, and the planting areas will be irrigated until establishment. Collectively, these design elements are intended to create a visually cohesive and environmentally appropriate buffer that integrates the Project into its rural surroundings.
31. **The Commission finds that the proposed vegetation sufficiently provides ground cover to the satisfaction of a County biologist.** The proposed vegetation sufficiently provides ground cover to the satisfaction of the County biologist. The planting palette includes six (6) shrub species, such as California buckwheat, brittlebush, big sagebrush, and California cudweed, along with Tecate cypress as a tree species, all spaced to ensure adequate coverage. A mulch layer of three (3) inches will be applied to all shrub beds to conserve moisture, suppress weed growth, and promote plant health.
32. **The Commission finds that the proposed vegetation sufficiently provides such buffer and ground cover in a timely manner to the satisfaction of a County biologist.** The proposed vegetation sufficiently provides a buffer and ground cover to the satisfaction of the County biologist. The perimeter landscape plan incorporates a mix of native, drought-tolerant plant species specifically selected for their suitability to the local climate and their ability to establish effective visual and ecological buffers. The

County biologist has reviewed and provided input on the plant selection and layout to ensure it achieves the intended buffering and ground cover functions. The final landscape plan will be subject to the County biologist's approval, as required by the conditions of the Conditional Use Permit, and all plantings will be irrigated and maintained until successfully established and throughout the operational life of the Project. The MMRP contains requirements establishing the timing of each biological mitigation measure to ensure that compliance will be accomplished in a timely manner and verified to the satisfaction of a County biologist.

- 33. The Commission finds that the Project would not be detrimental to the function of a Military Operations Area and would not pose a public or safety hazard to personnel or the public.** While the Project Site is in an MOA, no comments have been received from Edwards Air Force Base and U.S. Air Force Plant 42, which were both consulted. As the Project Site is located more than 35 miles away from Edwards Air Force Base and U.S. Air Force Plant 42, it is not likely to generate any impacts to their operations or facilities. Only LASD Air Bureau responded in a letter dated May 27, 2025 stating that the Project will not impact its operation. Therefore the Project would not have detrimental impact on military operations in the area and would not pose a public or safety hazard to personnel or the public.

ENVIRONMENTAL FINDINGS

34. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
35. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the Permittee's compliance with the attached conditions of approval and MMRP.
36. The Commission finds that the Permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

- 37. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and

materials shall be the Section Head of the North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The Project complies with all applicable development standards.
- F. The Project is sited and designed and will be constructed in such a way to minimize significant impacts to the environment, including impacts to birds and bats, through appropriate measures including minimizing proximity to perch sites such as transmission lines and towers.
- G. The Project is sited in such a way to minimize site disturbance, such as grading, brush clearance, and other forms of earthwork.
- H. The proposed vegetation required along the facility perimeter fencing sufficiently provides a buffer from adjacent residential and agricultural uses through variable placement and muting of frontage or other sensitive viewsheds so as to provide a natural visual transition between the Project and its surroundings.
- I. The proposed vegetation sufficiently provides ground cover to the satisfaction of the County biologist.
- J. The proposed vegetation sufficiently provides such buffer and ground cover in a timely manner to the satisfaction of a County biologist.
- K. The Project would not be detrimental to the function of a Military Operations Area and would not pose a public or safety hazard to personnel or the public.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023005137**, subject to the attached conditions.

ACTION DATE: August 20, 2025

SD:SC

August 7, 2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-002405-(5)
CONDITIONAL USE PERMIT NO. RPPL2023005137
ENVIRONMENTAL PLAN NO. RPPL2023005138

PROJECT DESCRIPTION

The project is to authorize the development, operation, and maintenance of a ground-mounted utility-scale photovoltaic solar energy facility with an accessory battery energy storage system ("Project" or "solar facility") on a property located at the southeast of the intersection of 230th Street West and West Avenue C-8 in the unincorporated community of Lancaster, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on August 20, 2060.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new conditional use permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$22,800.00**

which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for 50 inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **September 3, 2025**, the Permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$3,043.75** (\$2,968.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

13. The Permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
18. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 30 days of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by October 20, 2025.**

21. In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **one digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (UTILITY-SCALE SOLAR ENERGY FACILITY)

22. This grant shall authorize the construction, operation, and maintenance of a ground-mounted utility-scale solar energy facility with an accessory BESS on a 40-acre site.
23. Within 60 days of the date of final approval of the grant by the County or prior to ground disturbance and/or issuance of grading permit, whichever is first, the permittee shall submit to LA County Planning a final Landscaping and Revegetation Plan (“LRP”) for review and approval and shall comply with all requirements of such LRP. Such plan shall include wildlife-friendly perimeter fences up to eight (8) feet in height that encloses the solar facility and a 10-foot landscape buffer along 230th Street West and along the southwestern boundary of the solar facility where the facility adjoins an existing SFR, subject to the approval of the Director.
24. Within 60 days of the date of final approval or prior to ground disturbance and/or issuance of grading permit, whichever is first, the permittee shall submit to LA County Planning a detailed signage plan. Such plans shall include:
 - a. One (1) pole-mounted project identification sign at each temporary or permanent ingress or egress point.
 - b. Signs shall include owner and emergency contact information.
 - c. No other signs shall be posted other than safety, directional, and warning signs.
25. The permittee shall irrigate the perimeter landscaping (referenced in Condition No. 23) for a minimum of three (3) years or until the landscaping has successfully established. The permittee shall ensure that the perimeter landscaping remains successfully established to the satisfaction of LA County Planning throughout the entire grant term. The permittee shall maintain all landscaping in a neat, clean, and healthful condition and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. The permittee shall continue irrigation of perimeter landscaping and revegetate as reasonably necessary to maintain the health of the landscaping throughout the life of this grant to the satisfaction of LA County Planning. Perimeter fence screening slats or other material shall be maintained in good condition and missing, broken, tattered, or torn pieces shall be repaired and/or replaced as necessary. Any area on the Project Site in need of revegetation because of Project construction or operation shall also be maintained until successfully reestablished to the satisfaction of the Director.
26. Prior to any ground disturbance and/or the issuance of grading permits, the permittee shall submit a dust control plan, including a dust plume response plan, for review and

approval by the Antelope Valley Air Quality Management District (“AVAQMD”) and confirmation by LA County Planning.

27. Appropriate training for respiratory protection shall be provided to construction workers prior to construction activities. Dust masks (National Institute for Occupational Safety and Health [NIOSH] approved) shall be provided with proper training to construction workers to mitigate against dust exposure and possibly Valley Fever during high-wind events and/or dust-generating activities. Evidence of this training shall be kept on site and shall be made available to County staff upon request.
28. The permittee shall abide by the following dust control measures:
 - a. During site preparation and during operations, retain or mow vegetation in and around array sites to prevent vegetative root loss. Disking, tilling, or grading of array sites is prohibited except where specifically authorized by Public Works. Roads, drainage basins, equipment pads, and any other required earthwork authorized by Public Works shall be done in compliance with grading regulations;
 - b. Maintain dust control using (to the extent applicable) phased earthwork, watering, clean gravel, composted wood chips not to exceed six (6) inches in depth, application of non-toxic soil stabilizers on disturbed areas, revegetation, limited public access on unpaved areas, speed limits on construction sites, and other dust control measures used during construction, operations, and removal and restoration activities;
 - c. If required by AVAQMD, during construction, provide on the Project Site weather stations, monitors with wind speed, wind direction, temperature and humidity sensors, and mechanical dust-monitoring devices, placed to the satisfaction to AVAQMD, to ensure the effectiveness of the Project’s dust control plan;
 - d. Establish vegetation along certain portions of the Project perimeter, where required by the Landscape and Revegetation Plan, as early as feasible following Project approval for both visual screening and to limit off-site movement of dust.
 - e. During ground preparation, disturbance, grading or construction, pay the costs of an on-site mitigation and conditions compliance monitor, to the satisfaction to the Director, to independently monitor and report on Project compliance. The monitor shall be on-site during all site preparation, grading, and excavation and backfilling work.
29. Prior to any ground disturbance or obtaining any grading permit, the permittee shall provide the County with a decommissioning plan (“Decommissioning Plan”) in connection with any and/or all of the terminating events described in Condition No. 31, which Decommissioning Plan shall include, at a minimum, a detailed plan for decommissioning and deconstructing the facility and for restoration of the site (collectively referred to as “decommissioning”). The Decommissioning Plan shall be developed to the satisfaction of the Director and the Director of Public Works and subject to their review and approval.

The Decommissioning Plan shall provide for, including, but not limited to, the following:

- a. Removal or recycling of solar panel structures and all appurtenant above-ground equipment;
 - b. Removal of any on-site overhead poles and above-ground electricity lines;
 - c. Removal of permanent above-ground transmission lines and poles located in the public right-of-way, if determined not usable by Public Works and/or any other applicable public or private utility at the time of decommissioning;
 - d. Restoration of any disturbed soil and revegetation of the Project Site to its pre-construction condition, with native vegetation similar to the vegetation in the surrounding vicinity;
 - e. Restoration or reclamation of project roads to their pre-construction condition unless the then-existing owner of the Project Site elects to retain the improved roads for access throughout the Project Site;
 - f. Documentation of the pre-construction condition of the Project Site, including, but not limited to, a photographic record; and
 - g. Details of the performance and financial assurance guarantees described in this Condition No. 29, explaining the amounts and schedule for the provision of such guarantees.
30. Prior to any ground disturbance or obtaining any grading or building permits, the permittee shall record an easement granting access to the County for activities related to decommissioning. A draft easement document shall be submitted for review and approval by the Director and Director of Public Works, prior to easement recordation.
31. Prior to obtaining any grading permits or ground disturbance, the permittee shall provide to the County, to the satisfaction of the Director and Director of Public Works, performance and financial assurance guarantees in an amount sufficient to ensure the performance of the approved Decommissioning Plan, as described in Condition No. 29. Additionally, the permittee shall be solely responsible for the costs and expenses associated with decommissioning the Project Site after any of the terminating events described in this Condition No. 31. In the event that the performance and financial assurance guarantees are not sufficient to fully compensate the County for the cost and expense of decommissioning the Project Site, the permittee shall be responsible for compensating the County for any shortfall. In determining the sufficiency of the performance and financial assurance guarantees, the residual value of the solar panels, support structures, and other salvageable equipment (collectively "Salvageable Property") shall be considered. The residual value of the real property itself shall not be considered or included in the determination of whether the performance and financial guarantees are sufficient.

With respect to the performance and financial assurance guarantees, the following requirements shall apply:

- a. The permittee shall ensure that such guarantees are detailed in the approved Decommissioning Plan to the satisfaction of the Director and Director of Public Works, and that such Decommissioning Plan shall explain the amounts and schedule for the provision of such guarantees.
 - b. The permittee shall provide a report to the Director every five (5) years after the date of final approval of this grant to confirm that the performance and financial assurance guarantees are sufficient to ensure performance and implementation of the Decommissioning Plan. The report shall be subject to review and approval by the Director and Director of Public Works particularly as to whether the performance and financial assurance guarantees are adequate to meet existing conditions at the time of the report.
 - c. A decommissioning pro forma summarizing the residual value of the Salvageable Property shall be included in the report. The pro forma shall include, at a minimum, the expected revenue from all Salvageable Property, as defined in this Condition No. 31, the then-current cost of decommissioning the site, as required by the approved Decommissioning Plan, and the then-current value of any performance and financial assurance guarantees that have been provided as of the date of such report. In the event it is determined that the performance and financial assurance guarantees are insufficient to perform the decommissioning of the site as required by the approved Decommissioning Plan, the permittee shall be required to provide additional performance and financial assurance guarantees to the satisfaction of the Director and the Director of Public Works, no less than 10 years before the expiration of the grant;
 - d. Any funds not used by the County in connection with decommissioning the site shall be returned to the permittee; and
 - e. The performance and financial assurance guarantees may consist of, including, but not limited to, one or more of the following, to the satisfaction of the Director and Director of Public Works:
 - 1) An irrevocable letter of credit;
 - 2) A surety bond;
 - 3) An appropriate insurance policy;
 - 4) A trust fund or escrow account, established and maintained in accordance with approved financial assurances and practices to guarantee that decommissioning the site will be completed in accordance with the approved Decommissioning Plan, as approved by Public Works;
 - 5) Other financial assurances as reviewed and approved by the respective County administrative offices, in consultation with LA County Planning; or
 - 6) A corporate guarantee shall not be considered a sufficient financial assurance guarantee.
32. Upon discontinuance of the permittee's operation as set forth in Condition No. 33, abandonment of the project in whole or in part, or termination of this grant as

described in Condition No. 7, and in the event that a new permit application is not timely filed for a continued similar use or reuse of the site, the permittee shall perform decommissioning in accordance with the approved Decommissioning Plan, or compensate the County for use of a County-contracted consultant to perform such decommissioning. In the alternative, and at the County's sole election, the County shall be entitled to use any performance and/or financial assurance guarantees, as described in Condition No. 31(e), to perform the decommissioning itself or to contract for such decommissioning. The permittee shall grant the County the necessary access to the subject property to perform such decommissioning or to allow a County-retained contractor to perform such decommissioning.

33. In the event that any portion of the solar field is not in operational condition for a consecutive period of 24 months, operations for the portion of the Project Site shall be deemed to have been discontinued and that portion of the facility shall be removed from the Project Site within six (6) months from the date that written notice is sent to the permittee from LA County Planning. Within this six-month period, the permittee may provide the Director a written request and justification for an extension of up to 12 months to resume operations of that portion of the site, which request shall be subject to the satisfaction and approval of the Director. A second written request and justification for a second extension of up to 12 months may also be submitted, which the Director may grant if the request is adequately justified based on the Director's determination. In no event shall the operations of the solar field or portion of the solar field be discontinued for more than 36 months from the date such operations were first deemed discontinued without being decommissioned pursuant to the approved Decommissioning Plan. Further, in no event shall any extension of the period to resume operations of any portion of the Project Site pursuant to this Condition No. 30 be deemed to extend the term or expiration date of this grant.
34. Nothing in this grant shall prevent the permittee from installing more efficient solar panels in the future or increasing output, provided the footprint and overall disturbance area of the project does not substantially change. At such time the permittee wishes to install more efficient solar panels, a Revised Exhibit "A" shall be submitted to the County for such installation.
35. The project shall comply with all requirements of the Rural Outdoor Lighting District. If lighting is proposed, a lighting plan shall be submitted to LA County Planning for review and approval by the Director. The Lighting Plan may be included in the Project Electrical Plans as separate sheets.
36. The water tanks on the subject property shall be painted an earth-tone color (beige, sand, taupe or similar colors) to blend in with the surroundings, subject to review and approval by the Director.
37. Water use for the facility shall be limited to a maximum of 13 acre-feet for construction and 0.2 acre-feet per year for operation. The permittee shall maintain a daily log of the amount of water used during the construction. The permittee shall complete a monthly water usage report within eight days following the conclusion of each calendar month. This log shall be made available to LA County Planning upon

request. The permittee shall first attempt to use recycled water for the Project. If recycled water is not available or feasible, subject to verification by the Director, then alternative water sources may be used, such as water from wells.

38. On-site and off-site generation-tie lines shall be placed underground to the satisfaction of Public Works.
39. Mobile sanitation facilities and a potable drinking water supply shall be made available to workers during construction of the Project subject to the satisfaction of the County Department of Public Health ("Public Health").
40. The permittee shall make use of the manufacturer's photovoltaic solar panel recycling program. Other panel recycling programs may be used as well subject to approval of the Director.
41. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space for each two persons employed. The unmanned solar photovoltaic facility does not include operations buildings or other buildings but does require occasional servicing, which requires one space per two persons servicing the facility. These spaces do not have to be marked. During construction parking shall be provided on-site and/or off-site at a location approved by the Director.
42. Temporary screening of construction and staging areas (e.g. fencing with fabric or slats) shall be installed prior to construction/ground-disturbing activities to the satisfaction of the Director.
43. Wildlife-friendly perimeter fencing shall be erected subject to review and approval by the Director.
44. The use of insecticides, herbicides, anti-coagulant rodenticides or any toxic chemical substance which has the potential to significantly degrade biological resources shall be prohibited, except where necessary to protect or enhance the habitat itself, such as for eradication of invasive plant species or habitat restoration, and where there are no feasible alternatives that would result in fewer adverse effects to the habitat value of the site. Such use shall be subject to approval by LA County Planning.
45. The LA County Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility accessible to the public where it can be easily viewed at or near eye level.
46. The permittee shall comply with all conditions set forth in the attached letters from Public Works, County Department of Parks and Recreation, Public Health, and Fire letters in the attachments.

Attachments:

Exhibit D-1 Public Works Letter dated December 23, 2024

PROJECT NO. PRJ2023-002405-(5)
CONDITIONAL USE PERMIT NO. RPPL2023005137
ENVIRONMENTAL PLAN NO. RPPL2023005138

EXHIBIT D
DRAFT CONDITIONS OF
APPROVAL
PAGE 11 OF 11

Parks and Recreation letter dated December 19, 2023
Public Health Letter dated May 15, 2024
Fire Department Letters dated December 19, 2023
Exhibit D-2 Mitigation Monitoring Program (pages 1- 15)



MARK PESTRELLA, 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
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

December 23, 2024

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Samuel Dea
North County Development Services
Department of Regional Planning

Attention Soyeon Choi

FROM: James Chon
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2023005137)
ASSESSOR'S MAP BOOK 3278, PAGE 25, PARCEL 1
UNINCORPORATED LANCASTER**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a five-megawatt, ground-mounted, commercial solar and a five-megawatt, accessory, battery energy storage system facility located on approximately 29 acres of a 40-acre parcel.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1. Make an offer of private and future street right-of-way, 32 feet from the street centerline, along the property frontage on West Avenue C-8, 227th Street West, and the southerly side of the property line.
- 1.1.2. Dedicate a 10-foot slope easement beyond the offer of all private and future street.

For questions regarding the dedication process, contact Diego Rivera of Public Works, Land Development Division, at (626) 458-4915 or dirivera@pw.lacounty.gov.

- 1.1.3. Construct driveway approaches on 230th Street West, based on Los Angeles County Rural Standard Plan, and pave the drive access up to the edge of existing pavement (two percent maximum slope). A minimum four-feet clearance shall be kept from proposed driveway to any utility pole.
- 1.1.4. Repair and replace any improvements damaged during construction.
- 1.1.5. Underground all new utility lines less than 50kV.
- 1.1.6. Submit preconstruction and post-construction street pavement condition evaluation reports, along the construction traffic route, to Public Works for review and approval. The timing of any necessary repair or reconstruction on all streets shall be determined by Public Works.
- 1.1.7. Submit the project's fair-share calculation of the street pavement reconstruction, along the construction traffic route, to Public Works for review and approval and contribute the project's fair share. The timing of the project's fair share payment shall be determined by Public Works.

1.1.8. Provide access rights to neighboring lots to have access to the public road from West Avenue C-8 and the southerly side of the lot.

1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements and dedications.

For questions regarding the street conditions, please contact Pemaneh Abaghi of Public Works, Land Development Division, at (626) 979-5417 or pabaghi@pw.lacounty.gov.

2. Drainage

2.1. Prior to issuance of a Certificate of Occupancy, comply with the approved hydrology study and LID Plan.

For questions regarding the drainage condition, please contact Christian Ascencio of Public Works, Land Development Division, at (626) 458-4921 or cascencio@pw.lacounty.gov.

3. Water

3.1. Prior to issuance of a Certificate of Occupancy, comply with all the requirements stipulated by the Will Serve letter issued by the water purveyor.

For questions regarding the water condition, please contact Ms. Abaghi of Public Works, Land Development Division, at (626) 979-5417 or pabaghi@pw.lacounty.gov.

4. Geology

4.1. Prior to issuance of a grading or building permit, comply with the approved geotechnical report.

For questions regarding the geology condition, please contact Karin Burger of Public Works, Geotechnical and Materials Engineering Division, at (626) 458-7989 or kburger@pw.lacounty.gov.

Samuel Dea
December 23, 2024
Page 4

5. Environmental

- 5.1. Any damaged or unusable panels shall be collected and loaded into standard enclosed trucks and transported to a recycling or disposal facility as required by local or State regulations at the time of removal.

For questions regarding the environmental condition, please contact Lance Cervantes of Public Works, Environmental Programs Division, at (626) 458-3590 or lcervantes@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2023005137 - 3278025001\2024-10-16 Submittal\DPW_Cleared_2024-11-19_RPPL2023005137.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023005137

PROJECT NUMBER: Utility Scale Solar
Facility @ 3278025001

CITY/COMMUNITY: West Antelope Valley

STATUS: Cleared

PROJECT ADDRESS:

DATE: 12/19/2023

CONDITIONS

1. A perimeter interior roadway is required around the entire solar array field.
2. The proposed solar array fields will require a minimum of one entry/ exit location.
3. In addition to the interior perimeter Fire Department access road, the design of the solar array field necessitates the need for additional interior on-site Fire Department access roads going in the directions north to south and east to west.
4. The fire apparatus on-site & off-site access roads shall be installed and maintained in a drivable condition for the duration of the solar project.
5. The fire apparatus on-site & off-site access roads shall be installed prior to occupancy or operation of the facility.
6. The minimum roadway width within the solar array field is 20 feet, clear-to-the sky, when there is no proposed or existing building on-site.
7. Provide a minimum centerline turning radius of 32 feet, with an inner radius of 22 feet and an outer radius of 42 feet, for each turn in the solar array field.
8. The fire apparatus on-site & off-site access roads for the solar array field shall have a soil compaction of 90%, OR the apparatus access road shall be excavated and re-compacted to 90% with no proposed buildings.
9. Gates Requirements: (1) The onsite ingress/ egress gate shall be located on the address side of the property; (2) The onsite ingress/ egress gate width shall be a minimum of 2 feet, clear-to-sky, with all gate hardware clear of the roadway width when a buildings is proposed; (2) The onsite ingress/ egress gate width shall be a minimum of 20 feet, clear-to-sky, with all gate hardware clear of the roadway width when a building(s) is not proposed; (3) The location of the gate shall be located a minimum of 50 feet from the public right-of-way; (4) The facility emergency contact information shall be provided with each limited access device, per County of Los Angeles Fire Department Regulation 5, and shall be clearly indicated with an appropriate placard at each ingress location. The minimum size of the placard shall be 12 inches X 12 inches; (5) All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices; (6) No interior gates permitted on the on-site access roads.
10. A minimum of one water tank is required for the proposed solar array field. The water tank is to be located near the address side entry/ exit gates and is to be indicated on the site plan.
11. This development requires the installation of one water tank with a minimum tank size of 10,000 gallons for Fire Department use only.
12. The water tanks shall be clearly identified for "Fire Department Use Only".
13. The water tanks shall be in compliance with Fire Department standards.
14. The water tank shall have a low-level water local alarm which shall be in compliance with all applicable codes and regulations. The low-level water local alarm can be battery operated.
15. The water tank shall have a Fire Department supply outlet of 2 ½ inches in diameter with National Standard threads. The supply outlet is to be located 14-24 inches above the finished grade and is required to be protected by approved barricades.
16. If the outlet is not provided directly off the tank, provide a 6-inch underground pipe to a 4-inch upright pipe with an outlet of 2 ½ inches with National Standard threads, which is required to be protected by barricades.
17. The proposed Battery Energy Storage System shall be in compliance with Chapter 12 and all other applicable

sections within the County of Los Angeles Fire Code.

18. All electrical disconnect locations shall be clearly identified and be in compliance with all applicable state and local codes.
19. The clearance of vegetation shall be in compliance with the brush clearance regulation as defined by the Fire Code or as directed by the Fire Official.
20. The vegetation shall be trimmed to a maximum height of 6 inches within the boundaries of the solar array and the Electrical transformer vaults or structures shall have all vegetation cleared to mineral soil for 50 feet.

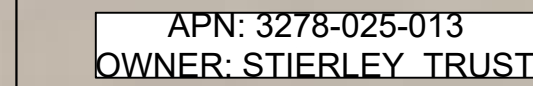
For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.



A handwritten signature in black ink, appearing to read 'Wally Collins', is written over a light blue rectangular background.

APN: 3278-022-09
OWNER: PAPALEXIS AND R&L
YOUNG TRUST

APN: 3278-022-08
OWNER: PAPALEXIS AND R&L
YOUNG TRUST

[illegible]

81 MODULE SAT ROW
54 MODULE SAT ROW

INVERTER TRANSFORMER AND SWITCHPAD
BATTERY ENERGY STORAGE SYSTEM
EXISTING PROPERTY LINE
APPROXIMATE LANE LIMIT

PROPOSED 7' TALL CHAIN LINK FENCE WITH 1'
BARBED WIRE TOP & 1' OPENING FROM
GROUND LEVEL (8' TOTAL HEIGHT)

EXISTING OVERHEAD LINE
PROPOSED OVERHEAD LINE

PROPOSED 20' ALL WEATHER ACCESS ROAD

PROPERTY LINE SETBACK

PROPOSED 20' SITE ACCESS GATE

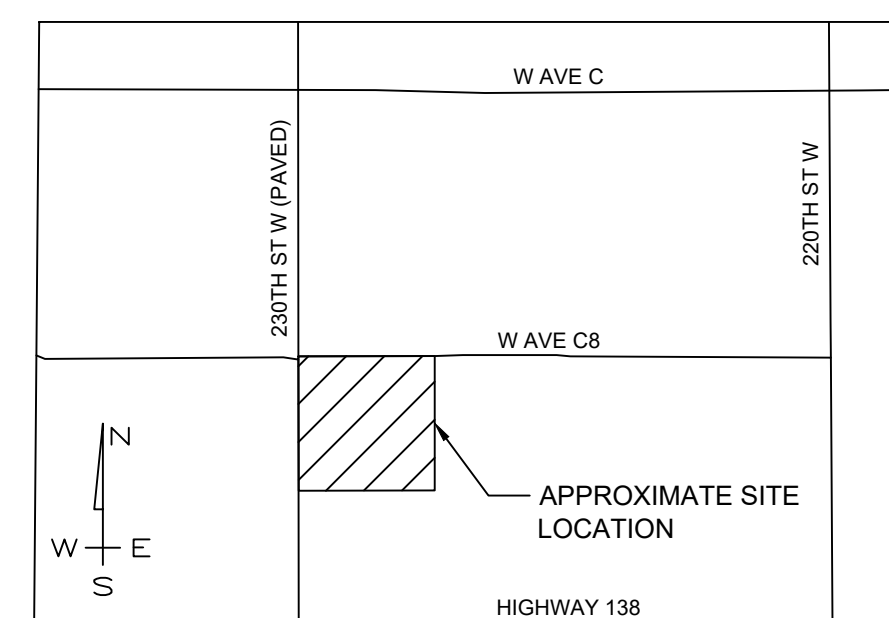
PROPOSED MV LINE
LANDSCAPE BUFFER
EASEMENT

PROJECT ADDRESS:	49660 230TH STREET W. LANCASTER, CA 93536
APN:	3278-025-001
PARCEL SIZE:	39 AC
PROPOSED SITE DISTURBANCE:	31 AC
FLOOD NOTE:	PROPERTY FALLS PARTIALLY WITHIN ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND PARTIALLY WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FLOOD INSURANCE RATE MAP 060043 PANEL 0100, EFFECTIVE DATE 09/26/2008

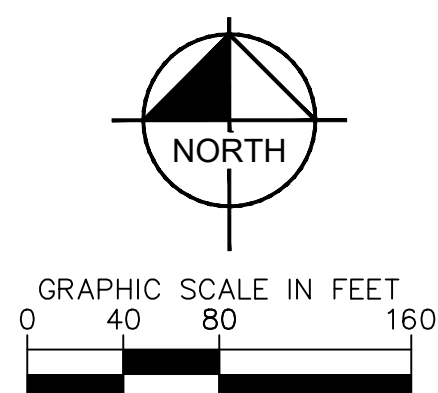
DATE:	OCTOBER 2023
TITLE REPORT INFORMATION:	THE INFORMATION SHOWN HEREON IS FOR A PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY. DATED MAY 31, 2022. ISSUING OFFICE: 7676 HAZARD CENTER DRIVE, STE 1400, SAN DIEGO, CALIFORNIA 92108. ISSUING AGENT: FRANK GREEN. TITLE ORDER NUMBER: 2200033080. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: AMILCAR R. BADANO AND DEBBIE BADANO, HUSBAND AND WIFE AS JOINT TENANTS.
BASIS OF BEARINGS:	CALIFORNIA COORDINATE SYSTEM, ZONE 5, GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS. POST PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE)
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES IS DESCRIBED AS FOLLOWS: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION 13, TOWNSHIP 8 NORTH, RANGE 16 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

1.	THIS SITE PLAN IS PRELIMINARY IN NATURE AND THEREFORE DOES NOT GUARANTEE THAT REQUIREMENTS FOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND OTHER SIMILAR CRITERIA ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
2.	A 10,000 GALLON WATER TANK TO BE CLEARLY IDENTIFIED FOR "FIRE DEPARTMENT USE ONLY" AND SHALL BE IN COMPLIANCE WITH FIRE DEPARTMENT STANDARDS.
3.	THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
4.	TRACKER HEIGHT MAXIMUM IS 10 FEET.
5.	PHOTOVOLTAIC PANELS, INVERTERS AND INTERCONNECTION EQUIPMENT. LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT PER DRAWINGS BY THE CONTRACTED ELECTRICAL DESIGN CONSULTANT.
6.	TO PROTECT EQUIPMENT FROM POTENTIAL PONDING OR OVERLOAD STORMWATER FLOW, ALL EQUIPMENT SKIDSPADS (FOR INVERTERS, INTERCONNECTION EQUIPMENT, ETC.) SHALL BE ELEVATED A MINIMUM 0'12" ABOVE 100 YEAR FLOOD ELEVATION.
7.	THE NEW ONSITE ROAD SURFACE CLOSELY MATCHES THE EXISTING SURFACE GRADES. THE INTENT IS TO MAINTAIN EXISTING SURFACE FLOWS ACROSS THE SITE AND ELIMINATE AREAS OF PONDING.
8.	FOR ONSITE AND OFFSITE DRAINAGE ANALYSIS, REFER TO "ONSITE AND OFFSITE DRAINAGE REPORT" FOR 230TH STREET SLOPE, PREPARED BY KIMLEY-HORN, DATED MONTH, YEAR.

ZONING INFORMATION			
ZONE A2-2: HEAVY AGRICULTURAL			
REQUIREMENTS	STANDARD (FT)	PROPOSED (FT)	MEETS REQ. (Y/N)
SOLAR ARRAY SETBACK	30	40+	Y
LANDSCAPE BUFFER	10	10	Y
MAXIMUM TRACKER HEIGHT	25	10	Y
MINIMUM ROAD WIDTH	20	20	Y
ACCESS GATE SETBACK	50	60+	Y
TRACKER QTY.			
DC SYSTEM SIZE		6,415.20 kW	
# OF 81 MODULE TRACKER ROWS		90	
# OF 54 MODULE TRACKER ROWS		85	



VICINITY MAP





COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

December 19, 2023

TO: Soyeon Choi
Department of Regional Planning

FROM: Jui Ing Chien *JIC*
Planning and CEQA Section

SUBJECT: **UTILITY SCALE SOLAR FACILITY (RPPL2023005137)**
CONDITIONAL USE PERMIT
49560 230TH STREET W, LANCASTER, CA 93536

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities, and we have no comments. Thank you for including this Department in the review of this document. If you have any questions, please contact me at jchien@parks.lacounty.gov or (626) 588-5317.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



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First District

Holly J. Mitchell
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Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

May 15, 2024

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Soyeon Choi

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2023005137
APN: 3278-025-001

Thank you for the opportunity to review the application and project located at the subject property. This applicant requests to install 5 megawatts (MW) ground-mounted commercial solar and a 5 MW accessory battery energy storage system (BESS) facility located on approximately 29 acres of a 40-acre parcel at the above location.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the clearance of the aforementioned project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

The project would be unmanned, and no employees would report to the project site daily. Project construction and operation would not utilize water facilities. The project would purchase water from a local purveyor. Water used for solar panel and inverter washing will be trucked in from an offsite source. A 10,000-gallon water tank would be installed for fire department use only.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Land Use Program: Wastewater

According to the Los Angeles County Sanitary Sewer Network-Consolidated Sewer Maintenance District, there are no sewer lines within 200 feet of the project.

The California Code of Regulations, Title 8, Section 8397.4 Health and Sanitation, subsection (d)(2)(A) and Table F-2, only when the employer demonstrate that it is not feasible to provide sewer toilets, or when there is a temporary increase in the number of employees for a short duration of time. "The employer shall abide by the requirement of the provision of portable toilets and proper handwashing facilities. Under this section, portable water, soap or waterless skin cleaning agents, and single-use hand towels must be supplied."

Applicant must utilize a permitted Toilet Rental Agency Service in Los Angeles County during construction and/or maintenance activities.

For questions regarding wastewater, please contact Xiomara Santana, Land Use Program at (626) 430-5380 or xsantana@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential air conditioning or refrigeration equipment).

3.1 Exterior Noise
Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

3.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

3.3 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property.

Findings:

The subject site is zoned for residential use and is bordered by West Avenue C 8 to the north, 227th Street W to the east, undeveloped open space, and a residence to the south, and 230th Street W to the west. The immediate southern vacant land was zoned for irrigated farm. The rest of the surrounding lands were zoned for residential and commercial to the south and irrigated farm to the east and west.

Per the applicant, the project site

- a) is owned by the onsite resident.
- b) is relatively flat; therefore, no substantial grading, import, or export of fill would be required.
- c) would consist of constructing solar modules, battery storage, underground electrical conductors, access roads, and fencing.
- d) would install approximately 14,000 solar modules manufactured off-site and delivered by truck.
- e) modules would be mounted on a steel racking system and anchored with steel piers 8 to 10 feet below ground.
- f) battery storage would be comprised in four banks at the southwest corner of the solar panel array. Each bank would be the size of shipping container.
- g) access would be provided via a new driveway constructed from 230th Street W. Access roads would encircle the whole array and bisect the site in a west-east orientation.
- h) would be enclosed with a six-foot chain link fence topped with one-foot barbed wire.
- i) construction to be completed in seven months with activities that include demolition; site preparation (vegetation clearing); grading; paving; system installation, testing and commissioning; and cleanup.

- j) operation would be unmanned and operate year-round. No employees would report to the project site daily.
- k) operations and maintenance activities, during project operations, include but are not limited to, facility monitoring; administration and reporting; remote operations of inverters, battery storage system and other equipment; repair and maintenance of solar facilities; and periodic panel washing.

On December 28, 2023, noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA) on 230 Street W shoulder approximately 50 feet north of 49560 230th St W, the project site owner single-family residence, to determine background noise levels. Measuring background noise assists in determining allowable construction or operational noise levels. If background noise exceeds some or all standards, then the background levels become the new standard.

As shown in Table 5 below, the exterior background noise level results exceeded the residential L1.7 and L0 as well as the commercial L0 noise standard. These exceedances were caused by cars/trucks driving on 230th St W. As a result, the L1.7 and L0 background noise level become the exterior noise standards (see highlighted noise level).

Based on the above findings and the noise TECHNICAL MEMORANDUM submitted by the applicant consultant, Kimley-Horn, the subject site construction and operation activities would not have significant noise impact.

Exterior Noise Standards, dBA											
Area Background	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Residential	1:47 p.m. – 2:47 p.m.	50	38.5	55	41.7	60	46.3	65	65.9	70	83.1
Commercial	1:47 p.m. – 2:47 p.m.	60	38.5	65	41.7	70	46.3	75	65.9	80	83.1

Table 5. Std = Standard dBA that may not exceed the cumulative period.

3.4 Recommendations

3.4.1 Exterior Noise

Operational noise from the subject site needs to be determined and mitigation measures applied as needed prior to permitting the construction.

Be advised that if the activities listed below or additional activities that may create a noise disturbance occur in the future, care must be exercised to refrain from or minimize

such a noise disturbance so as not to impact the nearest residential properties.

1. Vehicle and equipment start-up and idling.
2. Loading/unloading.
3. Alarms.
4. public address (PA) system.
5. solar panels and equipment washing and maintenance.

3.4.2 Construction Noise

Construction noise needs to be determined and addressed. Noise mitigation measures may need to be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.4.3 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust

can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding above comments, please contact Yonas Taye of Public Health, Environmental Hygiene Program at (626) 430-5201 or ytaye@ph.lacounty.gov.

Samuel Dea
May 15, 2024
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If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
1	<p>MM AQ-1: Minimize Exposure to Potential Valley Fever-Containing Dust. Prior to ground disturbance activities, the Applicant must prepare a Dust Control Plan for the Antelope Valley Air Quality Management District (AVAQMD) review, including a Valley Fever Management Plan (VFMP) and training program, to be implemented during construction to address potential risks from <i>Coccidioides immitis</i> by minimizing the potential for unsafe dust exposure during construction. At a minimum, the following dust control measures shall be implemented as part of the VFMP as well as specific measures in Dust Control Plan during project construction:</p> <ul style="list-style-type: none"> An educational Valley Fever Training Handout shall be provided to all onsite construction personnel. The handout shall provide information including, but not limited to, the causes, symptoms, and treatment instructions regarding Valley Fever, including contact information of local health departments and clinics knowledgeable about Valley Fever. Conducting Valley Fever training sessions to educate all Project construction workers regarding appropriate dust management and safety procedures, symptoms of Valley Fever, testing and treatment options. This training must be completed by all workers and visitors (expected to be on-site for more than 2 days) prior to participating in or working in proximity to any ground disturbing activities. Signed documentation of successful completion of the training is to be kept on-site for the duration of construction. Developing a job-specific Job Hazard Analyses (JHA), in accordance with Cal/OSHA regulations, to analyze the risk of worker exposure to dust, and maintain and manage safety supplies identified by the JHA. 	<p>A. Submit a Dust Control Plan to AVAQMD that addresses grading and ground disturbance, construction scheduling, soil stockpiles, water application, soil binding, monitoring, valley fever, and high wind. Provide the County with approved copy of the Dust Control Plan.</p> <p>B. Comply with Dust control Plan and measures while monitoring and keeping records of this mitigation measure. Present records to AVAQMD and the County upon request.</p> <p>C. Provide Valley Fever information and training on personal protective equipment to staff and onsite construction personnel, and</p>	<p>A. Prior to ground disturbance activities. Ground disturbance refers to any activities that may include clearing vegetation, grading, excavation, trenching, and drilling within the Project Site.</p> <p>B. During construction</p> <p>C&D. During construction</p>	Permittee / Construction Manager	County of Los Angeles Department of Regional Planning (LACDRP) / AVAQMD

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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	<ul style="list-style-type: none"> Provide and/or require, if determined to be needed based on the applicable JHA, National Institute for Occupational Safety and Health-approved half-face respirators equipped with a minimum N-95 protection factor for use during worker collocation with surface disturbance activities, following completion of medical evaluations, fit-testing, and proper training on use of respirators. Specific measures addressed in the approved Dust Control Plan that may be related to maintenance and cleaning of equipment, vehicles, construction areas, parking and staging areas, and unpaved access roads. 	<p>present records to AVAQMD and County upon request.</p> <p>D. Implement a Valley Fever Management Plan.</p>			
2	<p>MM BIO-1: Nesting Bird Surveys. To avoid disturbance of nesting and special-status birds, including raptorial species protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF), activities related to the Project construction and decommissioning, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through September 15) to the extent feasible. If construction or decommissioning must begin within the breeding season, then a nesting bird survey shall be conducted no more than seven (7) working days prior to initiation of ground disturbance and vegetation-removal activities. The nesting bird survey shall be conducted within the Project area, plus a 500-foot buffer (0.50-mile for Swainson's hawk), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California desert communities. Construction and decommissioning phasing and/or a lapse in work activity during the nesting season may require subsequent nesting surveys by the biologist. A report of nesting bird survey findings will be provided to the County. Nesting bird surveys shall not required during Operation & Management activities.</p>	<p>A. Schedule vegetation removal outside of bird breeding season, if feasible</p> <p>B. Conduct a pre-construction nesting bird survey during the breeding season</p> <p>C. Retain a qualified biologist.</p> <p>D. Prepare report of nesting bird survey findings</p>	<p>A. Prior to vegetation removal, ground disturbance, construction, or demolition activities</p> <p>B, C, & D. Prior to the commencement of vegetation removal, ground disturbance, construction, demolition activities or site mobilization activities.</p>	Permittee/ Construction Manager	LACDRP

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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	<p>If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary that provides adequate marking but does not disturb the nest itself. All construction personnel shall be notified as to the existence of the buffer zone and instructed to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist. The active nests shall be monitored for a minimum of one hour for passerines and three hours for raptors to determine a baseline of behavior, and shall be avoided by a sufficient buffer, to be determined by the qualified biologist, based on species and Project activities in the vicinity of the nest. After the initial baseline monitoring event, the nest shall be monitored once weekly to determine the stage of the nest. The buffer shall remain in place until the young have fledged or the nest is inactive, to be determined by the qualified biologist.</p> <p>A memorandum shall be prepared at the conclusion of surveys to be submitted to Los Angeles County. The memorandum shall include graphics and figures as necessary to support the results of the survey.</p>				
3	<p>MM BIO-2: Swainson's Hawk (SWHA). If active Swainson's hawk nests are detected within the 0.5 mile buffer, they shall be monitored for a minimum of three hours to determine a baseline of behavior and shall be avoided by a minimum 0.25-mile buffer. After this initial baseline monitoring event, the nest shall be monitored once weekly, including at the initiation of construction activity, to</p>	<p>A, Conduct initial baseline monitoring and recording the event of Swainson's hawk nests and provide the log to the County upon request.</p> <p>B. Further monitoring and recording of the</p>	<p>A. Prior to ground disturbance and construction activities.</p> <p>B. Prior and during construction if active SWHA</p>	Permittee	LACDRP

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	determine the stage of the nest. The nest shall be monitored for at least two hours each week between 7:00 a.m. and 10:00 a.m., and notes on adult behaviors, presumed stage and number of young, and any other breeding behaviors (e.g., copulation, prey deliveries) shall be kept in a field notebook or digital field data collection application. It construction activity is determined to be disturbing the birds, the monitor may increase the buffer width as necessary to alleviate the disturbance. The buffer shall remain in place until the young have fledged or the nest is inactive, to be determined by the qualified biologist. If maintaining appropriate avoidance buffers is infeasible, the Lead Agency/Project proponent shall coordinate with California Department of Fish and Wildlife (CDFW) prior to working within the area(s) to determine next steps.	SWHA nest shall continue as required by this mitigation measure. C. If SWHA nests are detected prior to or during construction, provide notes and records of nest monitoring upon request of the County.	nests are detected D. Prior and during construction		
4	MM BIO-3: Worker Environmental Awareness Training. A qualified biologist shall conduct a worker environmental awareness training (WEAT) program for all persons working on the Project prior to the onset of construction for construction, operation and maintenance, and decommissioning activities. A discussion of the biology and general behavior of any sensitive species which may be in the area, how they may be encountered within the work area, and procedures to follow when they are encountered shall be included in the training. Special-status species, including legal protection, penalties for violations, and Project specific protective measures shall also be discussed. Contact information for the qualified biologist and other useful wildlife-related contacts (e.g., CDFW, venomous snake humane relocation services, etc.) shall be included in the WEAT. Interpretation shall be provided for non- English speaking workers, and the same instruction shall be provided for any new workers prior to on-site Project activity. Copies of the training shall be maintained at the worksite with the Project supervisor, and a handout containing this information shall be distributed for workers to carry on-site. Upon completion of the program, employees shall sign an attendance log stating they attended the program and understand all protective	A. Submit WEAT program to LACDRP upon request. B. Conduct an environmental education program for sensitive biological species that may be in the area C. Maintain copies of the training materials and handouts on-site.	A. Prior to the start of construction B & C. Prior to the start of construction, operation and maintenance, and decommissioning activities	Permittee/ Construction Manager	LACDRP

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	measures. The WEAT shall be sent to the County for review prior to implementation.				
5	MM BIO-4: Trash Receptacles. All trash and waste items generated by construction, operation and maintenance and decommissioning or crew activities shall be properly contained in a covered and locked trash receptacle and/or removed from the Project Site daily. All containers shall be wildlife-proof. This includes biodegradable items, such as apple cores and banana peels, that attract predators such as raccoons and American crows that could prey upon sensitive wildlife species.	Contain and remove trash and waste items generated by construction or crew activities	During construction, operation and maintenance, and decommissioning activities	Permittee/ Construction Manager	LACDRP
6	MM BIO-5: Common and Special-Status Wildlife Awareness. All Project personnel shall visually check for animals in any pipes, culverts, or other open-ended materials and equipment stored on-site for one or more overnight periods prior to moving, burying, or capping to ensure that no animals are present within the materials and equipment. To prevent accidental entrapment of wildlife during constructional phases of the Project (construction, O&M, and decommissioning), all excavated holes, ditches, or trenches greater than six (6) inches deep shall be covered at the end of each workday by suitable materials that cannot be displaced or escape ramps shall be placed in excavations. After opening and before filling, such holes, ditches, and trenches shall be thoroughly inspected for trapped animals. To prevent wildlife entrapment during construction, BMPs (e.g., straw wattles, etc.) shall not contain monofilament netting. All security fencing installed around the Project Site shall meet the standards set forth in Section 20.140.510(E)(3)(c) of the County Code, including the requirement that perimeter fencing shall incorporate small animal permeable design. The bottom of the fence fabric shall be knuckled (wrapped back to form a smooth edge) to protect wildlife that pass under the fence. Larger species will be able to move freely in all directions around the fence, and to prevent bat and raptor entrapment, no barbed wire	Visually check for animals in any materials and equipment stored on-site for one or more overnight periods; install security fencing per County Code standards	During construction activities, operation and maintenance , and decommissioning activities	Permittee/ Construction Manager	LACDRP

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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	shall be installed around the top of the fence. Fences shall be monitored quarterly to ensure that any damage or vandalism is quickly repaired.				
7	<p>MM BIO-6: Burrowing Owl Avoidance. A qualified biologist shall conduct surveys during the survey season immediately prior to construction and decommissioning to assess the presence of burrowing owl on or adjacent to the site. The surveys shall follow the California Burrowing Owl Consortium's (CBOC) Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and the CDFW Staff Report on Burrowing Owl Mitigation (CDFG 2012) or, as applicable to the 2026 survey season and/or subsequent seasons, the latest guidelines acceptable to CDFW.</p> <p>Should burrowing owl individuals or sign at burrows (e.g., whitewash, feathers, pellets, etc.) be detected on the site at any time during construction or decommissioning, including during any pre-construction surveys, work shall stop within 500 meters of the individual or burrow during the breeding season (February 1 – August 31), and within 50 meters of the individual or burrow during the non-breeding season (September 1 – January 31). If burrowing owl or their signs are observed, it shall be reported to the County biologist.. If maintaining the avoidance buffers is infeasible, CDFW shall be notified to determine next steps, which may include additional surveys to determine baseline behavior of the individual and whether nesting is occurring on the site, and/or consultation to determine whether an Incidental Take Permit for burrowing owl is warranted for the Project duration.</p>	<p>A. Conduct burrowing owl surveys</p> <p>B. Stop work within listed buffers if burrowing owl individuals or sign is detected</p> <p>C. Report to County biologist of detection and to determine next steps</p>	<p>A. During survey season immediately prior to construction activities</p> <p>B & C. When burrowing owl individuals or sign are detected during construction or decommissioning.</p>	Permittee/ Construction Manager	LACDRP, CDFW
8	<p>MM BIO-7: Desert Kit Fox. During protocol-level burrowing owl surveys and within 48 hours prior to the onset of construction, a survey shall be performed by a qualified biologist to determine the presence of potential desert kit fox burrows. If no suitable burrows are detected, or no desert kit foxes are detected during remote camera monitoring, no further mitigation would be</p>	<p>A. Conduct desert kit fox surveys</p> <p>B. Prepare Desert Kit Fox Avoidance Plan and submit to County biologist</p>	A. During protocol-level burrowing owl surveys and within 48 hours prior to the onset of construction	Permittee/ Construction Manager	LACDRP, CDFW

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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	required. If occupied desert kit fox dens are detected during the pre-construction survey, a Desert Kit Fox Avoidance Plan shall be prepared and submitted to County biologist, and if required by the County, notify CDFW and provide a copy. The Plan shall include details on the procedures to collapse or block unoccupied dens which shall be developed in consultation with CDFW. Suitably sized dens (6 inches or greater in size) shall be avoided by 200 feet during the desert kit fox pupping season (January 1 – August 31) and 100 feet outside of the pupping season (September 1 – December 31), where feasible. If avoidance is infeasible, camera monitoring shall occur for 3 nights. If no desert kit foxes are detected during the camera monitoring period, the den shall be collapsed according to the Desert Kit Fox Avoidance Plan. If kit foxes are detected during the camera monitoring period, the dens shall be avoided by a 200-foot buffer during the pupping season and a 100-foot buffer outside of the pupping season until the adults and young have left the burrow, as evidenced by weekly biological monitoring to determine if sign is present at the burrow, and camera monitoring for 2 nights weekly to determine occupancy. Avoidance buffers shall be determined in consultation with CDFW, and variances may be allowed with approval from CDFW.		B. When occupied desert kit fox dens are detected during survey.		
9	MM BIO-8: American Badger. During protocol-level burrowing owl surveys and within 48 hours prior to the onset of construction, a survey shall be performed by a qualified biologist to determine the presence of potential American badger burrows. If no suitable burrows are detected, or no American badgers are detected during remote camera monitoring, no further mitigation would be required. If an active American badger den is detected in or within 100 feet of the work area (where accessible) during the preconstruction survey, the den shall be protected with a no disturbance buffer, as determined by a qualified biologist, based on the location of the den and construction activities in the vicinity of the den. If an active den cannot be avoided, a Badger Eviction Plan shall be prepared and submitted to County biologist, and if required by the County, notify CDFW and provide a copy. The	A. Conduct American badger surveys B. If determined that an active den cannot be avoided, prepare American Badger Eviction Plan and submit to County biologist	A. During protocol-level burrowing owl surveys and within 48 hours prior to the onset of construction B. Prior to construction C.	Permittee/ Construction Manager	LACDRP, CDFW

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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	Plan shall describe eviction of American badgers and may include camera station monitoring of burrows to ensure badgers are not inside, and timing of eviction to occur outside of the season that young could be present (March 1 – August 31).				
10	<p>MM BIO-9: Crotch's bumble bee. A qualified biologist, who possesses a Memorandum of Understanding to perform surveys for Crotch's bumble bee, shall perform protocol surveys following the CDFW Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (CDFW 2023) during the appropriate flying season prior to construction to determine if Crotch's bumble bee is present on the Project Site. If no Crotch's bumble bees are detected on the site, no further mitigation would be required. Survey results, including negative findings, shall be submitted to CDFW prior to implementing ground-disturbing activities.</p> <p>If this species is detected foraging within 100 feet of the Project Site (where accessible), nesting surveys shall be conducted to identify active colonies. If an active nest is observed on the Project Site, the nest shall be avoided by a 50-foot buffer. The nest shall be monitored daily by the qualified biologist (for at least 2 hours between 7:00 am and 11:00 am) and the following shall be implemented:</p> <ul style="list-style-type: none"> • If "take" or adverse impacts to Crotch's bumble bee cannot be avoided either during Project construction activities or over the life of the Project, the Project proponent shall consult with CDFW regarding the potential need for take authorization pursuant to Fish and Game Code Section 2081 subdivision (b). • Any floral resource associated with Crotch's bumble bee (i.e. specific plant species that Crotch's bumble bee is observed foraging on, which shall be included in the survey) that will be removed or damaged by the Project shall be replaced on-site, off-site, or 	<p>A. Conduct protocol surveys</p> <p>B. Conduct nesting surveys if this species is detected foraging within 100 feet of the project site.</p> <p>C. Consult with CDFW for take authorization</p> <p>D. If floral resource will be removed or damaged, replace floral resource at a 1:1 ratio or as otherwise determined during any ITP application process.</p> <p>E. If any floral resource is found at the site, replant and manage the floral resources.</p>	<p>A, B & C. Prior to construction.</p> <p>D. Following completion of construction or as indicated by ITP.</p> <p>E. During operation and maintenance,</p>	Permittee/ Construction Manager	LACDRP, CDFW

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	mitigated through the purchase of credits from a CDFW-approved mitigation bank with documented occurrence of Crotch's bumble bee, at a 1:1 ratio or as otherwise determined during any Incidental Take Permit (ITP) application process. Floral resources mitigated through on-site or off-site replacement shall be replaced as close to their original location as is feasible after the Project is constructed. These floral resources shall be maintained during the life of the Project and shall be replanted and managed as needed to ensure the habitat is preserved.				
11	MM BIO-10: Vegetation and Revegetation. To the extent practicable, construction activities shall be performed during the dry season to minimize impacts to soil and native vegetation. Where feasible, rubber-tired vehicles shall be used during construction and grading of Project areas shall be limited the minimum necessary to meet Project objectives. Application of seed shall be limited to that required to meet Project objectives and seed mixes shall be provided to the County biologist for review prior to application.	A. Use rubber-tired vehicles, where feasible B. Provide County with seed mixes	A. During construction activities B. Prior to application of seed mixes	Permittee/ Construction Manager	LACDRP
12	MM BIO-11: Panel Positioning. To minimize "lake effect" related to adverse impacts to bird species, the panels shall be positioned overnight where they last tracked the sun or pre-positioned toward the east to capture sunrise (i.e., panels shall be in a close to vertical position) and provide documentation to the County upon request.	Position panels in a close to vertical position and provide documentation to the County upon request.	During operation	Permittee/ Construction Manager	LACDRP
13	MM CUL-1: Worker Environmental Awareness Program. Prior to the start of ground disturbance, the Permittee shall hire a qualified archaeologist ("Project Archaeologist") to provide the construction crew with on-site training on the proper procedures to follow if cultural resources are uncovered during the Project excavations, site preparation, or other related activities. This Worker Environmental Awareness Program (WEAP) shall include a comprehensive discussion of applicable laws and penalties under the law, samples or visuals of artifacts that might be found in the vicinity of the Project Site, a discussion of what such artifacts	A. Hire a qualified archaeologist to provide the WEAP for anticipated discovery of cultural resources B. Provide training and information to all individuals working on site	A & B. Prior to the start of ground disturbance activities	Permittee/ Construction Manager	LACDRP

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	may look like when partially buried or wholly buried and then freshly exposed, a discussion of what prehistoric and historic-period archaeological deposits look like at the surface and when exposed during construction, and instruction that employees are to halt work in the vicinity of a discovery (within 100 feet). This information may be provided in an informational brochure that outlines reporting procedures in the event of a discovery and shall be provided to all individuals working on site.				
14	MM CUL-2: Unanticipated Discovery of Cultural Resources. In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 100 feet of the find shall halt and the Project Archaeologist shall be contacted immediately to evaluate the resource. If the resource is determined by the Project Archaeologist to be prehistoric, a Native American Monitor(s) shall also be contacted to participate in the evaluation of the resource pursuant to MM TCR-5. If the Project Archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via Project redesign, the Project Archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the Project Archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. If archaeological resources are found and impacts cannot be avoided, the treatment plan and archaeological testing document shall be submitted to the County and the regional repository of the	<p>A. Retain a Native American Monitor(s). See MM TCR-1</p> <p>B. Contact Project Archaeologist should archaeological resources be discovered</p> <p>C. Notify Native American Monitor(s) if the resource is determined to be prehistoric</p> <p>D. Prepare a data recovery plan if archaeological resources are found and impacts cannot be avoided</p> <p>E. Submit documentation to the County and regional repository</p>	<p>A. Prior to construction</p> <p>B, C, D & E. During ground-disturbing activities</p>	Permittee/ Construction Manager	LACDRP

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	California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).				
15	MM CUL-3: Cultural Resources Monitoring. The Project Archaeologist shall be onsite to monitor ground disturbing activities twice a week, or as otherwise determined by the lead agency in consultation with the consulting tribes referenced in MM TCR-1. Ground disturbing activities include clearing vegetation, grubbing, digging, pavement removal, grading, excavation, trenching, plowing, drilling, blasting, potholing/auguring, and stripping topsoil. The Project Archaeologist shall have the authority to increase or decrease the monitoring effort should the monitoring results indicate that a change is warranted. The Project Archaeologist shall consult with the Consulting Tribes (defined below) prior to increasing or decreasing the monitoring schedule. Monitoring requirements shall end once ground disturbing activities are complete.	A. Monitor ground disturbing activities twice a week B. Consult with Consulting Tribes to define monitoring schedule	A & B. During ground disturbing activities	Permittee/ Construction Manager	LACDRP
16	MM CUL-4: Unanticipated Discovery of Paleontological Resources. Prior to start of ground disturbance, the construction crew shall participate in on-site training on the proper procedures to follow if paleontological resources are uncovered during the Project excavations, site preparation, or other related activities. This Worker Environmental Awareness Program (WEAP) shall include a comprehensive discussion of applicable laws and penalties under the law, samples or visuals of artifacts that might be found in the vicinity of the Project Site, a discussion of what paleontological resources may look like when partially buried or wholly buried and then freshly exposed, a discussion of what paleontological resources look like when exposed during construction, and instruction that employees are to halt work in the vicinity of a discovery (within 100 feet). This information may be provided in an informational brochure that outlines reporting procedures in the event of a discovery and should be provided to all individuals working on site. In the event that paleontological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and a qualified paleontologist who meets	A. Conduct a Worker Environmental Awareness Program for unanticipated discovery of paleontological resources B. Contact a qualified paleontologist who meets the Society of Vertebrate Paleontology guidelines C. If the find requires further evaluation and/or extraction, follow the fossil discovery protocols.	A. Prior to the start of ground disturbance activities B & C. During the ground-disturbing activities D. During ground disturbance activities	Permittee/ Construction Manager	LACDRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2023-002405 / CUP NO. RPPL202300513 / ENV NO. RPPL2023005138

#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	<p>the Society of Vertebrate Paleontology guidelines shall be contacted immediately to evaluate the resource. If the find is large enough to warrant further evaluation and/or extraction, then the following fossil "discovery" protocol shall be followed:</p> <ul style="list-style-type: none"> a) The paleontologist shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. b) The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report. c) Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. <p>During ground disturbance activities, the Applicant shall submit a letter to the County for the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.</p>	D. Submit a letter to the County			
17	<p>MM CUL-5: Inadvertent Discovery of Human Remains. If human remains or funerary objects are encountered during construction, all ground disturbance activities within 100 feet of the discovery shall be suspended and the construction manager shall immediately notify the County coroner pursuant to State Health and Safety Code §7050.5. This state code shall be enforced for the duration of the Project. If the human remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC). The NAHC shall identify and immediately notify the Most Likely Descendant (MLD) of the deceased Native American. Within 48</p>	<p>A. Suspend all ground disturbance activities within 100 feet of a discovery if human remains or funerary objects are encountered.</p> <p>B. Notify County coroner</p> <p>C. Coroner to notify</p>	A, B, and C. During construction activities	Permittee/ Construction Manager	LACDRP, MLD and/or Tribal Monitor

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2023-002405 / CUP NO. RPPL202300513 / ENV NO. RPPL2023005138

#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	hours of being granted access to the site, the MLD shall complete the inspection of the site of the discovery and make recommendations to the Applicant/landowner for the treatment or disposition of the human remains and any associated funerary objects. All measures, as required by the County, shall be implemented under the supervision of the MLD and/or Tribal Monitor.	NAHC			
18	MM TCR-1: Tribal Monitor. Prior to the commencement of any ground disturbance activities, the Permittee shall retain a Tribal monitor(s) (Tribal Monitor) who is approved by the Fernandeno Tataviam Band of Mission Indians (FTBMI) and the Yuhaaviatam of San Manuel Nation (YSMN, also known as San Manuel Band of Mission Indians) (the "Consulting Tribes") to provide tribal monitoring/consulting services alongside the Project Archaeologist in accordance with MM CUL-3. The Permittee shall submit a letter to the County of Los Angeles (County) to confirm the name and contact information of the Tribal Monitor(s) who is retained for the Project.	A. Retain Tribal Monitor(s) approved by FTBMI and YSMN B. Submit a letter to County to confirm name and contact information of the Tribal Monitor(s)	A & B. Prior to commencement of any ground disturbance activities	Permittee/ Construction Manager	LACDRP, Tribal Monitors
19	MM TCR-2: Tribal Cultural Resources Monitoring Plan. Prior to the commencement of any ground disturbance activities, the Project Archaeologist, in consultation with the Consulting Tribes shall prepare and submit a Tribal Cultural Resources Monitoring and Treatment Plan (Monitoring and Treatment Plan) to the County for review. The Monitoring and Treatment Plan shall be approved by and the Consulting Tribes before those activities commence and the approved plan shall be submitted to the County. The Monitoring and Treatment Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and shall incorporate measures to mitigate potential impacts to tribal cultural resources as provided in MM TCR-5, below.	Submit a Monitoring and Treatment Plan that is approved by the Consulting Tribes to the County for file record.	Prior to commencement of any ground disturbance activities	Permittee/ Construction Manager	LACDRP
20	MM TCR-3: Worker Environmental Awareness Program (WEAP) Training. Prior to the commencement of any ground disturbance activities, all project construction managers and	A. Project Archaeologist and Tribal Monitor(s) to administer tribal	A. Prior to commencement of any ground	Permittee/ Construction Manager	LACDRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	workers shall attend a tribal cultural resources awareness training. The Project Archaeologist and the Tribal Monitor shall administer the training to inform construction managers and workers about the types of resources that could be encountered; the procedures to follow if tribal cultural resources are discovered; and the potential penalties for failing to adhere to applicable laws and regulations. The procedures include work curtailment or redirection and immediate contact of the on-call archaeologist and, if appropriate, the FTBML and SMBML representative. Construction managers shall maintain a log to document all construction personnel who have completed the training. The log shall be provided to the County upon request within five business days. The training requirement should be stated on all construction plans. The Tribal representatives from the Consulting Tribes shall be allowed to attend and participate in the training. The WEAP required under this measure may be combined with the WEAP described in MM CUL-1.	<p>cultural resources awareness training to all construction managers and workers.</p> <p>B. Log all construction personnel who have completed the training</p> <p>C. Provide log to County upon request within five business days</p>	<p>disturbance activities</p> <p>B&C. Prior to or during ground disturbance activities.</p>		
21	<p>MM TCR-4: Tribal Monitoring. Tribal monitor(s) shall be present onsite to monitor ground disturbing activities based on a schedule coordinated and agreed by the Consulting Tribes or established by the County. Tribal monitor(s) shall monitor ground disturbing activities when the Project Archaeologist is onsite in accordance with MM CUL-3.</p> <p>If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribes by the Permittee, in writing, upon completion of each set of scheduled activities and five (5) days' notice (if possible) shall be submitted to the Tribes by the Permittee, in writing, prior to the start of each set of scheduled activities. The Project Archaeologist and Tribal Monitor shall complete a log documenting all ground disturbance activities monitored, the locations where those activities occurred, the types of soils involved, and any tribal cultural resources</p>	<p>A. Tribal monitor(s) to monitor ground disturbing activities when Project Archaeologist is onsite</p> <p>B. Confirmation of scheduled activities to the Tribes</p> <p>C. Complete log documenting ground disturbance activities, locations, types of soil, and resources encountered</p>	During ground disturbing activities based on schedule coordinated and agreed by the Consulting Tribes	Permittee/ Construction Manager	LACDRP

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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	encountered. Monitoring shall end when ground disturbance activities are completed, or earlier if a Tribal Monitor has determined that the site has a low potential for impacting tribal cultural resources. Within 30 days after monitoring has ended, the Project Archaeologist and Tribal Monitor shall submit the logs to the County and the Permittee shall submit in writing to the Consulting Tribes that all scheduled activities are complete.	D. End monitoring when ground disturbance activities are completed E. Submit logs to the County and Consulting Tribes			
22	<p>MM TCR-5: Discovery of Tribal Cultural Resources. If tribal cultural resources are encountered during construction, all ground disturbance activities within 100 feet of the find shall stop until the Tribal Monitor and the Project Archaeologist can evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. The Project Archaeologist shall develop a research design including a plan to evaluate the resource for significance under CEQA criteria pursuant to Public Resources Code Section 21074. The archaeologist and the Consulting Tribes shall confer regarding the research design, evaluation efforts, and the resource's archaeological significance. If the discovery proves significant as determined by the Project Archaeologist and Consulting Tribes shall recommend appropriate measures subject to County's approval, to mitigate potential impacts to tribal cultural resources. Such measures may include but are not limited to resource avoidance, reburial, and preservation for educational purposes.</p> <p>Should it occur that avoidance, preservation in place, or on-site reburial are not an option for treatment, the Consulting Tribes and Project Archaeologist shall develop a curation agreement to be approved by the County and agreed between landowner and museum. The agreement may include legal and physical transfer of the collections and associated recordation, fees, and maintenance of the collection.</p>	<p>A. Stop ground disturbance activities within 100 feet of the find until the Tribal Monitor and Project Archaeologist can evaluate and construct a barrier</p> <p>B. Develop research design and plan to evaluate the resource</p> <p>C. Recommend appropriate measures to mitigate potential impacts to tribal cultural resources</p> <p>D. Develop curation agreement</p> <p>E. Prepare and submit a final monitoring report</p>	<p>A, B, C, D & E. During construction if tribal resources are encountered</p> <p>F. Within 90 days after monitoring has ended</p>	Permittee/ Construction Manager	LACDRP Tribal Monitor

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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#	Mitigation	Action Required	When Monitoring to Occur	Responsibility Agency or Party	Monitoring Agency or Party
	The Consulting Tribes shall coordinate with the Permittee to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Project Archaeologist shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to the tribes for review and comment. An approved final report shall be submitted to the California Native American Heritage Commission, local CHRIS Information Center, the County, and Consulting Tribes.	F. Submit final report to California Native American Heritage Commission, local CHRIS Information Center, County, and Consulting Tribes			

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

B.3 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"> a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



July 26, 2023

Soyeon Choi
Los Angeles Department of Regional Planning
335A East Avenue K-6
Lancaster, CA 93535

RE: 230th Street Solar + BESS – Application for Conditional Use Permit

Dear Soyeon:

On behalf of RPCA Solar 12, LLC, we submit this letter as a narrative reply to Los Angeles County's "Environmental Checklist (checklist)." Each question from the checklist is repeated below followed by our response in *italics*.

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The subject parcel is within the Antelope Valley West General Plan Area land use designation of "RL10 (Rural Land 10)." Additionally, per the County Rural Preservation Strategy Map, the parcel is located within the "Rural Preserve Area." The proposed project / use is considered a renewable energy production facility. According to the General Plan, renewable energy production facilities are, "...allowed in Rural Land designations without a Plan Amendment" (LU-12, Antelope Valley Area Plan). In other words, the proposed project is consistent with the goals and objectives of the RL10 District, and is an allowed use.

*As a condition for developing a renewable energy production facility in the Rural Preserve Area, applications for such facilities must be consistent with the relevant Goals and Policies of the Area Plan, especially **Goal COS 10**, **Goal COS 13** and **Goal COS 14** and related each Goal's related policies. These Goals along with an explanation of Project conformance and consistency are further described below:*

Goal Cos 10: Diverse energy systems that utilize existing renewable or waste resources to meet future energy demands.

The proposed project is a renewable energy generating facility and directly responds to this goal.

Policy COS 10.1: Encourage the use of non-hazardous materials in all individual renewable energy systems and all utility-scale renewable energy production facilities to prevent the leaching of potentially dangerous run-off materials into the soil and watershed.

PV modules are not at risk of releasing toxins or chemicals to the environment. The main components of standard PV modules are silicon-based semiconductors made of crystalline silicon or thin-film materials. These materials are considered safe and stable for long-term use in solar panels.



Moreover, PV modules do not involve any combustion or chemical reactions during electricity generation, unlike conventional power sources like fossil fuels or nuclear power plants, which can produce harmful byproducts and emissions. The energy conversion process in PV modules is purely physical, relying on the photovoltaic effect to generate electricity when sunlight interacts with the semiconductor material.

Due to these factors, solar panels are considered environmentally friendly and a clean energy source.

Policy COS 10.2: Ensure that all individual renewable energy systems and all utility-scale renewable energy production facilities do not interfere with commercial and military flight operations or communication facilities. Consult with Edwards Air Force Base and U.S. Air Force Plant 42 on all proposed renewable energy projects that require discretionary approval.

The project received a Determination of No Hazard from the FAA on February 15, 2023. The aeronautical study revealed that the proposed structures associated with the project would not exceed obstruction standards and would not be a hazard to air navigation.

Policy COS 10.3: Encourage the safe and orderly development of biomass conversion facilities as an alternative to burning agricultural wastes.

This Policy is inapplicable to this project.

Policy COS 10.4: Promote methane recapture at landfills for purpose of generating energy and reducing fugitive greenhouse gas emissions.

This Policy is inapplicable to this project.

Policy COS 10.5: Encourage the development of emerging energy technologies, such as “solar roads.”

This Policy is inapplicable to this project.

Policy COS 10.6: Encourage the development of Conversion Technologies such as anaerobic digestion and gasification for converting post recycled residual waste into renewable fuels and energy.

The proposed project is a combined solar renewable energy generating and battery energy storage project that is intended to reduce reliance on fossil fuels and improve grid reliability.

Goal COS 13: Utility-scale energy production facilities for offsite use that reduce consumption of nonrenewable resources while minimizing potential impacts on natural resources and existing communities.



The proposed project is a renewable energy generating facility and directly responds to this goal.

Policy COS 13.1: Direct utility-scale renewable energy production facilities, such as solar facilities, to locations where environmental, noise, and visual impacts will be minimized.

The project site is located more than a mile east of the community of Neenach. The proposed project area is currently undeveloped open space and there are no residences (aside from the property owner) within 500-feet of the proposed project fence line. Solar PV projects do not generate excessive noise, and the Project will comply with the County thresholds and requirements defined in the noise ordinance.

Policy COS 13.2: Restrict development of utility-scale wind energy production facilities within the vicinity of Edwards Air Force Base to limit interference with military operations.

The project site is located more than 30-miles west of Edwards Air Force Base and will not adversely impact the safe daily operations at the base.

Policy COS 13.3: Require all utility-scale renewable energy production facilities to develop and implement a decommissioning plan, with full and appropriate financial guarantee instruments that will restore the full site to its natural state upon complete discontinuance of operations and will restore non-operational portions of the site while the remainder continues operating.

Assuming the Conditional Use Permit is approved, the project will prepare and submit a decommissioning plan and financial guarantee at the time the building permit application is made.

Policy COS 13.4: Promote the use of recycled water in utility-scale renewable energy production facilities to limit impacts on the available fresh water supply.

In an effort to conserve water the project will seek a variance to landscaping requirements. Panel washing as part of annual maintenance will utilize recycled water to the extent feasible.

Policy COS 13.5: Where development of utility-scale renewable energy production facilities cannot avoid sensitive biotic communities, require open space dedication within Significant Ecological Areas as a mitigation measure.

No sensitive biotic communities were identified during the biological site investigation.

Policy COS 13.6: Ensure that all utility-scale renewable energy production facilities, such as solar facilities, do not create land use conflicts with adjacent agricultural lands or existing residential areas in the vicinity. Require buffering and appropriate development standards to minimize potential conflicts.

The neighboring parcels and surrounding land uses mostly consist of rural residences and

undeveloped open space. There are also several pre-existing large scale solar projects in the vicinity of the project. As such, the proposed project will not conflict with the dominant surrounding uses.

Policy COS 13.7: Limit the aesthetic impacts of utility-scale renewable energy production facilities to preserve rural character.

Several utility-scale solar PV projects are located in close proximity to the project. The proposed project would be consistent with the general form, line, color, and texture of these pre-existing developments.

Policy COS 13.8: Coordinate with other jurisdictions to plan for utility-scale renewable energy production facilities in order to minimize impacts to sensitive biotic communities and existing residential areas.

This Policy is inapplicable to this project.

Goal COS 14: Energy infrastructure that is sensitive to the scenic qualities of the Antelope Valley and minimizes potential environmental impacts.

Policy COS 14.1: Require that new transmission lines be placed underground whenever physically feasible.

This Policy is inapplicable to this project.

Policy COS 14.2: If new transmission lines cannot feasibly be placed underground due to physical constraints, require that they be collocated with existing transmission lines, or along existing transmission corridors, whenever physically feasible.

This Policy is inapplicable to this project.

Policy COS 14.3: If new transmission lines cannot be feasibly be placed underground or feasibly collocated with existing transmission lines or along existing transmission corridors due to physical constraints, direct new transmission lines to locations where environmental and visual impacts will be minimized.

This Policy is inapplicable to this project.

Policy COS 14.4: Discourage the placement of new transmission lines on undisturbed lands containing sensitive biotic communities.

This Policy is inapplicable to this project.

Policy COS 14.5: Discourage the placement of new transmission lines through existing communities or through properties with existing residential uses.

This Policy is inapplicable to this project.

Policy COS 14.6: Review all proposed transmission line projects for conformity with the Goals and Policies of the Area Plan, including those listed above. When the California Public Utilities Commission is the decision-making authority for these projects, provide comments regarding conformity with the Goals and Policies of the Area Plan.

This Policy is inapplicable to this project.

Policy COS 14.7: Require that electrical power lines in new residential developments be placed underground

This Policy is inapplicable to this project.

B.2 The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

Photovoltaic (PV) technologies and solar inverters are not known to pose any significant health dangers to their neighbors. Solar PV systems are virtually silent and generate no air or water pollution during operation. Concern over solar fire hazards should be limited because only a small portion of materials in the panels are flammable, and those components cannot self-support a significant fire. Furthermore, the closest nearby residence is located more than 500-feet south of the proposed project boundary. At this distance any noise generated as a result of the inverters, transformers, or air HVAC system associated with the battery storage facility would attenuate to an imperceptible volume.

Based on the above, the project will not result in significant adverse impacts to health, peace, comfort or welfare of persons residing in the surrounding area.

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

Many comparative analysis have been prepared to examine whether there is any impact on the value of adjacent properties due to their proximity to a solar farm. Such studies have found, when comparing factors such as sale price and conditions associated with purchase and sale agreement, that there is no measurable and consistent difference in property values adjacent to solar farms compared to similar properties locationally removed from solar projects.

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Solar projects make for quiet, safe, and low maintenance neighbors. The public health and safety benefits of installing these facilities (i.e., reduction in greenhouse gases and improving the reliability of the grid) are significant; and far outweigh any negative impacts.

B.3 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed parcel is adequate to accommodate the proposed project. The project will comply with all dimensional controls such as setbacks, lot coverage, and access. The applicant does request a variance to the landscaping standard. Due to the pre-existing solar projects in the vicinity, the lack of a stable source of water, and the lack of development in the area there is limited justification for a vegetative buffer. The Project will not result in changes to the existing visual character or quality of the current landscape.

B.4 The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

- a. *230th Street would not require upgrade or improvements to facilitate access for construction or operation vehicles. The project requires a relatively small number of pieces of equipment for most construction activities. Maximum weight of construction equipment is likely to have a gross vehicle weight (GVW) of around 36,000 lbs.*
- b. *Construction activities are expected to be completed in 6 to 8 months. Construction is planned to occur during daylight hours, Monday through Friday, and will be conducted consistent with San Bernadino County regulations regarding hours of construction. The number of workers per day will vary according to construction stage, but approximately 15 to 20 workers may be expected during non-peak activities. Approximately, up to 50 workers could be expected during peak construction activities. Peak activities are expected to last no more than 45 days. Workers will park their vehicles within the solar facility site boundary thereby ensuring minimal impact to existing traffic flow along 230th Street. There would be an estimated 2-3 round trips per day during non-peak construction (i.e., delivery of materials and equipment to the Project site); and up to 10-12 round trips per day would be required during peak construction activities. Construction and operation of the proposed project would not require substantial modifications to the County's existing roadway system.*

RP's construction contractor will implement appropriate traffic controls in accordance with the California Vehicle Code and other state and local requirements.

Additionally, the following measures would be implemented:

- *Construction traffic will not block emergency equipment routes.*
- *Construction activities are designed to minimize work on, and use of, local streets.*



- b. By other public or private service facilities as are required.
 - a. *No other private service or facilities are required*

Please don't hesitate to reach out with any questions and/or comments. We look forward to continuing to work with you on this Project.

Sincerely,

RENEWABLE PROPERTIES

A handwritten signature in black ink, appearing to read "SL", with a long horizontal stroke extending to the right.

Stephanie Loucas
Chief Development Officer
415-710-3834

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS: UTILITY-SCALE GROUND-MOUNTED SOLAR FACILITY

Pursuant to County Code Sections [22.158.050](#) (Findings and Decision) and [22.140.510](#) (Renewable Energy), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

E.b.i. That the proposed vegetation required along the facility perimeter fencing sufficiently provides a buffer from adjacent residential and agricultural uses through variable placement and muting of frontage or other sensitive viewsheds so as to provide a natural visual transition between the project and its surroundings.

E.b.ii. That the proposed vegetation sufficiently provides ground cover to the satisfaction of a County biologist.

E.b.iii. That the proposed vegetation sufficiently provides such buffer and ground cover in a timely manner to the satisfaction of a County biologist.

E.a.i. That the project complies with all applicable development standards set forth in County Code Section [22.140.510.E.3](#).

E.a.ii. That the project is sited and designed and will be constructed in such a way to minimize significant impacts to the environment, including birds and bats, through appropriate measures including minimizing proximity to perch sites such as transmission lines and towers.

E.5.a.iii. That the project is sited in such a way to minimize site disturbance, such as grading, brush clearance, and other forms of earthwork.

B.1. That the proposed use will be consistent with the adopted General Plan for the area.

B.2. That the requested use at the location will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

B.3. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

<p>B.4. That the proposed site is adequately served:</p> <ul style="list-style-type: none"> a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

- E.b.i. That the proposed vegetation required along the facility perimeter fencing sufficiently provides a buffer from adjacent residential and agricultural uses through variable placement and muting of frontage or other sensitive viewsheds so as to provide a natural visual transition between the project and its surroundings.**

The project proposes a 10-foot landscape buffer between the fence and the access road on the western and northern boundaries of the project site. The landscape buffer includes various shrubs like the big sagebrush (*Artemisia Tridentata*), brittlebush (*Encelia Farinosa*), California buckwheat (*Eriogonum Fasciculatum*), California matchweed (*Gutierrezia Californica*), Tecate cypress (*Hesperocyparis forbesii*), and California cudweed (*Pseudognaphalium Californicum*). The shrubs have low or very low WUCOLs. A Conceptual Landscape Plan will be provided as part of the CUP application for review. The eastern and southern boundaries of the project site would be screened from the surrounding vicinity by the perimeter fence.

- E.b.ii. That the proposed vegetation sufficiently provides ground cover to the satisfaction of a County biologist.**

The project would provide vegetation only in the landscape buffer fronting 230th Street West and West Avenue C8. Sufficient ground cover would not be necessary across the remainder of the project site as the solar arrays would require vertical clearance such that vegetation would not grow above the arrays.

- E.b.iii. That the proposed vegetation sufficiently provides such buffer and ground cover in a timely manner to the satisfaction of a County biologist.**

The project would provide a landscape buffer but would not provide ground cover vegetation that would grow above the arrays.

- E.a.i. That the project complies with all applicable development standards set forth in Section 22.140.150.E.3.**

Section 22.140.150.E.3 applies to Zones C-RU (Rural Commercial) and MXD-RU (Rural Mixed Use Development Zone) for cargo shipping containers on a lot for storage purposes. The project is located on land zoned A-2-2 (Heavy Agricultural) and would not store cargo shipping containers on site. Therefore, development standards set forth in Section 22.140.150.E.3 would not apply.

- E.a.ii. That the project is sited and designed and will be constructed in such a way to minimize significant impacts to the environment, including birds and bats, through appropriate measures including minimizing proximity to perch sites such as transmission lines and towers.**

The project site is located on a relatively flat site that is comprised of undeveloped open space except for a rural residence/single-family home on the southwest portion of the site. The project would add limited new impervious surface area and would be designed such that there would be no increased or decreased baseline stormwater flow on- or off-site. Stormwater would be managed on-site and would meet all applicable water quality and waste discharge requirements.

The project would implement mitigation measures to minimize significant impacts to the environment, including pre-construction surveys for nesting birds, specificities regarding trash receptacles, wildlife inspection during construction activities, and worker environmental awareness training to the extent feasible, as recommended by and further described in the Biological Resources Assessment prepared for the project by Kleinfelder. The project would interconnect to Southern California Edison's pre-existing electrical distribution system located adjacent from the site. Therefore, no transmission lines or towers would be installed as part of the project.

E.5.a.iii. That the project is sited in such a way to minimize site disturbance, such as grading, brush clearance, and other forms of earthwork.

The project site is relatively flat; therefore, no substantial grading, import, or export of fill would be required to accommodate the project. The project would be designed to limit grading to access roads and inverter pads. Clearing will be limited to mowing and not scraping or grubbing so as to preserve root structure and to maintain soil stabilization.

B.1. That the proposed use will be consistent with the adopted General Plan for the area.

The proposed parcel is comprised of undeveloped open space except for a rural residence/single-family home. The proposed parcel is within the Antelope Valley West General Plan Area land use designation of RL10 (Rural Land 10). Additionally, per the County Rural Preservation Strategy Map, the parcel is located within the "Rural Preserve Area." The proposed use would be consistent with the Rural Land designation, which allows for renewable energy production facilities. The proposed use would not conflict with the goals and policies of the County of Los Angeles General Plan or the Antelope Valley West General Plan.

B.2. That the requested use at the location will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

The requested use is a solar facility that would be unmanned during operations except for periodic maintenance. Potential impacts to those residing or working in the surrounding area will be further analyzed in detailed technical analyses performed pursuant to the California Environmental Quality Act (CEQA) for the Project prior to the issuance of the Conditional Use Permit and building permits. Through the CEQA review process, mitigation measures will be developed as necessary to reduce any potential significant impacts to a less than significant level.

Photovoltaic (PV) technologies and solar inverters are not known to pose any significant health dangers to their neighbors. Solar PV systems are virtually silent and emit little air or water pollution during operation. Concern over solar fire hazards should be limited because only a small portion of materials in the panels are flammable, and those components cannot self-support a significant fire.

The site is relatively flat, and several large-scale solar projects exist in the vicinity of the project; therefore, the Project proposes a use that would be consistent with the general form, line, color, and texture (i.e., existing visual character) of the nearby uses. Additionally, the project is located more than one mile southwest of Lancaster Road, which is designated as a Class 2 locally scenic road by Los Angeles County. Given the low height of the Project (less than 20 feet tall), the project would not be visible from Lancaster Road. Lastly, upon decommissioning, the site would be available for redevelopment or any other passive or active land use allowed by the ordinance and preferred by the landowner. Therefore, the project is expected to conform with the dominant visual character of the surrounding general area and would not result in adverse impacts to existing visual quality.

Construction activities would result in a temporary increase in air and greenhouse gas (GHG) emissions and noise levels. However, the project would introduce an additional source of renewably generated energy and support the State and County's goals of reducing GHG emissions pursuant to Statewide policies and regulations. Regarding noise, the closest nearby residence is located more than 500 feet south of the proposed project boundary. At this distance any noise generated as a result of the inverters, transformers, or air HVAC system associated with the battery storage facility would attenuate to an imperceptible volume. The project would be required to comply with applicable standards and regulations

from the South Coast Air Quality Management District (SCAQMD) and the Los Angeles County Noise Control Ordinance.

Regarding traffic/transportation, during operations, the project would be unmanned, and no employees would report to the facility on a daily basis. Operations and maintenance personnel are expected to visit the site approximately six times a year for routine electrical maintenance, panel washing, and vegetation control. Such visits would be made via light duty pickup trucks and passenger vehicles. Project operations are not expected to result in a perceptible increase in traffic.

Based on the above, the project is not expected to result in significant adverse impacts to health, peace, comfort or welfare of persons residing in the surrounding area.

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

Many comparative analyses have been prepared to examine whether there is any impact on the value of adjacent properties due to their proximity to a solar farm. Such studies have found, when comparing factors such as sale price and conditions associated with purchase and sale agreement, that there is no measurable and consistent difference in property values adjacent to solar farms compared to similar properties locationally removed from solar projects. Therefore, the project is not anticipated to result in significant impacts to persons in the surrounding area in a manner that would be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

The proposed solar facility would not impact surrounding properties or persons in a manner that could jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The proposed use would be consistent with the Heavy Agriculture (A-2-2) Zone, which allows for solar energy facilities in accordance with the Los Angeles County Zoning Code. Additionally, see B.2.a above. This determination is supported by the numerous operating solar projects have been constructed throughout the County and those in compliance with all applicable rules and regulations have not induced any impacts to public health, safety, or general welfare to the public.

B.3. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed parcel is adequate in size, shape and topography to accommodate the project. The project would comply with all dimensional controls such as setbacks, lot coverage, and access in accordance with Title 22, Chapter 140.510 of the Los Angeles County Code with one variance. In an effort to conserve water, the project will seek a variance to Subsection (E)(3)(c)(vii) of the Los Angeles County Renewable Energy Ordinance, which outlines landscape buffer requirements. Due to the pre-existing solar projects in the vicinity, the lack of a stable source of water, and the lack of development in the area, there is limited justification for a vegetative buffer.

B.4. That the proposed site is adequately served:

a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

230th Street would not require upgrade or improvements to facilitate access for construction or operation vehicles. The Project requires a relatively small number of pieces of equipment for most construction activities. Maximum weight of construction equipment is likely to have a gross vehicle weight of around 36,000 pounds.

Construction activities are expected to be completed in 6 to 9 months. Construction is planned to occur during daylight hours, Monday through Friday, and would be conducted consistent with Los Angeles County regulations regarding hours of construction. The number of workers per day would vary according to construction stage. Approximately, up to 50 workers could be expected during peak construction activities. Peak activities are expected to last no more than 45 days. Workers would park their vehicles within the solar facility site boundary thereby ensuring minimal impact to existing traffic flow along 230th Street. Construction and operation of the proposed Project would not require substantial modifications to the County's existing roadway system.

The Applicant's construction contractor would implement appropriate traffic controls in accordance with the California Vehicle Code and other State and local requirements. Additionally, measures would be implemented to ensure that construction traffic would not block emergency equipment routes, and that construction activities would be designed to minimize work on, and use of, local streets.

During operations, the project would be remotely operated and would anticipate operations and maintenance personnel to visit the site approximately six times per year. These operational trips would not result in a perceptible increase in traffic and given the low number of trips and light duty nature of maintenance equipment, no improvements would be needed for the highways and streets.

b. By other public or private service facilities as are required.

The project would not require extension of natural gas service or use of propane. The project would be adequately served by electricity during construction and would generate its own electricity during operations.

During project construction, non-potable water would be required for common construction-related purposes, including but not limited to dust suppression, soil compaction, and grading. No new water infrastructure would be proposed during project construction. Project construction would generate temporary and limited wastewater as a result of on-site construction workers. The wastewater generated would be collected at the on-site mobile sanitation facilities and then transported to a nearby wastewater disposal facility. In the event that additional wastewater is generated from construction activities, wastewater would be stored in an onsite tank system and would be disposed of at an approved wastewater treatment facility.

For operations, the project would be unmanned and would not produce wastewater. Additionally, no potable water sources would be required for the project. Water would be trucked in from an offsite source for panel washing as necessary. Because solar panels are susceptible to damage and become inefficient with the use of poor-quality water, the purchase of high-quality water or the process of filtering water on-site may be necessary. Approximately 0.3 acre-feet (AF) of water per year would be utilized for washing panels and inverters and for irrigation to establish the landscape buffer. The landscaped areas will be watered by hand and truck or by a temporary irrigation system for a period of one year until establishment.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 10, 2025
PROJECT NUMBER: PRJ2023-002405-(5)
PERMIT NUMBER(S): CUP RPPL2023005137
Environmental Plan RPPL2023005138
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 49560 230th Street West, Lancaster
OWNER: Amilcar and Debra Badano Trust
APPLICANT: Renewable Properties, LLC
CASE PLANNER: Soyeon Choi, Senior Regional Planner
schoi@planning.lacounty.gov

Los Angeles County ("County") completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. The Initial Study indicated that the project could potentially result in significant adverse effects on the environment, but those effects would be avoided or reduced to a less than significant level through project design modification and/or implementation of the recommended feasible mitigation measures. Therefore, the County proposes that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). Accordingly, the Mitigation Monitoring & Reporting Program (MMRP) signed by the applicant is enclosed.

Attached: Initial Study – MMRP (See Exhibit F)