

RESOLUTION NO. 12-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION DECISION BY DENYING THE APPEAL FOR CONDITIONAL USE PERMIT NO. 11-07, A REQUEST TO CONSTRUCT A 10-MEGAWATT (MW) PHOTOVOLTAIC SOLAR ELECTRIC GENERATING FACILITY IN THE RURAL RESIDENTIAL (RR-2.5) ZONE

WHEREAS, a conditional use permit has been requested by Silverado Power, LLC, to allow the construction and operation of a 10 MW photovoltaic solar electric generating facility on approximately 40± gross acres located at the southeast corner of Avenue J and 110<sup>th</sup> Street West in the Rural Residential 2.5 (RR-2.5) Zone as shown on the attached site plan; and

WHEREAS, an application for the above-described conditional use permit has been filed pursuant to the regulations contained in Article I of Chapter 17.32 and Chapter 17.42 of the Lancaster Municipal Code; and

WHEREAS, notice of intent to consider the granting of a Conditional Use Permit was given as required in Section 17.24.110 of the Zoning Ordinance and Section 65854 and 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended that the Conditional Use Permit be approved; and

WHEREAS, public notice was provided as required by law and a public hearing was held on September 17, 2012, and October 23, 2012; and

WHEREAS, this Council hereby certifies that it has reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, this Council hereby finds, pursuant to Section 21082.1 of the Public Resource Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgement of the City of Lancaster; and

WHEREAS, this Council hereby finds that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit "A"; and

WHEREAS, this Council based on evidence in the record, hereby adopts the following findings in approval of this Conditional Use Permit:

1. The proposed use would be located on 40± gross acres at the southeast corner of Avenue J and 110<sup>th</sup> Street West, and will be in conformance with the General Plan land use designation of Non-Urban Residential.
2. The proposed project is a 10-megawatt photovoltaic solar electric generation facility with a conditional use permit, which is consistent with General Plan Policy 3.6.6 that states “consider and promote the use of alternative energy such as wind energy and solar energy.”
3. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, comfort, or welfare of persons living in the surrounding area, because the proposed use will be screened from the surrounding residential uses by landscaping and the panels and trackers are silent.
  - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because City development standards will be met and any necessary parking is provided. The proposed panels are approximately 10 feet in height and would not exceed a maximum of 14 feet, which is under the maximum height regulations for the Rural Residential zones, and are designed with adequate setbacks from the adjacent streets.
  - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because adequate sewer, water, drainage, and improvements for solar developments will be part of the project.
4. The proposed use will not adversely affect nearby residents because the proposed use would be screened by landscaping, the maximum height of the panels would be 14 feet but is likely to be substantially lower, the panels and trackers are not noise generators, and there is limited vehicle traffic that would occur once construction has been completed.
5. The proposed site is adequate in size and shape to accommodate the photovoltaic solar electric generation facility, landscaping, and other development features prescribed in the Zoning Ordinance or as otherwise required in order to integrate said use with the uses in the surrounding area.
6. The proposed site is adequately served:
  - a. By Avenue J and 110<sup>th</sup> Street West, which are of sufficient width and improved as necessary to carry the anticipated daily vehicle trips such use would generate; and
  - b. By other public and private service facilities, including water, fire and police services as required and necessary for photovoltaic solar facilities.

7. The proposed use will not result in a significant effect on the environment, because all potential impacts have been found to be less than significant with the inclusion of mitigation measures as noted in the environmental review section of the Planning Commission staff report prepared for this project.

NOW, THEREFORE, BE IT RESOLVED:

WHEREAS, this Council, after considering all the evidence presented, hereby denies the appeal and upholds the Planning Commission approval of Conditional Use Permit No. 11-07.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

\_\_\_\_\_  
R. REX PARRIS  
Mayor  
City of Lancaster

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )        ss  
CITY OF LANCASTER                    )

CERTIFICATION OF RESOLUTION  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_, City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 12-64, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

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**MITIGATION MONITORING PLAN (Exhibit A)  
Conditional Use Permit (CUP) 11-07**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date Remarks
<b>BIOLOGICAL RESOURCES</b>						
1.	A pre-construction burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a biologist advising that the site is free of burrowing owls.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		
2.	A pre-construction coast horned lizard survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If coast horned lizards are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a biologist advising that the site is free of coast horned lizards.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		
3.	The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a letter from CDFG stating a Streambed Alteration Agreement is not required or a copy of the Agreement.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		
4.	The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g.,	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a letter from	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
REMARKS						
	grading, etc.).	Lahontan stating a Report of Waste Discharge is not required or a copy of the Agreement.				
<b>GEOLOGY AND SOILS</b>						
5.	A Dust Control Plan in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403 shall be submitted prior to the start of grading/construction activities.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a copy of the Dust Control Plan.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department/ Engineering responsible for reviewing report.		
<b>NOISE</b>						
6.	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.	During construction	Field inspection	Building and Safety		
7.	The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.	During construction	Field inspection	Building and Safety		
8.	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction	Field inspection	Building and Safety		
9.	Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.	During construction	Field inspection	Building and Safety		

**MITIGATION MONITORING PLAN (Exhibit A)  
 Conditional Use Permit (CUP) 11-07**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
10.	The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.	During construction	Field inspection	Building and Safety			
11.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspection	Building and Safety			
12.	All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating conditions that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.	During construction	Field inspection	Building and Safety			

**PLANNING COMMISSION ACTION:**

**AGENDA ITEM:** 3.

APPROVED (6-0-0-1) (ABSENT: Malhi)

**DATE:** 09-17-12

**STAFF REPORT**

**CONDITIONAL USE PERMIT NO. 11-07**

DATE: September 17, 2012

TO: Lancaster Planning Commission

FROM: Planning Department *BL*

APPLICANT: Silverado Power, LLC

LOCATION: 40± gross acres at the southeast corner of 110<sup>th</sup> Street West and Avenue J

REQUEST: Construction of a 10 megawatt (MW) photovoltaic solar electric generating facility in the Rural Residential 2.5 (RR-2.5) Zone

RECOMMENDATION: Adopt Resolution No. 12-14 approving Conditional Use Permit No. 11-07

BACKGROUND: On June 18, 2012, the Planning Commission granted a 60-day continuance to the August 20, 2012, Planning Commission meeting in order address concerns that had been brought to the attention of Silverado Power, LLC.

On August 20, 2012, the Planning Commission continued the hearing to September 17, 2012 in order to allow the Planning Commissioners the opportunity to visit the project site, as well as other solar projects in the vicinity.

GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE: The subject location is designated NU (Non-Urban Residential) by the General Plan and zoned RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres) and is vacant. The General Plan designation, zoning, and land use of the surrounding properties are as follows:



	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>LAND USE</u>
NORTH	County	A -2-2 (Heavy Agricultural)	Single Family Residences
EAST	UR-SP (Urban Residential with a Specific Plan Overlay)	SP (Specific Plan)	Vacant
SOUTH	UR-SP	SP	Vacant
WEST	County	A-2-5 (Heavy Agricultural)	Vacant

PUBLIC IMPROVEMENTS: Avenue J forms the northern boundary of the project site, and 110<sup>th</sup> Street West forms the western boundary of the project site. Both of these roads are improved with one travel lane in each direction. No other roadways are located near the project site.

ENVIRONMENTAL REVIEW: Review of pertinent environmental documents has disclosed no significant adverse impacts from the proposed project after mitigation measures have been applied. Potential effects are discussed more fully in the attached Initial Study. The Initial Study prepared for the proposed project was sent to the State Clearinghouse (SCH# 2012051050) for public review. This 30-day public review period ended on June 14, 2012. Comments from several property owners, the California Department of Fish and Game, and the Native American Heritage Commission have been received regarding this project. A copy of the comment letters and staff responses is attached. Based on this information, staff has determined that a Mitigated Negative Declaration is warranted. Notice of Intent to prepare a Mitigated Negative Declaration has been legally advertised.

Effective January 1, 1991, applicants whose projects have the potential to result in the loss of fish, wildlife, or habitat through urbanization and/or land use conversion are required to pay filing fees as set forth under Section 711.4 of the Fish and Game Code. Pursuant to Section 21089(b) of the Public Resources Code, the approval of a project is not valid, and no development right is vested, until such fees are paid.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 1,500-foot radius of the project, posted in three places, posted on the subject property, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The applicant, Silverado Power LLC, is requesting a conditional use permit for the construction and operation of a photovoltaic (PV) solar electric energy generating facility in a Rural Residential Zone. The proposed project consists of rows of PV panels, which would either be fixed or on trackers. These panels would generate 10 megawatts (MW) of electricity. According to Section 17.080.70.DD of the Lancaster Municipal Code, a conditional use permit is required for the construction and operation of a solar plant in a Rural Residential Zone.

The City of Lancaster has determined that the development and use of alternative energy is beneficial to the community, and this determination is evident in the decisions made by the City

Council. The City Council has implemented several solar and wind energy programs/ordinances, has installed solar panels on City facilities, and has moved to become a provider of solar generated electricity to local school districts and other entities. Additionally, the City's General Plan has several objectives/policies pertaining to alternative energy. These objectives/policies address the need to develop new sources of energy as well as reduce energy consumption. The proposed project is consistent with the City's goals as addressed in Policy 3.6.6, "Consider and promote the use of alternative energy such as wind energy and solar energy," and Specific Action 3.6.6(a), "Work with utility companies and private enterprises in their efforts to incorporate alternative energy resources including...solar energy".

The project site is vacant and is zoned RR-2.5. The proposed project would operate year-round, producing a total of 10 MW of renewable electric power during daytime hours. Power generated by the proposed project would be sold to Southern California Edison. The proposed project consists of rows of photovoltaic panels. These panels would either be fixed or mounted on trackers (single or dual axis), depending upon the chosen technology. These photovoltaic panels would convert sunlight directly into electrical energy without the use of heat transfer fluid or cooling water. Six inverter/electrical equipment pads would be located throughout the project site. A substation would be located on the northeastern portion of the project site, and would feed the electricity to the Antelope Substation located at 90<sup>th</sup> Street West and Avenue J, via a gen-tie line. A chain-link fence would surround the project site, and a 10-foot landscaped area would be provided between the fence and property line to screen the development from the surrounding uses. Access to the project site would be provided via a gate on Avenue J.

Irrevocable offers of dedication would be provided for Avenue J, Avenue J-4, 110<sup>th</sup> Street West, and 107<sup>th</sup> Street West. Avenue J and 110<sup>th</sup> Street West would be dedicated at 50 feet from centerline; Avenue J-8 and 107<sup>th</sup> Street West would be dedicated at 32 feet from centerline.

A Master Plan of Drainage facility is proposed to run through the southeastern corner of the project site. This earthen channel is proposed to be 50-feet wide and 7-feet deep. The applicant shall provide an irrevocable offer of dedication for this future facility.

The proposed project has the potential to impact views from the surrounding roads and nearby residences. The photovoltaic panels would be approximately 10 feet high, with a maximum height of 14 feet. The height of the panels is dependent upon the specific technology chosen by the applicant. While the views of the project site would change, the development would not impede long-range views. Additionally, the project site would be fenced and landscaped around the entire perimeter.

The proposed project would generate environmental impacts during construction with respect to biological resources, geology/soils, and noise. The construction of the proposed project has the potential to impact burrowing owls and coast horned lizards during vegetation removal and grading operations. The applicant is required to conduct pre-construction burrowing owl and coast horned lizard surveys prior to the issuance of any permits. In the event that either species are encountered on the project site during the surveys, the applicant shall coordinate with the California Department

of Fish and Game (CDFG) to determine the appropriate procedures/mitigation. Additionally, there are several swales located on the project site. These swales do not contain riparian vegetation or riparian habitat. However, the CDFG or the Regional Water Quality Control Board (Lahontan) could claim jurisdiction over the swales as Waters of the State or the Porter-Cologne Act, respectively. The applicant is required to coordinate with both agencies, and obtain a Streambed Alteration Agreement and/or Report of Waste Discharge permit, if deemed necessary. Therefore, potential impacts would be less than significant.

The applicant is required to prepare and implement a dust control plan in accordance with AVAQMD Rule 403, which would ensure that impacts from dust during construction are minimal.

Construction of the proposed project would generate noise, which has the potential to impact surrounding land uses including the three residences/ranches located on the north side of Avenue J. Mitigation measures are required, which would reduce noise impacts to a less than significant level. Minimal amounts of noise would be generated by the operation of the proposed project and only during routine maintenance, as the panels and any tracking system would be silent. Most of the time the facility would be remotely operated, and no noise would be generated.

Therefore, staff is recommending that the Commission approve the conditional use permit subject to the proposed conditions, based on the site having sufficient area to accommodate the proposed development, adequate access and services being available for the use, and the lack of significant adverse effects on the surrounding area.

Respectfully submitted,

  
\_\_\_\_\_  
Jocelyn Swain, Associate Planner - Environmental

cc: Applicant  
Engineer

## RESOLUTION NO. 12-14

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 11-07

WHEREAS, a conditional use permit has been requested by Silverado Power, LLC, to allow the construction and operation of a 10 MW photovoltaic solar electric generating facility on approximately 40± gross acres located at the southeast corner Avenue J and 110<sup>th</sup> Street West in the Rural Residential 2.5 Zone as shown on the attached site plan; and

WHEREAS, an application for the above-described conditional use permit has been filed pursuant to the regulations contained in Article I of Chapter 17.32 and Chapter 17.42 of the Lancaster Municipal Code; and

WHEREAS, a notice of intent to consider the granting of a Conditional Use Permit has been given as required in Article V of Chapter 17.32 of the Lancaster Municipal Code, and in Section 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, this Commission hereby finds, pursuant to Section 21082.1 of the Public Resource Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby finds that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit "A"; and

WHEREAS, public notice was provided as required by law and a public hearing was held on September 17, 2012; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this application:

1. The proposed use would be located on 40± gross acres at the southeast corner of Avenue J and 110<sup>th</sup> Street West, and will be in conformance with the General Plan land use designation of Non-Urban Residential.

2. The proposed project is a 10-megawatt photovoltaic solar electric generation facility with a conditional use permit, which is consistent with General Plan Policy 3.6.6 that states, “consider and promote the use of alternative energy such as wind energy and solar energy.”
3. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, comfort, or welfare of persons living in the surrounding area, because the proposed use will be screened from the surrounding residential uses by landscaping and the panels and trackers are silent.
  - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because City development standards will be met and adequate parking is provided. The proposed panels are approximately 10 feet in height and would not exceed a maximum of 14 feet, which is under the maximum height regulations of the Rural Residential zones, and are designed with adequate setbacks from the adjacent street.
  - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because adequate sewer, water, drainage, and improvements will be part of the project.
4. The proposed use will not adversely affect nearby residents, because the proposed use would be screened by landscaping, the maximum height of the panels are 14 feet, the panels and trackers are not noise generators, and there is limited vehicle traffic that would occur once construction has been completed.
5. The proposed site is adequate in size and shape to accommodate the photovoltaic solar electric generation facility, landscaping, and other development features prescribed in the Zoning Ordinance or as otherwise required in order to integrate said use with the use in the surrounding areas.
6. The proposed site is adequately served:
  - a. By Avenue J and 110<sup>th</sup> Street West, which are of sufficient width and improved as necessary to carry the anticipated daily vehicle trips such use would generate; and
  - b. By other public and private service facilities, including sewer, water, fire, and police services as required.
7. The proposed use will not result in a significant effect on the environment, because all potential impacts have been found to be less than significant with the inclusion of mitigation measures as noted in the environmental review section of the staff report prepared for this project.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby approves the Mitigated Negative Declaration prepared for this project with the finding that although the proposed Conditional Use Permit could have a significant effect on the environment, there will not be a significant effect on the environment after mitigation measures have been applied to the project.

2. This Commission hereby adopts the Mitigation Monitoring Program, Exhibit "A".

3. This Commission hereby approves Conditional Use Permit No. 11-07, subject to the conditions attached hereto and incorporated herein.

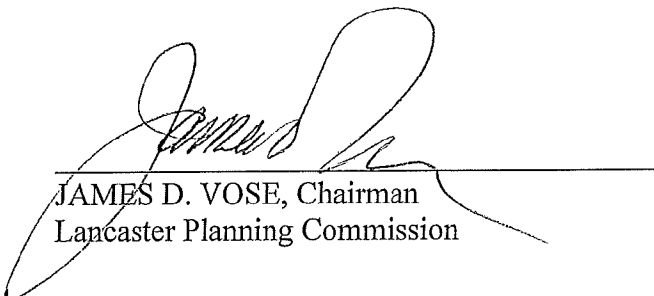
PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of September 2012, by the following vote:

AYES: Commissioners Cook, Harvey, Smith, Terracciano, Vice Chairman Hall, and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Malhi.



JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Planning Director  
City of Lancaster



90th Street West



Antelope  
Substation

Avenue J

Avenue K

CUP 11-07

110th Street West

**ATTACHMENT TO PC RESOLUTION NO. 12-14**  
**CONDITIONAL USE PERMIT NO. 11-07**  
**CONDITIONS LIST**  
**September 17, 2012**

**GENERAL ADVISORY**

1. All standard conditions as set forth in Planning Commission Resolution No. 10-23 shall apply, except Condition Nos. 47, 48, and 49.
2. Applicant shall comply with the requirements of California Sales and Use Tax Regulation 1699, subpart (h), Regulation 1699.6 and Regulation 1802, subparts (c) and (d), respectively, and shall cooperate with the City regarding their direct and indirect purchases and leases to ensure compliance with the above sections, including, if necessary, the formation and use of buying companies, and the direct reporting of purchases of over \$500,000.
3. Per the direction of the Planning Director, no unscreened outdoor storage of any kind would be allowed on the site.
4. Per the direction of the Planning Director, barbed wire is acceptable on the top of the fence to provide site security, but not razor wire.
5. The applicant shall provide restroom facilities for use by maintenance staff.

**ADDITIONAL CONDITIONS**

6. Per the direction of the Director of Public Works, dedicate the following right-of-way for streets:
  - Avenue J at 50 feet from centerline
  - 110<sup>th</sup> Street West at 50 feet from centerline
7. Per the direction of the Director of Public Works, grant an irrevocable offer of dedication for the following streets:
  - Avenue J-4 at 32 feet from centerline
  - 107<sup>th</sup> Street West at 32 feet from centerline
8. Per the direction of the Director of Public Works, grant an irrevocable offer of dedication for the future 50-foot Master Planned Drainage channel located at the southeast corner of the project site.
9. Per the direction of the Director of Public Works, the applicant shall pave any driveways that take access from any of the paved streets.
10. Per the direction of the Director of Public Works, the applicant shall obtain a right-of-way agreement for the generation-tie line from the project site to the Antelope Substation.



11. Per the direction of the Planning Director, the applicant shall install a 10-foot wide landscaped planter along the perimeter of the project site for screening purposes.
12. Per the direction of the Director of Public Works, any public street surfaces damaged by construction traffic shall be restored to its pre-existing condition.
13. The applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City concerning this conditional use permit, and the use(s) and development permitted by its approval. The City shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the applicant or fails to cooperate fully in the defense.

#### **MITIGATION MEASURES**

14. A pre-construction burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.
15. A pre-construction coast horned lizard survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If coast horned lizards are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.
16. The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).
17. The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).
18. A Dust Control Plan in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403 shall be submitted prior to the start of grading/construction activities.
19. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.

Conditions List

Attachment to PC Resolution No. 12-14

Conditional Use Permit No. 11-07

September 17, 2012

Page 3

20. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.
21. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
22. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
23. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
24. No project-related public address or music system shall be audible at any adjacent receptor.
25. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.

## RESOLUTION NO. 10-23

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING CERTAIN STANDARDIZED CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMITS

WHEREAS, the Planning Department staff presented to the Planning Commission a list of forty-nine (49) conditions which are applied to Conditional Use Permits when they are approved by said Commission; and

WHEREAS, the staff explained to the Commission that since these are standard conditions for almost all use permits, it might be more appropriate to adopt them by resolution for reference purposes as it would save staff time in preparing the reports and Commission time in hearing said reports; and

WHEREAS, it was further explained by staff that adoption of these standard conditions and incorporating by reference would be a more efficient and consistent approach to applying said conditions to the use permits approved by the Commission; and

WHEREAS, after discussion, it was the consensus of the Commission that it would be in the best interest of all concerned that the above-mentioned conditions of approval be adopted by resolution and referred to by resolution number for all Conditional Use Permits;

NOW, THEREFORE THE LANCASTER PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

The Planning Commission hereby establishes the following conditions of approval as standard conditions to be used by reference in conjunction with all Conditional Use Permit approvals.

1. Unless otherwise indicated herein, the development of the site shall be in substantial conformance with approved site plans on file in the Planning Department.
2. This Conditional Use Permit must be used within two (2) years from the date of approval; the Conditional Use Permit will expire. The applicant may, not less than sixty (60) days prior to the expiration date, request a total of three one-(1)-year extensions in writing to the Planning Director. Modifications to the plan, including timing of on and off site improvements that do not raise significant new issues or extend the overall time frame beyond the approval period may be approved by the Planning Director

NOTE: Issuance of building permits, installation of off-site improvements, and grading of the site do not constitute "use" of the conditional use permit. Under the Zoning Ordinance, construction or other development authorized by the conditional use permit must have commenced. Generally, the City requires that the slab of a major building in the project be poured and inspected in order to consider the permit used, although the circumstances of each case may vary depending on the land use involved.

3. All requirements of the Municipal Code and of the specific zoning of subject property must be complied with unless otherwise set forth in the permit or shown on the approved plot plan.
4. The Planning Director is authorized to review and approve the elevations of future buildings proposed to ensure that they are compatible with the architectural design guidelines established for the overall development. Design and location of such buildings are subject to review and approval of the Planning Director, including but not limited to architectural style, color, exterior materials, material and type of walls. The applicant shall provide 360 degree architectural treatments for all proposed buildings. In the event disputes arise between the applicant and the Planning Director regarding elevations, or design of the buildings, the matter may be appealed to the Architectural and Design Commission (ADC) and the ADC shall render the final decision.
5. The applicant shall contact the City of Lancaster Fire Warden to determine improvements that may be required to protect the property from the fire hazard and shall provide and install at his expense such improvements as may be deemed necessary by the Fire Warden. Fire protection improvements shall be completed to the satisfaction of the Director of Public Works prior to certification of completion and occupancy of the subject buildings.
6. Three (3) copies of a signage plan shall be submitted for approval by the Planning Director at the time of building plan issuance to be in compliance with the Municipal Code and Design Guidelines. Such plan shall be comprehensive and shall include: location, height, square-footage, method of attachment, construction materials, and colors of each sign proposed to be placed on the site.
7. The following items/plans shall be submitted to the Department of Public Works, which shall route them to the Planning Department for concurrent review and approval prior to issuance of permits:
  - a. Lighting Plan: Such plan shall include decorative, directional, and security lighting. Such lighting shall be directed away or shielded from neighboring properties.
  - b. Building Plan: Such plan shall demonstrate adherence to design elements approved by the Planning Commission including but not limited to: building elevations (all sides), construction materials and colors, and the method of screening rooftop equipment.
  - c. Grading Plan: Such plan shall show height of finished building pads in addition to walls, berming and/or contour mounding if such features are approved by the Planning Commission.
  - d. Landscape Plan: Landscape plans shall be prepared in accordance with Ordinance No. 907 and submitted to the Building and Safety Department, along with required plan check fees, for review and approval prior to the installation of landscaping or

irrigation systems. Such plans are to be incorporated into development of the site and shall show size, type, and location of all plants, trees and irrigation facilities

- e. Trash Enclosure Plan: Such plan shall show location, design, construction materials, and color of materials and shall be in accordance with such plans contained within the Municipal Code and Design Guidelines. All trash enclosures shall be located in a covered area or the covered with a roof or metal lattice treatment to prevent wind-blown trash from leaving the enclosure.
8. The development shall comply with all requirements of Ordinance No. 907 (Water Efficient Landscaping Requirements).
9. All necessary permits shall be obtained from the City Engineering Division of the Public Works Department prior to any construction, remodeling, or replacement of buildings or other structures.
10. The applicant is hereby advised that this project is subject to development fees at the time of building permit issuance, including, but not limited to, the following as applicable: 1) Los Angeles County Sanitation District Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Installation or Upgrade of Traffic Signals Fee; 4) Planned Local Drainage Facilities Fee; 5) Dwelling Unit Fee; 6) Traffic Impact Fees; and 7) Urban Structure Fee (Park Development Fee, Administrative Office Fee, Corporate Yard Fee, and Operations Impact Fee, etc); 8) Landscape Fee.
11. Per the direction of the Director of Public Works, the submission of a hydrology study will be required with the grading plan check.
12. An encroachment permit shall be obtained from the Department of Public Works prior to doing any work within the public right-of-way.
13. Per the direction of the Director of Public Works, construct ADA “walk arounds” at driveway locations to the specifications of the Director of Public Works and install ADA curb ramps at all intersection.
14. Per the direction of the Director of Public Works, all street lighting systems designed after July 1, 2007, shall be designed as City owned and maintained street lighting systems. The Developer’s engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.
15. All construction and/or installation of improvements shall be undertaken to the specifications of the City of Lancaster Municipal Code.
16. Per direction of the Director of Public Works, comply with City Municipal Code, Chapter 13.20 Article II, entitled Installation/Relocation for New/Expanded Development of Overhead Utilities.

17. If determined necessary by the Director of Public Works, testing of the existing pavement section is to be performed prior to submitting street plans for plan checking. The minimum allowable structural section will be per the City requirement or the soil test recommendation whichever is greater based on the City's Traffic Index for the street. Removal and reconstruction of the street centerline may be necessary to meet the required structural section.
18. Street grades shall meet the specifications of the Department of Public Works.
19. Per the direction of the Director of Public Works, the asphalt surface course for all arterial streets shall be constructed with rubber modified asphalt. The type of rubber modified asphalt shall be as specified by the City and shall be determined in final design.
20. Per the direction of the Director of Public Works, a Dust Control Plan shall be prepared and submitted to the Antelope Valley Air Quality Management District (AVAQMD) in accordance with Rule 403 of the AVAQMD. An approved copy of the Dust Control Plan shall be submitted to Public Works prior to issuance of a grading permit within the City for commercial/industrial projects of 5 acres or larger. In lieu of an approved plan, a letter waiving this requirement shall be submitted.
21. Prior to grading, the applicant shall provide a contact name and valid phone number where someone is available 24-hours, 7 days a week to report the blowing of dust or debris from the site.
22. Per the direction of the Director of Public Works, the Developer shall install a conduit pull rope, and pull boxes along regional, primary, and secondary arterials to the nearest arterial intersection to be used for future Traffic Signal Communication Interconnect. The interconnect system shall be installed in accordance with the specifications approved by the Traffic Section.
23. The project shall comply with the Best Management Practices (BMPs) of the National Pollutant Discharge Elimination System (NPDES) and all NPDES Permit Requirements.
24. Per the direction of the Director of Public Works, install a clarifier or other BMP to treat first flush.
25. Per the direction of the Director of Public Works, if the project is located in Flood Zone AO (1), elevate the building one-foot above the highest adjacent grade.
26. Mitigate onsite nuisance water and developmental storm water runoff to the satisfaction of the Director of Public Works.
27. Box culverts or other structures acceptable to the Director of Public Works are required at all intersections with arterial streets to eliminate nuisance water from crossing the streets above ground. (No cross gutters allowed).

28. Prior to occupancy, the property shall be annexed into the Lancaster Lighting Maintenance District.
29. Prior to occupancy, the property shall be annexed into the Lancaster Drainage Maintenance District.
30. Street lights are required per adopted City ordinance or policy.
31. The applicant is hereby advised that the use of any signs, strings or pennants, banners or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior approval from the Planning Department.
32. If any provision of this permit is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
33. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
34. Prior to occupancy of any buildings or structures, the permittee shall request, not less than forty-eight (48) hours in advance, that on-site inspection be made by the Planning Department to verify that development of the property has occurred in conformity with conditions as enumerated in this permit.
35. Landscape materials, once approved, shall be maintained in perpetuity.
36. If the project is developed in phases, undeveloped portions of the site shall not contribute to blowing debris, dirt or dust.
37. If the project is developed in phases, all the development requirements shall be met for each phase including parking, landscaping, trash enclosures, drainage, etc.
38. The applicant shall be responsible for notifying the Planning Department in writing of any change in ownership, designation of a new engineer, or a change in the status of the developer, within thirty (30) days of said change.
39. The Planning Director shall execute the necessary documents to ensure the recording of this permit with the County Recorder's Office.
40. This conditional use permit will not be effective until ten (10) working days after the date upon which it is granted by the Planning Commission and until the applicant has executed and returned to the Planning Department an authorized acceptance of the conditions of approval applicable to said permit.

41. Expansion or intensification of the use beyond the approval specified herein would require subsequent review and possible application for amendment. The Planning Director is authorized to approve modifications to the site plan provided such modifications do not substantially change the intent of the approved use, avoid issues raised at the public meeting, or raise new issues not previously addressed.
42. Pursuant to Section 65089.6. of the Government Code, the project will be subject to the Congestion Management Plan (CMP) mitigation requirements, including mitigation fees.

#### ENVIRONMENTAL

43. Per the direction of the Planning Director, a Phase I Cultural Resource Study is required for any off-site area which will be disturbed by the development, such as staging areas and turn-arounds not covered by the Cultural Resource Study, or all work shall be conducted on the site by installation of a fence to determine limits of development.
44. Pursuant to Section 21089(b) of the Public Resource Code, approval of this Conditional Use Permit will not be valid, and no development right shall be vested, until such times the required fees, as set forth under Section 711.4 of the Fish and Game Code, have been paid. Said fees, in the form of a check made payable to the County of Los Angeles Clerk's Office shall be submitted to the Planning Department within three (3) days of the Commission's action.
45. The applicant shall, prior to or concurrent with the approval of a grading permit, pay a fee to the City of Lancaster in the sum of \$770.00 per gross acre, to be held in the biological mitigation fund as established by the City Council. Additionally, should the applicant be required to pay mitigation fees under the California Department of Fish and Game, these fees can be deducted from the amount collected by the City of Lancaster.
46. The project shall comply with all mitigation measures adopted in the mitigation monitoring program.

#### ALCOHOL CONDITIONS

47. Per the direction of the Planning Director, the applicant shall comply with Chapter 17.42 (Alcoholic Beverage Establishments).
48. On-site security shall be provided if determine necessary by the Planning Director.
49. The conditional use permit shall be subject to an annual review by the Planning Commission should on-site operations or effects on adjacent uses warrant such review.



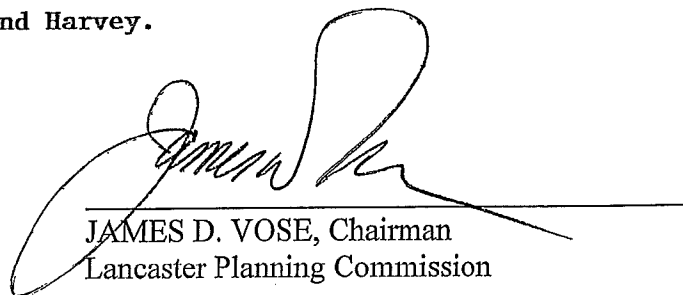
PASSED, APPROVED AND ADOPTED this 17<sup>th</sup> day of May, 2010, by the following vote:

AYES: **Commissioners Haycock, Jacobs and Malhi, Vice Chair Smith, and  
Chairman Vose.**

NOES: **None.**


ABSTAIN: **None.**

ABSENT: **Commissioners Burkey and Harvey.**



JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Planning Director  
City of Lancaster

**MITIGATION MONITORING PLAN (Exhibit A)  
 Conditional Use Permit (CUP) 11-07**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
<b>BIOLOGICAL RESOURCES</b>						
1.	A pre-construction burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a biologist advising that the site is free of burrowing owls.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		
2.	A pre-construction coast horned lizard survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If coast horned lizards are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a biologist advising that the site is free of coast horned lizards.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		
3.	The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a letter from CDFG stating a Streambed Alteration Agreement is not required or a copy of the Agreement.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		
4.	The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g.,	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a report from a letter from	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.		

**MITIGATION MONITORING PLAN (Exhibit A)  
 Conditional Use Permit (CUP) 11-07**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
<b>GEOLOGY AND SOILS</b>						
5.	A Dust Control Plan in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403 shall be submitted prior to the start of grading/construction activities.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City must receive a copy of the Dust Control Plan.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department/ Engineering responsible for reviewing report.		
<b>NOISE</b>						
6.	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.	During construction	Field inspection	Building and Safety		
7.	The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.	During construction	Field inspection	Building and Safety		
8.	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction	Field inspection	Building and Safety		
9.	Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.	During construction	Field inspection	Building and Safety		

**MITIGATION MONITORING PLAN (Exhibit A)  
 Conditional Use Permit (CUP) 11-07**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
10.	The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.	During construction	Field inspection	Building and Safety			
11.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspection	Building and Safety			
12.	All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating conditions that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.	During construction	Field inspection	Building and Safety			

CITY OF LANCASTER  
INITIAL STUDY

1. Project title and File Number: Conditional Use Permit 11-07  
Western Antelope Dry Ranch
2. Lead agency name and address: City of Lancaster  
Planning Department  
44933 Fern Avenue  
Lancaster, California 93534
3. Contact person and phone number: Jocelyn Swain  
(661) 723-6100
4. Applicant name and address: Silverado Power, LLC  
John Cheney/Jim Howell  
44 Montgomery Street, Suite 3065  
San Francisco, CA 94104
5. Location: ±40 acres at the southeast corner of Avenue J and 110<sup>th</sup> Street West
6. General Plan designation: Non-Urban Residential (NU)
7. Zoning: RR-2.5 (Rural Residential, minimum lot size 2.5 acres)
8. Description of project: The proposed project is a 10 megawatt (MW), photovoltaic (PV) solar electric generating facility located on approximately 40 acres of fallow agricultural land in the City of Lancaster. The proposed project would employ PV modules that convert sunlight into electrical energy without the use of heat transfer fluid or cooling water. The facility would include a 66-kilovolt (kv) generation-tie (gen-tie) line for interconnecting the electrical output of the project to the regional transmission system. This line would connect the project site to the Antelope Substation along Avenue J.

The proposed project would be constructed in phases and operated for a period of 35 years. The project facilities would operate year round, producing power during daylight hours. It is anticipated that site preparation and construction would start in the third quarter of 2013 with construction completed and the facility operational by the second quarter of 2014. The proposed project consists of the following elements: PV modules; module mounting system; balance of system and electrical boxes (e.g., combiner boxes, electrical disconnects); electrical inverters and transformers; electrical AC collection system, including switch gear; data monitoring equipment; and access roads and security fencing.

A series of PV module arrays would be mounted on racking systems typically supported by a pile-driven foundation design. The module mounting system or racking system would be a fixed tilt or tracker PV array configuration oriented due south to maximize the amount of incident solar radiation absorbed over the course of the year.

Electrical connections from a series of PV arrays would be channeled to combiner boxes located throughout the solar field. Electrical current would be collected and combined prior to feeding the inverters. The solar field would be laid out in a common PV block design to allow adequate clearance and access roads and adequate access for maintenance. The AC output from the inverters would be

routed through an AC collection system and consolidated within system switchgear. The final output from the proposed project would be processed through a transformer to match the interconnection voltage. Electrical safety and protection systems would be provided to meet utility, CAISO (California Independent System Operator) and regulatory codes and standards. The energy would be delivered to the SCE transmission network.

A security perimeter fence with appropriate signage for public protection would be installed. Points of ingress/egress would be accessed by locked gates for facility services and maintenance as required. Ten feet of landscaping would be provided between the edge of the right-of-way and the fencing.

### Photovoltaic Modules

The specific technology has not been determined yet but would include one of the following: PV thin-film technology, PV crystalline silicon technology, stationary fixed-tilt modular configuration, and tracking module configuration. For the tracking configuration, the modules would rotate from east to west over the course of the day. Modules would be non-reflective and highly absorptive.

### Standard Installation, Array Assembly, and Racking

There are a variety of module mounting systems from various manufacturers that are available. The majority can be mounted on a variety of foundations. Fixed-tilt, single-axis trackers, and dual-axis trackers provide various levels of energy efficiency. These systems are under consideration for the proposed project. The module mounting system provides the structure that supports the PV module arrays. The foundations are typically cylindrical steel pipes, pile driven into the soil using pneumatic techniques similar to hydraulic pile driving. Once the foundation has been installed, the module racking system would be installed to support the PV modules. For a tracking configuration, motors would be installed to drive the tracking mechanism. The module mounting system would be oriented in rows within a PV design block reflecting a standard and uniform appearance across the facility. The module configuration would be uniform in height and width.

### DC Collection, Inverters, AC Collection, and Transformers

Modules would be electrically connected into strings. Each string would be funneled by electrical conduit underground to combiner boxes located throughout the solar field power blocks. The output power cables from the combiner boxes would again be consolidated and feed the DC electricity to inverters which convert the DC to AC. System transformers would step up the AC power to the appropriate interconnection voltage. As required, switchgear cabinetry would be provided where necessary for circuit control.

All electrical inverters, transformers, and gear would be placed on concrete foundation structures. The proposed project, including inverter equipment, would be designed and laid out in MW increments/blocks. Each inverter would be fully enclosed, pad mounted, and stand approximately 90 inches (7.5 feet) in height. The AC output of two inverters would be fed via underground cable into the low-voltage side of the inverter step-up transformer, generally within 20 feet of the inverters.

### Substation

The substation area would be excavated for the transformer equipment, control building foundation, and oil containment area. Reinforced concrete would be used for foundations. Structural components in the substation area include the following: transformers, switchgear and safety systems; and footings and oil containment system for transformers.

The transformers would be approximately 87 inches in height and would be pad mounted and enclosed together with switchgear and a junction box and stands. The high-voltage output of the transformer would be combined in a series via an underground collector cable to the junction box of the transformer in closest proximity. Distances can range from as little as 60 feet to as much as 700 feet throughout the project site. The collector system cables would be tied at underground junction boxes to the main underground collector cables composed of a larger gauge wire, to the location of the generator step-up transformer (GSU). The main collector cables would rise into the low-voltage busbar and protection equipment that is enclosed together with the GSU. The primary switch gear includes the main circuit breaker and utility metering equipment, and would be enclosed separately and pad mounted together with the GSU. Both the GSU and the primary switchgear stand approximately 87 inches in height. The output of the switchgear would be the start of the gen-tie. The three-phase gen-tie would be composed of an overhead conductor and a disconnect switch on 55-foot wood poles.

### Data Collection System

The proposed project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. The system would also include a meteorological (met) data collection system with the following weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor to measure atmospheric pressure and two wind sensors to measure speed and direction.

### Interconnection Plan and Generation-Tie (Gen-Tie) Lines

Electricity would be delivered to the existing SCE Antelope Substation via a gen-tie line originating at the DC collection system within the project site.

### Project Construction

Project construction would consist of three phases: 1) site preparation, 2) PV system installation, testing and startup; and 3) site cleanup/restoration.

### Site Preparation

Construction of the PV facility would begin with initial clearing and grading of the staging areas. The staging area would typically include construction offices, a first aid station and other temporary buildings, worker parking, truck loading and unloading facilities, and an area for assembly. Road corridors would be surveyed, cleared, and graded to bring equipment, materials, and workers to the areas under construction. Buried electrical lines, PV array locations, and the locations of other facilities may be flagged and staked to guide construction activities. The project site would be fenced with security fencing.

### PV System Installation

PV system installation would include earthwork, grading, and erosion control, as well as construction of the plant substation and erection of the PV modules, supports, and associated electrical equipment. System installation would begin with teams installing the mounting and steel/concrete piers support structures. The methods may include (but are not limited to) vibration drive screw piles or above ground ballast foundations. This would be followed by panel installation and electrical work.

Concrete would be required for the footings, foundations, and pads for the transformers and substation equipment. Concrete would be produced at an off-site location by a local provider and transported to the project site by truck. The enclosures housing the inverters would have a pre-cast concrete base.

The PV modules require a moderately flat surface for installation. Some earthwork, including grading, fill, compaction, and erosion control cultivation may be required to accommodate the placement of PV arrays, foundations or footings, access roads, and drainage features. Control of erosion during construction may include the use of silt fencing, straw bales and temporary catch basins, inlet filters, and truck tire muck shakers. Construction of the PV arrays would include installation of support beams, module rail assemblies, PV modules, inverters, transformers, and buried electrical cables.

### Construction Workers, Hours, and Equipment

The construction activities are expected to be completed in approximately 9 months. Construction would generally occur during daylight hours, Monday through Friday. Weekend and non-daylight hours may be necessary to make up schedule deficiencies or to complete critical construction activities. Construction activities would be conducted consistent with City of Lancaster regulations regarding hours of construction. The project would generate a peak of approximately 70 new jobs during the construction phase.

### Project Operation and Maintenance

For the duration of the operational phase, the proposed project would be operated on an unstaffed basis and monitored remotely, with regular on-site personnel visitations for security, maintenance and system monitoring. There would be no full-time site personnel on-site during operation. As the proposed project's PV arrays produce electricity passively with minimal moving parts, maintenance requirements would be limited. Any required planned maintenance would be scheduled to avoid peak load periods and unplanned maintenance would typically be responded to as needed depending on the event. An inventory of spare components would be readily available from a remote warehouse facility.

9. Surrounding land uses and setting: The area surrounding the project site is predominantly vacant land. There are three residences/ranches located immediately north of the project site on the north side of Avenue J. The remainder of the property immediately adjacent to the project site is vacant. A scattering of residences exist in the vicinity of the project site. The Antelope Substation is located approximately 2 miles east of the project site. The property to the south and east is designated as UR-SP (Urban Residential with a Specific Plan overlay) and zoned SP (Specific Plan). The property to the north and west is located within unincorporated Los Angeles County. The property to the north is zoned A-2-2 (Heavy Agricultural, 2 acre minimum) and the property to the west is zoned A-2-5 (Heavy Agricultural, 5 acre minimum).



10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.)

Approvals from other public agencies for the proposed project include, but are not limited to, the following:

- Antelope Valley Air Quality Management District (AVAQMD) (dust control plan)
- Southern California Edison

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION - On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared:

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a earlier EIR or NEGATIVE DECLARATION pursuant to applicant standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Jocelyn Swain, Associate Planner - Environmental

5/10/12  
\_\_\_\_\_  
Date

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. <u>AESTHETICS</u> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. <u>AGRICULTURE AND FOREST RESOURCES:</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in Public Resources Code Section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
III. <u>AIR QUALITY</u> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. <u>CULTURAL RESOURCES</u> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X



	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b> -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably fore-seeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
<b>IX. HYDROLOGY AND WATER QUALITY –</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?			X	
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X
X. <u>LAND USE AND PLANNING</u> -- Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
XI. <u>MINERAL RESOURCES</u> – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
XII <u>NOISE</u> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<b>XIII. POPULATION AND HOUSING --</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>XIV. PUBLIC SERVICES</b>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Other public facilities?				X
<u>XV. RECREATION --</u>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<u>XVI. TRANSPORTATION/TRAFFIC --</u> Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<u>XVII. UTILITIES AND SERVICE SYSTEMS</u> -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed?			X	
e) Have a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X



	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
<b>XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> --</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				

**DISCUSSION OF ENVIRONMENTAL CHECKLIST**

I. a. Views of two scenic areas are available from the roadways and areas surrounding the project site as identified by the General Plan (LMEA Figure 12-1). These scenic resources include views of the Foothill Area (Scenic Area 1) and Quartz Hill (Scenic Area 3). The Antelope Valley California Poppy Reserve is also distantly visible to the northwest of the project site. Additionally, Avenue K between

110<sup>th</sup> Street West and 90<sup>th</sup> Street West and 90<sup>th</sup> Street West from Avenue K to the Los Angeles/Kern County Line has been designated by the City's General Plan as a Scenic Route.

With implementation of the proposed project, the available views of the identified scenic resources would not change and would continue to be available from the roadways and area surrounding the project site. The change in the project site would be visible; however, the project site would be fenced and screened with landscaping/native plants along the perimeter. The height of the PV panels would be approximately 10 feet and would not exceed a maximum of 14 feet which is substantially lower than a single family home. The height of the development would not impede views of the mountains while traveling on any of the surrounding streets. Therefore, impacts would be less than significant.

b. The proposed project would not remove any scenic resources such as buildings (historic or otherwise), rock outcroppings, or trees. Additionally, the project site is not located in the vicinity of any State Scenic Highways. 90<sup>th</sup> Street West has been designated by the City of Lancaster's General Plan as a Scenic Route; however, that roadway is located approximately 2 miles east of the project site. Therefore, no impacts would occur.

c. The proposed project would change the visual character of the project site in that it would replace fallow agricultural land/open desert with a photovoltaic solar electric generating facility. While this would change the character of the existing site, the proposed project would be compatible with the other energy uses in the area and would not conflict with the residential uses on the north side of Avenue J. Additionally, the height of the PV panels and associated structures is less than the height of a typical single family residence. The proposed project would be fenced and perimeter landscaping provided to screen the development from view. Therefore, impacts would be less than significant.

d. The proposed project would create new sources of lighting. The area surrounding the project site currently has minimal amounts of ambient light. These light sources are primarily from the few single family residences/ranches, and vehicle headlights. The proposed project would generate light from security and perimeter lighting. This lighting would be shielded and focused downward onto the site. No sources of glare are anticipated on the project site as PV panels are designed to absorb sunlight, not reflect it. Any structures on the project site would be constructed from non-reflective materials to the extent feasible. Therefore, light and glare impacts would be less than significant.

II. a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

The Los Angeles County Farmland Map was updated in 2010. On the 2010 map, the project site is designated as Grazing Land. Grazing Land is defined as "land on which the existing vegetation is suited to the grazing of livestock." (CDC 2004) As the project site is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposes, no impacts to agricultural resources would occur.

b. The project site is zoned as RR-2.5 (Rural Residential, minimum lot size 2.5 acres) which allows for agricultural uses. However, the project site is not utilized for agricultural purposes and does

not have a Williamson Act contract. The proposed project is for a photovoltaic solar electric generating facility and would not interfere with agricultural uses (e.g., ranches, etc.), in the area. Therefore, no impacts would occur.

c-d. According to the City of Lancaster's General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.

e. See responses to Items IIa-d.

III. a. Development proposed under the City's General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The proposed project is consistent with the General Plan and Zoning Code. Therefore, the project itself would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.

b. Construction of the proposed project would generate emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, these emissions are not anticipated to exceed the construction emission thresholds established by the Antelope Valley Air Quality Management District (AVAQMD) due to the size and type of the proposed project. Therefore, construction emissions would be less than significant.

The proposed project would generate approximately 1-2 vehicle trips per week for maintenance purposes. Operation of the proposed project would be done remotely and the solar fields do not generate air emissions. Vehicle trips associated with the proposed project would generate emissions; however, due to the minimal number of vehicle trips per week, these emissions would not be sufficient to create or significantly contribute towards violations of air quality standards. Therefore, emissions associated with the operation of the proposed project would be less than significant.

c. The proposed project, in conjunction with other development as allowed by the General Plan, would result in a cumulative increase in pollutants. However, since the emissions associated with the construction and operation of the proposed project would be less than significant; its contribution would not be cumulatively considerable.

d. The closest sensitive receptors are the three single family residences/ranches located immediately north of the project site on the north side of Avenue J. Based on the amount of traffic expected to be generated by the proposed project, no significant traffic impacts would be anticipated. Additionally, it is not anticipated that the air emissions from construction or operation of the proposed project would exceed the thresholds established by the AVAQMD. Therefore, substantial pollution concentrations would not occur and impacts would be less than significant.

e. Construction and operation of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling on 110<sup>th</sup> Street West and Avenue J. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. The proposed project

would not generate any odors as it is a photovoltaic solar generating facility and no odorous chemicals would be utilized. Small amounts of dielectric fluid and mineral oil would be utilized in the operation and maintenance of the transformers and electrical components. These materials would not have a noticeable odor. Therefore, impacts would be less than significant.

IV. a. A biological resources survey was conducted for the project site by Chambers Group, Inc. and documented in a report entitled "Biological Technical Report for the Plainview Solarworks and Western Antelope Dry Ranch Project Sites (CUP 5), City of Los Angeles, Los Angeles County, California" and dated July 2011. A survey of the project site was conducted on May 18, 2011 to identify any sensitive plant and animal species that may be present on site.

The project site consists of Non-native Annual Grassland and Valley Needlegrass Grassland. Species that were observed on-site include: tumbling pigweed (*Amaranthus albus*), narrow-leaf milkweed (*Asclepias fascicularis*), annual bur-sage (*Ambrosia acanthicarpa*), rubber rabbitbrush (*Chrysothamnus nauseosus*), horseweed (*Coryza Canadensis*), fluffweed (*Filago gallica*), coast goldfields (*Lasthenia californica*), cudweed aster (*Lessingia filaginifolia*), wreathplant (*Stephanomeria* sp.), silver puff (*Uropapus lindleyi*), common fiddleneck (*Amsinckia menziesii*), tumble mustard (*Sisymbrium altissimum*), Russian thistle (*Salsola tragus*), rattlesnake weed (*Chamaesyce albomarginata*), dove weed (*Eremocarpus setigerus*), miniature lupine (*Lupinus bicolor*), red-stemmed filaree (*Erodium cicutarium*), vinegar weed (*Trichostema lanceolatum*), camissonia (*Camissonia* sp.), four spot (*Clarkia purpurea* ssp. *quadrivulnera*), California poppy (*Eschscholzia californica*), annual buckwheat (*Eriogonum* sp.), jimson weed (*Datura wrightii*), ripgut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail chess (*Bromus madritensis* ssp. *rubens*), glaucous foxtail barley (*Hordium murinum*), purple needlegrass (*Nassella pulchra*) and Mediterranean schismus (*Schismus barbatus*).

The following wildlife species were observed on the project site during site surveys: California ground squirrel (*Spermophilus beecheyi*), western meadowlark (*Sturnella neglecta*), gopher (*Tomomys* sp.), and horned lark (*Eremophila alpestris*). No sensitive animal species were observed on the project site. Desert tortoise and Mohave ground squirrel would not be expected to occur on the project site due to the lack of suitable habitat on the project site and in the surrounding area. However, habitat on the project site is suitable for both burrowing owl (*Athene cunicularia*) and Coast horned lizard (*Phrynosoma blainvillii*). While neither of these species was observed on the project site, the following mitigation measures are required to ensure impacts to these species remain less than significant.

1. A pre-construction burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.
2. A pre-construction coast horned lizard survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If coast horned lizards are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.

b. Several swales are located throughout the project site. These swales did not contain water at the time of the survey (May) and do not support riparian vegetation or riparian habitat. No impact to riparian habitat would occur. However, CDFG may choose to exert jurisdiction over the swales as

Waters of the State. Additionally, the Regional Water Quality Control Board – Lahontan Region may choose to exert its jurisdiction over these waters pursuant to the Porter-Cologne Act. Development of the proposed project would eliminate the existing swales. Therefore, construction of the proposed project could potentially impact this resource. Therefore, the following mitigation measures are required to ensure impacts remain less than significant.

3. The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).
  4. The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).
- c. There are no federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
- d. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
- e-f. The project site is not located within an area designated under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved, local, regional, or State Habitat Conservation Plan. Additionally, there are no local policies or ordinances protecting biological resources which are applicable to this site. Therefore, no impacts would occur.

V. a-d. A cultural resource survey was conducted for the project site by Bonterra Consulting and the results were documented in a report entitled "Phase I Cultural Resources Assessment, Western Antelope Dry Ranch and Plainview Solarworks Project Sites (CUP 11-07)" and dated December 2011. Two pedestrian surveys of the project site were conducted. On July 11, 2011, a pedestrian survey of the entire site was conducted by walking 5-meter (15-foot) wide transects. No cultural resources were identified during this survey. A subsequent survey was conducted on August 13, 2011 with east-west/west-east transects to more closely examine the central and outer portions of the project site. No rock types used by the local Indians were observed, nor were any historic materials observed. No archaeological resources were identified on the project site. Development of the site would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. No human remains, including those interred outside of formal cemeteries, were discovered on the site. Therefore, no impacts to cultural resources would occur. However, in the event that cultural resources are encountered during the course of construction activities, all work shall cease until a qualified archaeologist determines the proper disposition of the resource.

VI. a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). However, the proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code

(UBC) as adopted by the City, which would render any potential impacts to a less than significant level. The site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below the ground surface) and intense seismic shaking. In February 2005, the California Geologic Survey updated the Seismic Hazard Zones Maps for Lancaster (SSHZ). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur.

b. The project site is rated as having a moderate risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. However, there remains a potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the following mitigation measure shall be required to control dust/wind erosion.

5. A Dust control Plan in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403 shall be submitted prior to the start of grading/construction activities.

Water erosion controls must be provided as part of the proposed project grading plan to be reviewed and approved by the City's Engineering Division. These provisions, which are a part of the project, would reduce any impacts to less than significant levels.

c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults of groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the closest sinkholes and fissures to the project site are located at Avenue I/55<sup>th</sup> Street West and Avenue G/50<sup>th</sup> Street West. These are approximately five miles east of the project site. The project site is not known to be within an area subject to fissuring, sinkholes, or subsidence (LMEA Figure 2-3) or any other form of soil instability. For a discussion of potential impacts regarding liquefaction, please refer to Item VI.a. Therefore, no impacts would occur.

d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3), which is not an expansive soil as defined in Table 18-1-B of the Uniform Building Code. A soils report on the project within the project site shall be submitted to the City by the project developer prior to grading of the property and the recommendations of the report shall be incorporated into the development of the property. Therefore, impacts would be less than significant.

e. No sewer or septic connections are proposed as part of the proposed project. The proposed project is a photovoltaic solar electric generating facility and there are no structures on the project site that would be occupied. Most activities with respect to operation of the proposed project would be conducted remotely. A portable restroom facility would be provided on-site during maintenance activities. Therefore, no impacts would occur.

VII. a-b. The proposed project involves the construction and operation of a photovoltaic solar electric generating facility. This facility would tie into the SCE Antelope Substation. As discussed in Item III.b, the proposed project would generate air emissions during construction activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by the Antelope Valley Air Quality Management District and would not prevent the State from reaching its greenhouse gas reduction targets. Operation of the proposed project would generate minimal amounts of emissions, primarily from vehicles when site maintenance is required. The actual photovoltaic facility would not generate emissions during operation and would therefore help to reduce the amount of greenhouse gases emitted during the production of electricity. It is estimated that approximately 17,025 tons of carbon dioxide and other greenhouse gases would be offset annually by producing electricity via solar than through fossil fuels. Therefore, impacts would be less than significant.

The proposed project would be in compliance with the greenhouse gas goals and policies identified in the City of Lancaster's General Plan (pgs. 2-19 to 2-24). Therefore, impacts with respect to conflicts with an agency's plan, policies, or regulations would be less than significant.

VIII. a-b. The proposed project consists of the construction and operation of a 10 MW solar facility on approximately 40 acres. The proposed project would use minimal amounts of hazardous materials during construction activities. During operation, the only hazardous materials that would be utilized are dielectric fluid and mineral oil. Use of all materials would be in accordance with all applicable rules and regulations. The proposed project is not located along a hazardous materials/waste transportation corridor (LMEA Figure 9.1-4). The project site is vacant and consists of fallow agricultural fields. The proposed project would not expose individuals or the environment to asbestos containing materials, lead-based paint or other such materials. Therefore, impacts would be less than significant.

c. The project site is not located within a quarter mile of an existing or proposed school. The closest school is Del Sur Elementary which is approximately two miles northeast of the project site. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared for the project site by Tetra Tech EC, Inc., and documented in a report entitled "Phase I Environmental Site Assessment, Western Antelope Dry Ranch Project, Lancaster, California" and dated July 2011.

As part of the environmental site assessment, a site visit was conducted on July 5, 2011. The project site consists of rural agricultural land with no buildings or building remnants. The property slopes to the northeast at a gradient of approximately 2 percent. Small amounts of isolated trash, including wood, concrete, and paper, were located throughout the project site. However, there was no evidence of hazard material releases observed on the project site or in the vicinity.

In addition to the site visit, a regulatory database search was conducted for the project site and the surrounding area. The database search was conducted using publicly available regulatory records detailed in the Environmental Data Resources, Inc., (EDR) report dated June 24, 2011. The project site and property within standard distances of the project site were reviewed to identify adjacent and surrounding sites that might potentially impact the soil and/or groundwater conditions beneath the property. The project site and surrounding area were not identified on any of these listings. Therefore, the site is not included on a list of hazardous material sites compiled pursuant to Government Code

Section 65962.5 and thus no significant hazardous impacts to the public or the environment would result from the project.

e-f. The project site is not located within an airport land use plan or within two miles of a public airport, public use airport or private airstrip. The closest airport is the General William Fox Airfield, which is located approximately 6 miles northeast of the project site. Therefore, the proposed project would not result in a safety hazard for people working in the project area and no impacts would occur.

g. Access to the project site would be taken from Avenue J. This roadway is already paved and the access gate would be set back approximately 40 feet from the edge of the property line to allow vehicles to pull off the roadway while the gate is opening. Neither Avenue J nor 110<sup>th</sup> Street West has been designated by the City of Lancaster as an evacuation route in the vicinity of the project site. Additionally, traffic generated by the proposed project is not sufficient to cause impacts at any of the area intersections. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. No impacts are anticipated.

h. The property surrounding the project site is predominantly undeveloped. Three single family residences/ranches are located immediately north of the project site on the north side of Avenue J and the Antelope Substation is located approximately 2 miles east of the project site. Additional single family residences scattered throughout the surrounding area. It is possible that these lands could be subject to a grass fire. However, the project site is located within the boundaries of Fire Station 130, located at 44558 40<sup>th</sup> Street West, which would serve the project site in the event of a fire. The project site would also be served by units at Station 112, located at 8812 Avenue E-8 and Station 84, located at 5030 Avenue L-14. Therefore, impacts from wildland fires would be less than significant.

IX. a. The project site is not located in an area with an open body of water or watercourse and is not in an aquifer recharge area. Additionally, the proposed development would be required to comply with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program establishes a comprehensive storm water quality program to manage urban storm water and minimize pollution of the environment to the maximum extent practicable. The reduction of pollutants in urban storm water discharge through the use of structural and nonstructural Best Management Practices (BMPs) is one of the primary objectives of the water quality regulations. BMPs that are typically used to management runoff water quality include controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets, cleaning parking lots on a regular basis, incorporating peak-flow reduction and infiltration features (grass swales, infiltration trenches and grass filter strips) into landscaping and implementing educational programs. The proposed project would incorporate appropriate BMPs as applicable, as determined by the City of Lancaster Department of Public Works. Therefore, impacts would be less than significant.

The proposed project involves the construction and operation of a PV solar generating facility. This facility would not utilize large quantities of hazardous materials and would not be tied into the public sewer system or septic system. As such, the proposed project does not have the potential to introduce industrial discharge into a public water system and potentially violate water quality standards or waste discharge requirements. Therefore, impacts would be less than significant.



b. The proposed project would truck water to the project site for the occasional washing of the PV panels. Washing would occur approximately twice a year. No employees would be located on site. During site maintenance employees would bring drinking water with them and portable restroom facilities would be provided on-site. However, the project site would not be tied to a public water, sewer or septic system. Additionally, as indicated in IX.a, the proposed project would not impact any groundwater recharge areas. Therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.

c-e. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with some portions of the facility. Most of the project site would be developed with PV panels mounted on tracking systems on steel support structures. The project site would be grubbed and potentially graded to accommodate the support structures but would not be paved, leaving the site in a predominantly pervious condition. Additionally, the proposed project would be designed to accept current flows entering the property and to handle any additional incremental runoff from the project site. Therefore, impacts from drainage and runoff would be less than significant.

f-g. The project site is designated as Flood Zone X per the Flood Insurance Rate Map (FIRM) Panel No. 060672 (2008). This area is outside of the 100-year and 500-year flood zones. Additionally, no structures which would be occupied are proposed for the project site. Therefore, no flooding impacts would occur as a result of placing housing or structures on the project site.

h. The project site does not contain and is not downstream from a dam or levee. Therefore, no impacts would occur from flooding as a result of the failure of a dam/levee.

i. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impact would occur.

X. a. The proposed project is not of the scale or nature that could physically divide an established community. The proposed project consists of the construction and operation of a photovoltaic solar electric generating facility. The area surrounding the project site is predominantly vacant with three single family residences/ranches located immediately north of the project site on the north side of Avenue J. Access to the proposed project would be from Avenue J. No new roadways would be constructed. The proposed project would not block a public street, trail, or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. The project will be in compliance with the City-adopted UBC (Item VI.a) and erosion-control requirements (Item VI.b). Therefore, no impacts would occur.

c. As noted under Item IV.e-f, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

XI. a-b. The project site does not contain any current mining or recovery operations for mineral resources and no such activities have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is designated as Mineral Reserve Zone 3 (contains potential

but presently unproven resources). However, it is not considered likely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

XII. a-b, d. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for rural and residential uses. The current noise level in the area is approximately 60.8 dBA on Avenue J between 60<sup>th</sup> Street West and 70<sup>th</sup> Street West and 54.2 on 70<sup>th</sup> Street West between Avenue J and Avenue K (the western most readings available near the project site) (LMEA Table 8-11). The loudest phases of construction would involve earth moving equipment and vibratory pile driving. The total construction time for the entire project is estimated to be 9 months. The loudest phases of construction would occur over a portion of this 9 month period. Construction activities associated with earth-moving equipment and other construction machinery would temporarily increase noise levels for adjacent land uses. Noise levels would fluctuate depending upon construction activity, equipment type and duration of use, and the distance between noise source and receiver.

The closest noise sensitive receptors are the residences immediately north of the project site on the north side of Avenue J. The closest residence is located approximately 110 feet north of the project site's northern boundary. Noise levels at these receptors may reach between 75 dBA and 85 dBA depending upon the location of the work and the type of equipment being utilized. These noise levels could cause interference with conversations or other normal daytime activities. However, with implementation of the mitigation measures identified below, these impacts would be reduced to a less than significant level.

6. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.
7. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.
8. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
9. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
10. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
11. No project-related public address or music system shall be audible at any adjacent receptor.
12. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.

With implementation of these mitigation measures, impacts from construction noise would be less than significant.

c. Operation of the proposed project would generate very minimal noise levels. The photovoltaic solar electric generating facility would generate electricity with PV panels mounted on fixed or slow moving, silently rotating trackers. A handful of employees would be necessary to run the proposed project with most of the work being done remotely. Periodic maintenance would primarily consist of cleaning the PV panels, as necessary, and vegetation removal. Because of the passive nature of the on-site operations, the likelihood of noise disturbance at the neighboring receptors is minimal. Therefore, noise impacts would be less than significant.

e-f. The project site is not in proximity to an airport or frequent overflight area and would not experience noise from these sources (also see Item VIII.e-f). Therefore, no impacts would occur.

XIII. a. The proposed project consists of the construction and operation of a photovoltaic solar generating facility which would not directly or indirectly induce substantial population growth. The construction of the proposed project is anticipated to employ approximately 70 individuals, most of who would come from the local area. Operation of the proposed project would occur remotely with occasional maintenance needs being conducted by a handful of people. While the facility would generate additional power to go into the grid, it would help to achieve State mandates which required 33% of electricity to be derived from renewable sources by 2020. Therefore, no impacts would occur.

b-c. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

XIV. The proposed project would increase the need for fire and police services; however, the project site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed project would not induce substantial population growth and therefore, would not substantially increase demand on parks or other public facilities. Impacts would be less than significant.

Development of the proposed project would not result in an incremental increase in population and would not increase the number of students in either the Antelope Valley Union High School District or the Westside School District. Therefore, no impacts to schools would occur.

XV. a-b. The proposed project involves the construction and operation of a solar power electric generating facility. As discussed in Item XIV.a, it is anticipated that a maximum of 70 construction workers would be present on the project site at one time. These workers are expected to come from the local area and would not create an additional demand on recreational facilities. Once the proposed project is operational, most of the operations would be handled remotely and would not generate employees who would potentially be utilizing recreational facilities. Therefore, no impacts to recreational facilities would occur and no construction of new facilities would be necessary.

XVI. a. The proposed project would generate construction traffic in the form of worker vehicles and delivery trucks. These trips would only occur during construction and would most likely occur at off-peak hours of the day. Adequate access to the project site exists to handle the trips that construction would generate. Most of the activities associated with operation of the proposed project would be

handled remotely. Occasional maintenance activities would be required and it is anticipated that at most approximately 1-2 trips per week would occur. This number of trips would not impact the surrounding street system. Therefore, impacts would be less than significant.

b. There are no county congestion management agency designated roads or highways in the vicinity of the project site. No impacts would occur.

c. The project site does not contain any aviation related uses and the proposed project would not include the development of any aviation related uses. The proposed project is a photovoltaic project and the panels are designed to absorb light, no reflect it. Therefore, the proposed project would not interfere with small aircraft flying overhead. The proposed project would not have an impact on air traffic patterns.

d. No roadway improvements are required as part of the proposed project. No hazardous conditions would be created and no impacts would occur.

e. The proposed project would have adequate emergency access from Avenue J. Interior circulation would be provided in accordance with the requirements of the Los Angeles County Fire Department; therefore, no impacts would occur.

f. The proposed project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs 5-18 to 5-24). Therefore, no impacts would occur.

XVII. a. The proposed project would not generate any wastewater that would be disposed of in a sewer or septic system. Some wastewater would be generated from the occasional washing of the PV panels. This would be disposed of on-site in accordance with any requirements from the Regional Water Quality Control Board. As no hazardous materials would be utilized in conjunction with the PV panels, the wastewater is not expected to exceed any established standards. Therefore, impacts would be less than significant.

b. No wastewater would be generated by the proposed project. The site would not be connected to the sanitary sewer system and there would be no septic system on-site. Therefore, no construction of new water or wastewater facilities would be required and no impacts would occur.

c. See Items IX.c and IX.d.

d. The proposed project has minimal needs for as there will be no employees routinely on the project site and no structures which would be occupied by individual are proposed. The only water needs the proposed project has are for the occasional washing of solar panels. It is estimated that the operation of the proposed project would require approximately 0.5 acre-feet of water a year or approximately 162,926 gallons. This water will be trucked into the site. No new or expanded entitlements would be necessary. Therefore, impacts would be less than significant.

e. See Item XVII.b.

f-g. The proposed project would generate solid waste during construction which would contribute to an overall impact on landfill services (GPEIR pgs 5.13-25 to 5.13-28 and 5.13-31); although the

project's contribution would be minimal. During operation of the proposed project, no solid waste would be generated for disposal in the landfill. All materials generated by the repair of equipment would be recycled by appropriate facilities. Therefore, no trash collection services would be necessary and impacts would be less than significant.

XVIII.a-c. Other solar projects have been approved or are undergoing review in the City of Lancaster and in the unincorporated areas of Los Angeles County. These projects, if constructed, would result in a large number of acres being converted to solar generating facilities which could generate cumulative impacts. Most of the impacts generated by these projects are site specific and generally do not influence the impacts on another site. Additionally, all projects undergo environmental and have required mitigation measures to reduce impacts when warranted.

Construction of the solar projects throughout the Antelope Valley would lead to a cumulative loss of habitat for a variety of plants and animals. The project site contains suitable habitat for burrowing owls and coast horned lizard which would be lost as a result of implementing the proposed project. Mitigation measures have been identified to reduce these impacts to a less than significant level. Additionally, swales occur on the project site; however, they do not support any riparian habitat and no impact to such habitat would occur. Therefore, no cumulative impact to riparian habitat would occur. As such, the proposed projects contribution to cumulative impacts with respect to biological resources would not be cumulatively considerable. Additionally, the City requires the payment of a biological impact fee to address the cumulative loss of biological resources within the Antelope Valley. This fee is put in to a separate account which is utilized to acquire conservation habitat.

Mitigation measures are required to reduce noise impacts to the nearby sensitive receptors. However, the proposed project is the only project in the area that would be impacting these receptors, so no cumulative impact would occur. All other mitigation measures that were identified are a statement of regulatory requirements. Therefore, any potential cumulative impacts are less than significant and would not be cumulatively considerable.

List of Referenced Documents and Available Locations\*:

BRR:	Biological Technical Report for the Plainview Solarworks And Western Antelope Dry Ranch Project Sites (CUP 5), City of Lancaster, Los Angeles County, California, Chambers Group, Inc., July 2011.	PD
CRS:	Phase I Cultural Resources Assessment, Western Antelope Dry Ranch and Plainview Solarworks Project Sites (CUP 11-07), BonTerra Consulting, December 2011.	PD
ESA:	Phase I Environmental Site Assessment, Western Antelope Dry Ranch Project, Lancaster, California, TetraTech EC, Inc., July 2011.	PD
FIRM:	Flood Insurance Rate Map	PW
GPEIR:	Lancaster General Plan Environmental Impact Report	PD
LGP:	Lancaster General Plan	PD
LMC:	Lancaster Municipal Code	PD
LMEA:	Lancaster Master Environmental Assessment	PD
SSHZ:	State Seismic Hazard Zone Maps	PD
USGS:	United States Geological Survey Maps	PD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	PD

- \* PD: Planning Department  
PW: Department of Public Works  
Lancaster City Hall  
44933 Fern Avenue  
Lancaster, California 93534