

RESOLUTION NO. 13-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING AN AMENDMENT TO THE ADOPTED GENERAL PLAN OF THE CITY, KNOWN AS GENERAL PLAN AMENDMENT NO. 13-01

WHEREAS, pursuant to Section 3.c of the City Council Resolution No. 93-07, an amendment to the adopted General Plan of the City has been initiated by Psomas (on behalf of PsomasFMG, U.S. Topco, and Morgan Solar), to re-designate a total of 20± acres from O (Open Space) to NU (Non-Urban Residential); and

WHEREAS, notice of intention to consider the General Plan amendment was given as required in 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 General Plan amendment request be approved; and

WHEREAS, a public notice was provided as required by law, and a public hearing on the General Plan Amendment was held by the City Council on September 10, 2013; and

WHEREAS, the Planning Commission held a legally noticed public hearing on July 15, 2013, and August 19, 2013, and adopted a Mitigated Negative Declaration for the project with the finding that the project and associated General Plan amendment and zone change would not create any significant environmental impacts; further, the Planning Commission voted to recommend to the Council approval of General Plan Amendment No. 13-01; and

WHEREAS, this Council, based on evidence in the record, hereby adopts the following findings in support of approval of General Plan Amendment No. 13-01:

1. There is a need for the proposed land use designation of NU (Non-Urban Residential) on the project site in order to allow for development of a smaller scale, distributed generation solar energy facility.

2. The proposed designation of NU will be compatible with the existing land use designations of NU, O and IND (Industrial – Palmdale) surrounding the project site because land designed NU is immediately adjacent to the project site, the immediate vicinity is not developed with residential uses at the present time, and development of the project site with solar facilities would not prevent development of future residential uses or the use of the existing park facilities.

3. The proposed amendment is consistent with and implements Goal 19 of the General Plan “to achieve an attractive and unique image for the community by creating a sustainable, cohesive and enduring built environment.”

4. The proposed amendment is consistent with the following goals, objectives, and policies of the General Plan for the reason stated below:

Objective 3.6 “Encourage efficient use of energy resources through the promotion of efficient land use patterns and the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy.”

Policy 3.6.6 “Consider and promote the use of alternative energy, such as wind energy and solar energy.”

5. There are no goals, objectives, policies, or specific actions of the General Plan that would conflict with the proposed amendment.

6. The proposed amendment would not adversely affect the economic health of the City, because the development proposed would not create a need for significant new City services.

7. The proposed amendment would reduce the demand on the groundwater as compared to development of the project site with park uses under the current open space designation.

8. The proposed site could be adequately served by services necessary for a solar energy facility, including police and fire, based on responses from affected service agencies.

9. The proposed amendment will not have an adverse effect on traffic and circulation systems as noted in the Mitigated Negative Declaration. Upon completion of construction, minimal amounts of traffic associated with occasional maintenance operations would be generated, and no traffic impacts would occur. No mitigation measures with respect to traffic are required.

10. The proposed amendment and subsequent construction of the photovoltaic facilities would create environmental impacts as discussed in the Initial Study/Mitigated Negative Declaration. Potential impacts with respect to biological resources, cultural resources, geology/soils, and noise would be created as a result of construction activities. Mitigation measures are required which would reduce the impacts to a less than significant level. No impacts would occur as a result of the operation of the facilities.

11. The proposed amendment is in the public interest, because it will help to meet the State’s established goals of using renewable resources to generate a portion of California’s electricity. The proposed amendment will allow for the development photovoltaic solar electric generating facilities, which can be adequately served by streets, utilities, and public services in the area; and, the proposed land use designation would not adversely affect the regional water supply or the City’s economic health.

NOW, THEREFORE, BE IT RESOLVED:

The City Council hereby approves General Plan Amendment No. 13-01 to redesignate the subject property from O to NU.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2013, 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. 13-51, 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)

ORDINANCE NO. 992

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE CITY ZONING PLAN FOR 92.7± ACRES GENERALLY BOUNDED BY AVENUE K-8, AVENUE L, 20TH STREET EAST, AND 30TH STREET EAST KNOWN AS ZONE CHANGE NO. 13-01

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by Psomas (on behalf of PsomasFMG, U.S. Topco, and Morgan Solar), to change the zoning designation on 92.7± acres of land generally bounded by Avenue K-8, Avenue L, 20th Street East, and 30th Street East from PK (Park) and RR-1 (rural residential, one dwelling unit per acre) to RR-2.5 (rural residential, one dwelling unit per 2.5 acres); and

WHEREAS, notice of intention to consider the zone change of the subject property was given as required in Section 17.24.110. of the Municipal Code 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 zone change request be approved; and

WHEREAS, public hearings on the zone change request were held before the Planning Commission on July 15, 2013, and August 19, 2013; and

WHEREAS, a public notice was provided as required by law, and a public hearing on the zone change request was held by the City Council on September 10, 2013; and

WHEREAS, the Planning Commission reviewed and approved the Initial Study/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, the Planning Commission adopted the mitigation measures contained in Exhibit "A" of the Planning Commission Staff Report from the August 19, 2013, meeting; and

WHEREAS, the City Council hereby makes the following findings in support of the Ordinance:

1. The proposed Zone Change from PK and RR-1 to RR-2.5 will be consistent with the proposed General Plan land use designation of NU requested by the applicant.
2. Modified conditions including a change in the site's General Plan use designation to provide for a suitable alternative energy site, warrant a revision in the zoning for the subject property which would allow the development of a photovoltaic electric generating facility.

3. A need for the proposed zone classification of RR-2.5 exists within such area in order to allow for the development of a utility scale solar energy development. Property zoned as RR-2.5 does not exist in the area, and the RR-2.5 zone is the only rural zone in which utility scale solar can be constructed.

4. The particular property under consideration is a proper location for said zone classification within such area, because it is surrounded by similar zoning and is served by adequate public access and necessary services.

5. Placement of the proposed RR-2.5 rural residential zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practices, because adequate services, access, and electrical infrastructure exist to accommodate the proposed type of development, and the zoning designation will not result in the development of incompatible uses.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the subject property is reclassified from PK and RR-1 to RR-2.5.

Section 2. That the City Clerk shall certify to the passage of this Ordinance, and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the ___ day of _____, 2013, and placed upon its second reading and adoption at a regular meeting of the City Council on the ___ day of _____, 2013, 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

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of
Lancaster, California, do hereby certify that this is a true and correct copy of the original
Ordinance No. 992, 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 the _____, _____.

(seal)

PLANNING COMMISSION ACTION:

APPROVED (5-0-0-1) (ABSENT: Malhi)

AGENDA ITEM: 2.

DATE: 08-19-13

STAFF REPORT

GENERAL PLAN AMENDMENT NO. 13-01

ZONE CHANGE NO. 13-01

CONDITIONAL USE PERMIT NO. 13-05

DATE: August 19, 2013

TO: Lancaster Planning Commission

FROM: Planning Department *BL*

APPLICANT: Psomas

LOCATION: 92.7± gross acres generally bounded by Avenue K-8, Avenue L, 20th Street East and 30th Street East

REQUEST:

1. Amendment of General Plan land use designation for the subject property from O (Open Space) to NU (Non-Urban Residential);
2. Rezoning subject property from PK (Park) and RR-1 (Rural Residential, minimum lot size 1 acre) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres);
3. Construction of three photovoltaic solar electric generating facilities in the RR-2.5 Zone for a total of 13.3 megawatts (MW)

RECOMMENDATION:

1. Adopt Resolution No. 13-08 recommending to the City Council approval of General Plan Amendment No. 13-01 and Zone Change No. 13-01 on the subject property.
2. Adopt Resolution No. 13-09 approving Conditional Use Permit No. 13-05. The approval of CUP No. 13-05 is not valid until the effective date of General Plan Amendment No. 13-01 and Zone Change No. 13-01.

BACKGROUND: On July 15, 2013, the Planning Commission granted a 30-day continuance to the August 19, 2013 Planning Commission meeting in order to address comments that had been submitted on the proposed project.

GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE: The subject location is designated NU (Non-Urban Residential) and O (Open Space) by the General Plan, zoned RR-1 (Rural Residential, minimum lot size 1 acre) and PK (Park) 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	NU	SRR (Semi-Rural Residential)	Vacant
EAST	O (Open Space) NU	PK (Park) RR-1	National Soccer Center Vacant
SOUTH	IND (Industrial) (Palmdale)	M-2 (General Industrial)	Vacant
WEST	NU	RR-1	Vacant Granicy Square

PUBLIC IMPROVEMENTS: Avenue L forms the southern boundary of the project site, and is improved with one travel lane in each direction. Future Avenue K-8 forms the northern boundary of the project site, and future 25th Street East bisects the property from north to south. 20th Street East and 30th Street East are located in the vicinity of 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# 2013061022) for public review. The 30-day public review period ended on July 11, 2013. 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 each project, posted in three places, posted on the subject properties, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The applicant, Psomas (on behalf of PsomasFMG, U.S. Topco, and Morgan Solar), is requesting a conditional use permit for the construction and operation of three photovoltaic (PV) solar electric energy generating facilities in the Rural Residential 2.5 (RR-2.5) Zone. The proposed facilities would consist of rows of PV panels, which would either be fixed or on trackers. These panels would generate a combined total of 13.3 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. 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". Additionally, the State of California has a mandate that requires all electricity providers to obtain 30 percent of their electricity from renewable sources by 2020. While the City encourages businesses and residences to install solar on their rooftops, carports, shade structures, etc., this type of behind the meter solar is currently limited to 5% of peak demand in a utility's territory.¹

The proposed project site consists of approximately 92.7 acres of City-owned property generally bounded by Avenue L, Avenue K-8, 20th Street East and 30th Street East. Portions of this property have been leased to three solar developers (PsomasFMG, U.S. Topco, and Morgan Solar) to construct and operate photovoltaic solar electric generating facilities. The portion of the project site located east of 25th Street East is an undeveloped part of the National Soccer Center, and as such is designated as Open Space (O) by the General Plan and zoned Park (PK). These designations do not allow for the development of a solar facility, and, therefore, the applicant has requested a General Plan Amendment (GPA) and Zone Change (ZC) to designate the property as Non-Urban Residential (NU) and RR-2.5 (Rural Residential, minimum lot size 2.5 acres). Additionally, the remaining portion of the project site is zoned as RR-1 (Rural Residential, minimum lot size 1 acre). The City proposes to rezone these properties to RR-2.5 in order to be consistent with the newly adopted Residential Zones Update.

¹ Weissman, Steven and Nathaniel Johnson, *The Statewide Benefits of Net-Metering in California & the Consequences of Changes to the Program*, Berkeley Law, University of California, Center for Law, Energy & the Environment, February 17, 2012.

The PsomasFMG facility consists of approximately 35 acres (3170-008-909 and 3170-008-910) located between Avenue K-8 and Avenue K-12, west of 25th Street East. This portion of the proposed project involves the construction and operation of a 3.8 MW photovoltaic electric generating facility. It will consist of rows of PV panels on single axis trackers with each block of solar panels containing an inverter. The PV modules will be supported on steel piers. The panels will be approximately 6 feet in height when in a horizontal position and approximately 8 feet in height when in full-tilt. The project would tie into the 12 kV distribution line that runs along 20th Street East via a buried power cable along Avenue K-8. Access to the project site would be provided from 20th Street East via Avenue K-8 (dirt). The access gate would be set back approximately 50 feet from Avenue K-8.

The U.S. Topco Facility consists of approximately 38 acres (3170-008-907 and 3170-008-908) located between Avenue K-12 and Avenue L, west of 25th Street East. This portion of the proposed project consists of the construction and operation of an 8 MW photovoltaic electric generating facility. It will consist of rows of fixed PV panels with each block of solar panels containing an inverter. The PV modules will be supported on steel piers driven to the appropriate depth. The panels will be approximately 6 feet in height. The project would tie into the 12 kV distribution line that runs along Avenue L via a buried power cable. Access to the project site would be provided via a paved driveway off of Avenue L with the gate set back approximately 50 feet to allow vehicles to pull completely off of the roadway while the gate is being opened.

The Morgan Solar facility consists of approximately 20 acres (APN 3170-008-911) located on the east side of 25th Street East. This portion of the proposed project consists of the construction and operation of a 1.5 MW photovoltaic solar electric generating facility. It will consist of rows of Savanna Dual-axis trackers. The PV modules will be supported on a steel lattice structure supported on the ground surface. The panels will be approximately 8 feet in height. The project would tie into the 12 kV distribution line that runs along Avenue L via a buried power cable. Access to the project site would be provided via a paved driveway on Avenue L adjacent to the eastern boundary of the project site.

Irrevocable offers of dedication would be provided for Avenue K-8, Avenue K-12, 23rd Street East, 24th Street East and 25th Street East. Avenue K-8 would be dedicated at 42 feet from centerline. 23rd Street East, 24th Street East, and Avenue K-12 (from the western property boundary to 23rd Street East and from 25th Street East to the eastern property boundary) would be dedicated at 30 feet from centerline. 25th Street East from Avenue K-8 to Avenue K-12 would be dedicated at 42 feet from centerline, while the entire 84 feet would be dedicated from Avenue K-12 to Avenue L. Additionally, a 12-foot wide trail easement would be dedicated along the western side of 25th Street East from Avenue K-8 to Avenue K-12 in accordance with the City's Master Plan of Trails and Bikeways.

The proposed project has the potential to impact views from Avenue L and the soccer center. The photovoltaic panels are not anticipated to exceed 8 feet in height, depending upon the specific panel type technology selected by the individual developers. While the views of the project site would

change, the development would not impede the long-range views of the mountain ranges. Additionally, the entire site would be fenced and 10-feet of landscaping would be provided between the fence and the property line. This landscaping would be drought tolerant, is likely to be native, and would screen the development from view.

The proposed project would generate environmental impacts during construction with respect to biological resources, cultural resources, geology/soils, and noise. The construction of the proposed project has the potential to impact burrowing owls/nesting birds during vegetation removal and grading operations. The applicant is required to conduct a pre-construction burrowing owl survey prior to the issuance of any permits. In the event that burrowing owls/nesting birds 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, the portion of the property bounded by 25th Street East, Avenue K-8, 23rd Street East, and Avenue L contains habitat for Mohave ground squirrels. The developer of this portion of the project is required to conduct Mohave ground squirrel trapping surveys to determine the presence or absence of the species and to obtain an incidental take permit if necessary. Therefore, potential impacts would be less than significant.

A historic period trash dump exists on a portion of the project site and this site would be removed during the construction of the project. This site was previously recorded, but the site record needs to be updated by a qualified archaeologist prior to the start of construction.

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. Additionally, grading of the project site will be kept to the minimum required in order to construct the proposed project. The trees and bushes on the project site would be removed, and the remainder of the vegetation mowed to accommodate the developments; however, most of the site would not be graded. The portion of the project site, which is leased to U.S. Topco for development (APNs 3170-008-907 and 3170-008-908), would require more grading as it has not been previously developed or utilized for agriculture and retains more of the natural contours. Perimeter roadways will be graded in order to be in compliance with fire department requirements, and the pads for the inverters and transformers would also be graded. However, these areas would ultimately be covered with concrete and would not generate dust. The applicant/developers are required to address all dust complaints that arise from the operation of the proposed project and the use of Avenue K-8 and 25th Street East.

Construction of the proposed project would generate noise; however, noise is not likely to be noticed by any sensitive receptors. Construction is likely to occur Monday through Friday during daylight hours. The soccer fields adjacent to the project site are most heavily utilized during the evenings and on weekends. However, to ensure noise impacts remain less than significant mitigation measures have been identified. Minimal amounts of noise would be generated by the operation of the proposed project and only during routine maintenance as the panels and tracking system would be silent. Most of the time the facility would be remotely operated and no noise would be generated.

PC Staff Report
GPA 13-01, ZC 13-01, CUP 13-05
August 19, 2013
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Therefore, staff is recommending that the Commission approve the conditional use permits subject to the proposed conditions, based on the service having sufficient area to accommodate the proposed development, adequate access and services being available as needed for solar facilities, and the lack of significant adverse effects on the surrounding area.

Respectfully submitted,



Jocelyn Swain, Associate Planner - Environmental

cc: Applicant
Engineer

Attachments:

Aerial Photo

Resolution No. 13-08 (GPA 13-01, ZC 13-01)

Draft Ordinance

Resolution No. 13-09 (CUP 13-05)

Attachment to Resolution No. 13-09 (Conditions – Master List)

Conditions List – PsomasFMG

Conditions List – U.S. Topco

Conditions List – Morgan Solar

Mitigation Monitoring Plan for CUP No. 13-05 (Exhibit A – Master List)

Exhibit A-1 – PsomasFMG

Exhibit A-2 – U.S. Topco

Exhibit A-3 – Morgan Solar

Initial Study

RESOLUTION NO. 13-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE ADOPTED GENERAL PLAN OF THE CITY AND AN AMENDMENT TO THE ADOPTED ZONING PLAN FOR THE CITY, KNOWN AS GENERAL PLAN AMENDMENT NO. 13-01 AND ZONE CHANGE NO. 13-01

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07 an amendment to the adopted General Plan of the City has been initiated by Psomas to re-designate 20± acres from O (Open Space) to NU (Non-Urban Residential); and

WHEREAS, pursuant to Section 17.24.040 – 17.24-060 of the Lancaster Municipal Code the applicant has requested the Planning Commission to consider a change to the zoning designation on the subject property from PK (Park) and RR-1 (Rural Residential, one dwelling unit per 1 acre) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres); and

WHEREAS, notice of intention to consider the General Plan amendment and zone change of the subject property 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 the necessary investigations, prepared a written report, and recommended that the General Plan amendment and zone change requests be approved; and

WHEREAS, a public notice was provided as required by law and public hearings on the General Plan amendment and zone change requests were held on July 15, 2013 and August 19, 2013; 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, this Commission based on the evidence in the record, hereby adopts the following findings in support of approval of General Plan Amendment No. 13-01 and recommends that the City Council adopt them:

1. There is a need for the proposed land use designation of NU (Non-Urban Residential) on the project site in order to allow for development of a smaller scaled, distributed generation solar energy facility.
2. The proposed designation of NU will be compatible with the existing land use designation of NU and Industrial (IND – Palmdale) surrounding the project site because it would only allow for low intensity uses that would not significantly affect, or be significantly affected by, future industrial or recreational activities and facilities.
3. The proposed amendment is consistent with and implements Goal 19 of the General Plan, “to achieve an attractive and unique image for the community by creating a sustainable, cohesive and enduring built environment.”
4. The proposed amendment is consistent with the following objectives and policies of the General Plan for the reasons stated below:

Objective 3.6 "Encourage efficient use of energy resources through the promotion of efficient land use patterns and the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy."

Policy 3.6.6 “Consider and promote the use of alternative energy such as wind energy and solar energy.”

5. There are no goals, objectives, policies, or specific actions of the General Plan that would conflict with the proposed amendment.
6. The proposed amendment would not adversely affect the economic health of the City, because the development proposed would not create a need for significant City services.
7. The proposed amendment would reduce the demand on the groundwater as compared to development of a portion of the project site with park uses under the current open space designation.
8. The proposed site could be adequately served by services necessary for a solar energy facility, including police and fire, based on responses from affected service agencies.
9. The proposed amendment will not have an adverse effect on traffic and circulation systems as noted in the Mitigated Negative Declaration. Upon completion of construction, minimal amounts of traffic associated with occasional maintenance operations would be generated and no traffic impacts would occur. No mitigation measures with respect to traffic are required.

10. The proposed amendment and subsequent construction of the photovoltaic facility would create environmental impacts as discussed in the Initial Study/Mitigated Negative Declaration. Potential impacts with respect to biological resources, cultural resources, geology/soils, and noise would be created as a result of construction activities. Mitigation measures are required which would reduce the impacts to a less than significant level. No impacts would occur as a result of the operation of the facility.
11. The proposed amendment is in the public interest because it will help California meet the established goals of using renewable resources to generate a portion of California's electricity. The proposed amendment will allow for the development of a photovoltaic electric generating facility which can be adequately served by streets, utilities, and public services in the area; and, the proposed land use designation would not adversely affect the regional water supply or the City's economic health.

WHEREAS, this Commission, based on the evidence contained in the record, hereby makes the following findings in support of the approval of Zone Change No. 13-01, and recommends that the City Council adopt them:

1. The proposed Zone Change from PK and RR-1 to RR-2.5 will be consistent with the proposed General Plan land use designation of NU requested by the applicant.
2. Modified conditions, including a change in the site's General Plan use designation to provide for a suitable alternative energy site, warrant a revision in the zoning for the subject property which would allow the development of a photovoltaic electric generating facility.
3. A need for the proposed zone classification of RR-2.5 exists within such area in order to allow for the development of smaller scale, distributed generation solar energy facilities.
4. The particular property under consideration is a proper location for said zone classification within such area, because it is surrounded by similar zoning and is served by adequate public access and necessary services.
5. Placement of the proposed RR-2.5 residential zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practices, because adequate services, access, and electrical infrastructure exist to accommodate the proposed type of development, and the zoning designation will not result in the development of incompatible uses.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby recommends to the City Council approval of General Plan Amendment No. 13-01 to redesignate the subject property from O to NU.
2. This Commission hereby recommends to the City Council approval of Zone Change No. 13-01 through the adoption of the attached ordinance to rezone the subject property from PK and RR-1 to RR-2.5.

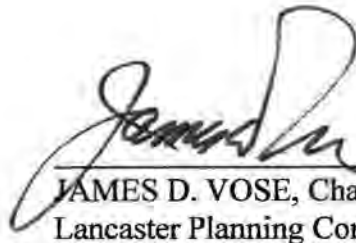
PASSED, APPROVED and ADOPTED this 19th day of August 2013, by the following vote:

AYES: Commissioners Cook, Harvey, 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

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA,
AMENDING THE CITY ZONING PLAN FOR A TOTAL OF 92.7±
ACRES GENERALLY BOUNDED BY AVENUE K-8, AVENUE L,
20th STREET EAST AND 30th STREET EAST KNOWN AS ZONE
CHANGE NO. 13-01

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by Psomas, to change the zoning designation on 92.7± acres of land generally bounded by Avenue K-8, Avenue L, 20th Street East and 30th Street from RR-1 (single family residential, minimum lot size 1 acre) and PK (Park) to RR-2.5 (rural residential, one dwelling unit per 2.5 acres); and

WHEREAS, notice of intention to consider the zone change of the subject properties was given as required in Section 17.24.110. of the Municipal Code and Section 65854 and 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the zone change request be approved; and

WHEREAS, public hearings on the zone change request were held before the Planning Commission on July 15, 2013 and August 19, 2013 and the City Council on ____; and

WHEREAS, the Planning Commission reviewed and approved the Initial Study/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, the Planning Commission adopted the mitigation measures contained in Exhibit "A"; and

WHEREAS, the City Council hereby makes the following findings in support of the Ordinance:

1. The proposed Zone Change from RR-1 and PK to RR-2.5 will be consistent with the General Plan land use designation of NU requested by the applicant.
2. Modified conditions including a change in the site's General Plan land use designation to provide for a suitable alternative energy site, warrant a revision in the zoning for the subject property which would allow the development of photovoltaic solar electric generating facilities.
3. A need for the proposed zone classification of RR-2.5 exists within the area in order to allow for the development of smaller scale, distributed generation solar energy facilities.
4. The particular properties under consideration is a proper location for said zone classification within such area, because they are surrounded by similar zoning and is served by adequate public access and necessary services.

5. Placement of the proposed RR-2.5 residential zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practices, because adequate services, access, and electrical infrastructure exist to accommodate the proposed type of development, and the zoning designation will not result in the development of incompatible uses.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the subject property is reclassified from RR-1 and PK to RR-2.5.

Section 2. That the City Clerk shall certify to the passage of this Ordinance and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the ____ day of _____, 2013, and placed upon its second reading and adoption at a regular meeting of the City Council on the ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

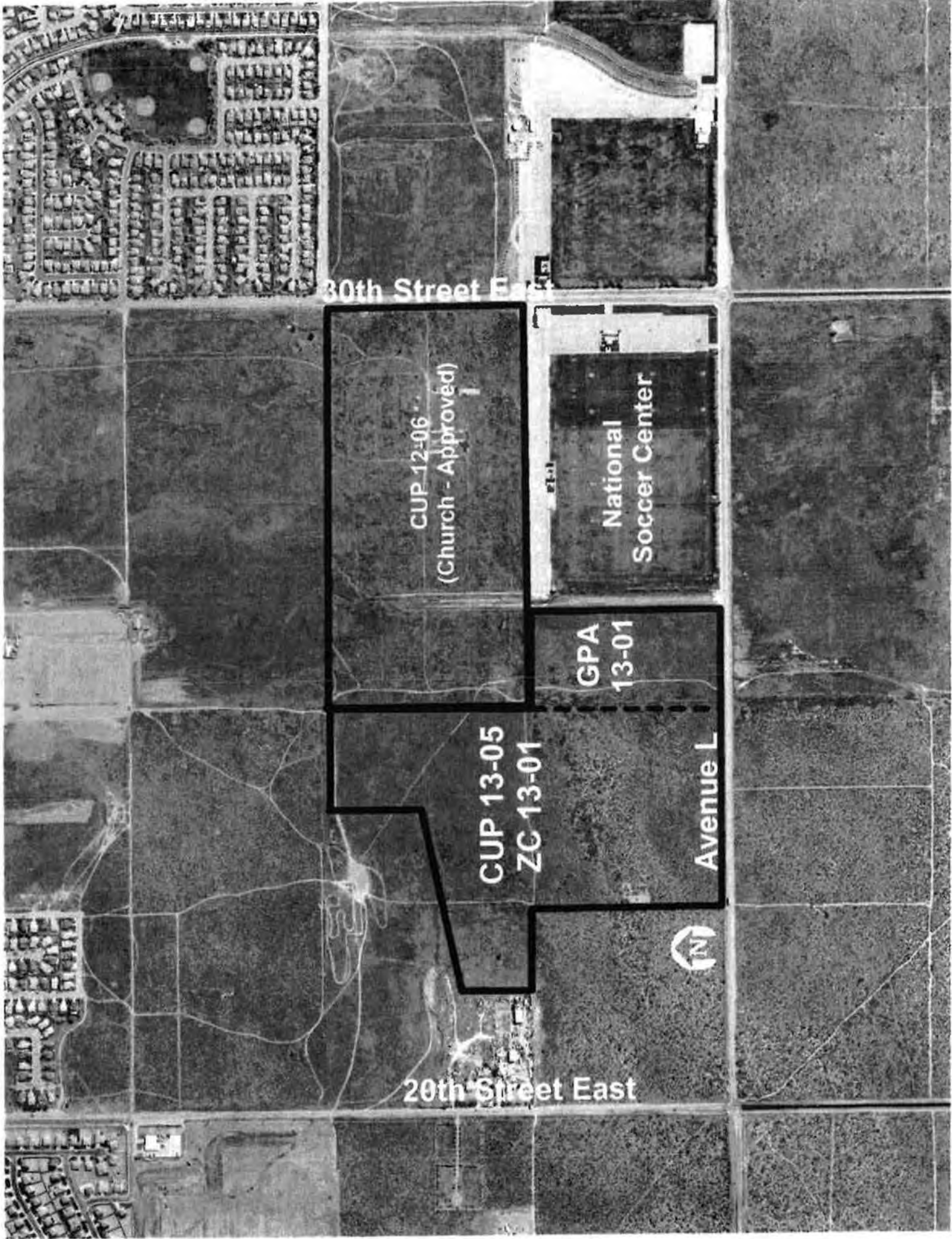
R. REX PARRIS
Mayor
City of Lancaster

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. _____, 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 the _____, _____.

(seal)



30th Street East

CUP 12-06
(Church - Approved)

National
Soccer Center

GPA
13-01

CUP 13-05
ZC 13-01

Avenue L



20th Street East

RESOLUTION NO. 13-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 13-05

WHEREAS, a conditional use permit has been requested by Psomas, to allow the construction and operation of three photovoltaic solar electric generating facilities on approximately 92.7± gross acres totally 13.3 megawatts (MW) and generally bounded by Avenue K-8, Avenue L, 20th Street East, and 30th Street East in the Rural Residential 2.5 Zone as shown on the 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 public hearings were held on July 15, 2013 and August 19, 2013; and

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

1. The proposed use would be located on 92.7± gross acres generally bounded by Avenue K-8, Avenue L, 20th Street East, and 30th Street East, and will be in conformance with the General Plan land use designation of Non-Urban Residential.

2. The proposed project consists of three independently operated photovoltaic solar electric generation facilities on City property 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 would not exceed 8 feet in height, 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 8 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 facilities, 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 L and Avenue K-8 (dirt), 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 for photovoltaic 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 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. 13-05, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 19th day of August 2013, by the following vote:

AYES: Commissioners Cook, Harvey, 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

ATTACHMENT TO PC RESOLUTION NO. 13-09
CONDITIONAL USE PERMIT NO. 13-05
CONDITIONS MASTER LIST
(PomasFMG, U.S. Topco, Morgan Solar)
August 19, 2013

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, grant an irrevocable offer of dedication for the following streets:
 - 23rd Street East at 30 feet from centerline
 - Avenue K-12 at 30 feet from centerline from western property boundary to 23rd Street East and from 25th Street East to eastern property boundary.
 - Avenue K-8 at 42 feet from centerline
 - 24th Street East at 30 feet from centerline
 - 25th Street East at 42 feet from centerline from Avenue K-8 to Avenue K-12
 - 25th Street East at 84 feet from Avenue K-12 to Avenue L
7. Per the direction of the Director of Public Works, dedicate a 12-foot wide easement along the western side of 25th Street East from Avenue K-8 to Avenue L in accordance with the City's Master Plan of Trails and Bikeways.
8. Per the direction of the Director of Public Works, abandon the easement along Avenue K-12 between 23rd Street East and 25th Street East.
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 franchise agreement for installation of any generation-tie lines/utility lines in the public right of way.

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. Grading on the project site shall be kept to the minimum required in order to construct the proposed project, as determined by the Director of Public Works. Specifically, grading shall be limited to roadways; pads for inverters and transformers; the collector substation; and trenching necessary for cables and electrical wires.
14. The tires on the project site shall be removed in accordance with all existing laws and regulations. Soil sampling shall be conducted on the soil underneath the tire deposits to ensure that the soil is not contaminated with heavy metals. Any contaminated soil shall be removed and disposed of in accordance with all applicable laws and regulations. Proof of cleanup and proper disposal shall be submitted to the City prior to the issuance of any permits.
15. Any shingles on the project site shall be examined by a qualified asbestos abatement contractor. If the shingles are suspected of containing asbestos, they shall be removed by a qualified asbestos abatement contractor and disposed of in accordance with all applicable laws and regulations. Proof of proper disposal shall be submitted to the City prior to the issuance of any permits.
16. 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

17. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.
18. A preconstruction burrowing owls 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 Wildlife to determine the appropriate mitigation/management requirements for the species.

19. Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocols established by the California Department of Fish and Wildlife. If Mohave ground squirrels are determined to be present on the project site, consultation with the California Department of Fish and Wildlife shall be required in order to obtain an Incidental Take Permit under §2081 of the Fish and Game Code. If the timing of the project does not allow for the focused trapping surveys to be conducted, the applicant shall assume that Mohave ground squirrels are present on the project site and consult with CDFW to obtain an Incidental Take Permit.
20. The California Department of Parks and Recreation (DPR) 523 Series site record for P-19-004308/CA-LAN-4308H shall be updated by a qualified archaeologist to describe the current conditions on the site as it has been altered since its recording in 1988. This shall occur prior to the issuance of any grading/construction permits.
21. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
22. When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.
23. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
24. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.
25. 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.
26. 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.
27. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
28. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.

29. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
30. No project-related public address or music system shall be audible at any adjacent receptor.
31. 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 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.

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.

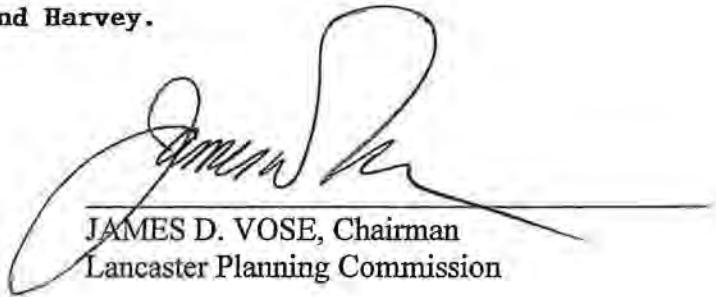
PASSED, APPROVED AND ADOPTED this 17th day of May, 2010, by the following vote:

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

ATTACHMENT TO PC RESOLUTION NO. 13-09
CONDITIONAL USE PERMIT NO. 13-05
CONDITIONS LIST - PsomasFMG
August 19, 2013

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, grant an irrevocable offer of dedication for the following streets:
 - Avenue K-12 at 30 feet from centerline from western property boundary to 23rd Street East
 - Avenue K-8 at 42 feet from centerline
 - 24th Street East at 30 feet from centerline
 - 25th Street East at 42 feet from centerline from Avenue K-8 to Avenue K-12
7. Per the direction of the Director of Public Works, dedicate a 12-foot wide easement along the western side of 25th Street East from Avenue K-8 to Avenue L in accordance with the City's Master Plan of Trails and Bikeways.
8. Per the direction of the Director of Public Works, abandon the easement along Avenue K-12 between 23rd Street East and 25th Street East.
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 franchise agreement for installation of any generation-tie lines/utility lines in the public right of way.

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. Grading on the project site shall be kept to the minimum required in order to construct the proposed project, as determined by the Director of Public Works. Specifically, grading shall be limited to roadways; pads for inverters and transformers; the collector substation; and trenching necessary for cables and electrical wires.
14. The tires on the project site shall be removed in accordance with all existing laws and regulations. Soil sampling shall be conducted on the soil underneath the tire deposits to ensure that the soil is not contaminated with heavy metals. Any contaminated soil shall be removed and disposed of in accordance with all applicable laws and regulations. Proof of cleanup and proper disposal shall be submitted to the City prior to the issuance of any permits.
15. Any shingles on the project site shall be examined by a qualified asbestos abatement contractor. If the shingles are suspected of containing asbestos, they shall be removed by a qualified asbestos abatement contractor and disposed of in accordance with all applicable laws and regulations. Proof of proper disposal shall be submitted to the City prior to the issuance of any permits.
16. 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

17. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.
18. A preconstruction burrowing owls 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 Wildlife to determine the appropriate mitigation/management requirements for the species.

19. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
20. When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.
21. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
22. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.
23. 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.
24. 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.
25. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
26. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
27. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
28. No project-related public address or music system shall be audible at any adjacent receptor.
29. 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 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.

ATTACHMENT TO PC RESOLUTION NO. 13-09
CONDITIONAL USE PERMIT NO. 13-05
CONDITIONS LIST – U.S. Topco
August 19, 2013

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, grant an irrevocable offer of dedication for the following streets:
 - 23rd Street East at 30 feet from centerline
 - 25th Street East at 42 feet from centerline
7. Per the direction of the Director of Public Works, dedicate a 12-foot wide easement along the western side of 25th Street East from Avenue K-8 to Avenue L in accordance with the City's Master Plan of Trails and Bikeways.
8. Per the direction of the Director of Public Works, abandon the easement along Avenue K-12 between 23rd Street East and 25th Street East.
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 franchise agreement for installation of any generation-tie lines/utility lines in the public right of way.
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. Grading on the project site shall be kept to the minimum required in order to construct the proposed project, as determined by the Director of Public Works. Specifically, grading shall be limited to roadways; pads for inverters and transformers; the collector substation; and trenching necessary for cables and electrical wires.
14. The tires on the project site shall be removed in accordance with all existing laws and regulations. Soil sampling shall be conducted on the soil underneath the tire deposits to ensure that the soil is not contaminated with heavy metals. Any contaminated soil shall be removed and disposed of in accordance with all applicable laws and regulations. Proof of cleanup and proper disposal shall be submitted to the City prior to the issuance of any permits.
15. Any shingles on the project site shall be examined by a qualified asbestos abatement contractor. If the shingles are suspected of containing asbestos, they shall be removed by a qualified asbestos abatement contractor and disposed of in accordance with all applicable laws and regulations. Proof of proper disposal shall be submitted to the City prior to the issuance of any permits.
16. 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

17. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.
18. A preconstruction burrowing owls 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 Wildlife to determine the appropriate mitigation/management requirements for the species.
19. Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocols established by the California Department of Fish and Wildlife. If Mohave ground squirrels are determined to be present on the project site, consultation with the California Department of Fish and Wildlife shall be required in order to obtain an Incidental Take Permit under §2081 of the Fish and Game Code. If the timing of the project does not allow for the focused trapping surveys to be conducted, the applicant shall assume that Mohave ground squirrels are present on the project site and consult with CDFW to obtain an Incidental Take Permit.

20. The California Department of Parks and Recreation (DPR) 523 Series site record for P-19-004308/CA-LAN-4308H shall be updated by a qualified archaeologist to describe the current conditions on the site as it has been altered since its recording in 1988. This shall occur prior to the issuance of any grading/construction permits.
21. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
22. When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.
23. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
24. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.
25. 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.
26. 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.
27. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
28. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
29. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
30. No project-related public address or music system shall be audible at any adjacent receptor.
31. 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 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.

ATTACHMENT TO PC RESOLUTION NO. 13-09
CONDITIONAL USE PERMIT NO. 13-05
CONDITIONS LIST – Morgan Solar
August 19, 2013

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, grant an irrevocable offer of dedication for the following streets:
 - Avenue K-12 at 30 feet from centerline from 25th Street East to eastern property boundary.
 - 25th Street East at 42 feet from centerline
7. Per the direction of the Director of Public Works, the applicant shall pave any driveways that take access from any of the paved streets.
8. Per the direction of the Director of Public Works, the applicant shall obtain a franchise agreement for installation of any generation-tie lines/utility lines in the public right of way.
9. 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.
10. 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.
11. Grading on the project site shall be kept to the minimum required in order to construct the proposed project, as determined by the Director of Public Works. Specifically, grading shall

be limited to roadways; pads for inverters and transformers; the collector substation; and trenching necessary for cables and electrical wires.

12. 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

13. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.
14. A preconstruction burrowing owls 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 Wildlife to determine the appropriate mitigation/management requirements for the species.
15. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
16. When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.
17. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
18. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.
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.
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 conditions 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.

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
BIOLOGICAL RESOURCES							
1.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.	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 nesting birds.	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 preconstruction 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 Wildlife 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.			
3.	Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocols established by the California Department of Fish and Wildlife. If Mohave ground squirrels are determined to be present on the project site, consultation with the California Department of Fish and Wildlife shall be required in order to obtain an Incidental Take Permit under §2081 of the Fish and Game Code. If the timing of the project does not allow for the focused trapping surveys to be conducted, the applicant shall assume that Mohave ground squirrels are present on the project site and consult with CDFW to obtain an Incidental Take Permit.	Prior to vegetation removal, grubbing, grading, stockpiling or construction, the City must receive either a copy of the Incidental Take Permit or a copy of the trapping results and a letter from the CDFW stating that an Incidental Take Permit is not required.	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
CULTURAL RESOURCES							
4.	The California Department of Parks and Recreation (DPR) 523 Series site record for P-19-004308/CA-LAN-4308H shall be updated by a qualified archaeologist to describe the current conditions on the site as it has been altered since its recording in 1988. This shall occur prior to the issuance of any grading/construction permits.	Prior to vegetation removal, grubbing, stockpiling or construction, the City must receive a copy of the cultural resources report containing the updated DPR form.	Prior to final approval of grading plan, issuance of a stockpile permit, of any ground disturbing activities.	Planning Department responsible for reviewing report.			
GEOLOGY AND SOILS							
5.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.	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.			
6.	When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.	During construction	Field inspection	Building and Safety			
7.	Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).	During construction	Field inspection	Building and Safety			
8.	All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.	During construction and operation	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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NOISE							
9.	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			
10.	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			
11.	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction	Field inspection	Building and Safety			
12.	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			
13.	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			
14.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspection	Building and Safety			
15.	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 specifications.	During construction	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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	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.						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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BIOLOGICAL RESOURCES							
1.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.	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 nesting birds.	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 preconstruction 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 Wildlife 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.			
GEOLOGY AND SOILS							
3.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.	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.			
4.	When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.	During construction	Field inspection	Building and Safety			
5.	Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).	During construction	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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6.	All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.	During construction and operation	Field inspection	Building and Safety			
NOISE							
7.	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			
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11.	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			
12.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspection	Building and Safety			
13.	All noise producing construction equipment and vehicles using internal combustion engines shall be	During construction	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	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 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.						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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BIOLOGICAL RESOURCES							
1.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.	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 nesting birds.	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 preconstruction 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 Wildlife 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.			
3.	Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocols established by the California Department of Fish and Wildlife. If Mohave ground squirrels are determined to be present on the project site, consultation with the California Department of Fish and Wildlife shall be required in order to obtain an Incidental Take Permit under §2081 of the Fish and Game Code. If the timing of the project does not allow for the focused trapping surveys to be conducted, the applicant shall assume that Mohave ground squirrels are present on the project site and consult with CDFW to obtain an Incidental Take Permit.	Prior to vegetation removal, grubbing, grading, stockpiling or construction, the City must receive either a copy of the Incidental Take Permit or a copy of the trapping results and a letter from CDFW stating that an Incidental Take Permit is not required.	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		
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CULTURAL RESOURCES							
4.	The California Department of Parks and Recreation (DPR) 523 Series site record for P-19-004308/CALAN-4308H shall be updated by a qualified archaeologist to describe the current conditions on the site as it has been altered since its recording in 1988. This shall occur prior to the issuance of any grading/construction permits.	Prior to vegetation removal, grubbing, grading, stockpiling or construction, the City must receive a copy of the cultural resources report containing the updated DPR form.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.			
GEOLOGY AND SOILS							
5.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.	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.			
6.	When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.	During construction	Field inspection	Building and Safety			
7.	Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).	During construction	Field Inspection	Building and Safety			
8.	All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.	During construction and operation	Field Inspection	Building and Safety			
NOISE							
9.	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any	During construction	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.						
10.	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			
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12.	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			
13.	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			
14.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspection	Building and Safety			
15.	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 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.	During construction	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
BIOLOGICAL RESOURCES							
1.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.	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 nesting birds.	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 preconstruction 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 Wildlife 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.			
GEOLOGY AND SOILS							
3.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.	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.			
4.	When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.	During construction	Field inspection	Building and Safety			
5.	Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).	During construction	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
6.	All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. Refer to AVAQMD Rule 403 for the definition of stabilized surface.	During construction and operation	Field inspection	Building and Safety			
NOISE							
9.	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			
10.	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			
11.	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction	Field inspection	Building and Safety			
12.	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			
13.	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			
14.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspection	Building and Safety			
15.	All noise producing construction equipment and vehicles using internal combustion engines shall be	During construction	Field inspection	Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	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 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.						

CITY OF LANCASTER
INITIAL STUDY

1. Project title and File Number: Soccer Center Solar Facility
Conditional Use Permit 13-05
General Plan Amendment 13-01
Zone Change 13-01
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: Psomas (on behalf of PsomasFMG, U.S. Topco and
Morgan Solar)
28480 Avenue Stanford
Santa Clarita, CA 91355
5. Location: 92.7±acres generally bounded by Avenue L, Avenue K-8, 20th Street East and 30th
Street East
6. General Plan designation: Current: Non-Urban Residential (NU) and O (Open Space)
Proposed – Non-Urban Residential (NU)
7. Zoning: Current: RR-1 (Rural Residential, minimum lot size 1 acre) and PK (Park)
Proposed – RR-2.5 (Rural Residential, minimum lot size 2.5 acres)
8. Description of project: The proposed project involves the construction of approximately 13.3 megawatts (MW) of photovoltaic (PV) solar electricity generating facilities on 92.7 acres. The City of Lancaster has leased this property to three separate solar developers: PsomasFMG, U.S. Topco, and Morgan Solar. Each of the developers would construct and operate their own respective solar facilities. A description of each facility is provided below. Each of the facilities will be fenced and the perimeter of each facility will be landscaped with a 10-foot landscaped buffer to screen the project site from view. Water tanks for fire department use will be provided for each facility. Each of the facilities may include a storage shed and on-site parking for maintenance workers.

PsomasFMG: The PsomasFMG facility consists of APNs 3170-008-909 and 3170-008-910 which are located between Avenue K-8 and Avenue K-12 west of 25th Street East. This portion of the proposed project involves the construction and operation of a 3.8 MW photovoltaic electric generating facility. It will consist of rows of PV panels on single axis trackers with each block of solar panels containing an inverter. The PV modules will be supported on steel piers driven to an appropriate depth. It is not anticipated that any concrete footings will be required. The panels will be approximately 6 feet in height when in a horizontal position and approximately 8 feet in height when in full-tilt. These photovoltaic panels would convert sunlight directly into electrical energy without the use of heat transfer fluid or cooling water. The project would tie into the 12 kV distribution line that runs along 20th Street East via a

buried power cable along Avenue K-8. Access to the project site would be provided from 20th Street East via Avenue K-8 (dirt). The access gate would be set back approximately 50 feet from Avenue K-8.

U.S. Topco: The U.S. Topco Facility consists of APNs 3170-008-907 and 3170-008-908 which are located between Avenue K-12 and Avenue L, west of 25th Street East. This portion of the proposed project consists of the construction and operation of an 8 MW photovoltaic electric generating facility. It will consist of rows of fixed PV panels with each block of solar panels containing an inverter. The PV modules will be supported on steel piers driven to the appropriate depth. It is not anticipated that any concrete footings will be required. The panels will be approximately 6 feet in height. The PV panels will convert sunlight directly into electrical energy without the use of heat transfer fluid or cooling water. The project would tie into the 12 kV distribution line that runs along Avenue L via a buried power cable. Access to the project site would be provided via a paved driveway off of Avenue L with the gate set back approximately 50 feet to allow vehicles to pull completely off of the roadway while the gate is being opened.

Morgan Solar: The Morgan Solar facility consists of APN 3170-008-911 which is located on the east side of 25th Street East. This portion of the proposed project consists of the construction and operation of a 1.5 MW photovoltaic solar electric generating facility. It will consist of rows of Savanna Dual-axis trackers. The PV modules will be supported on a steel lattice structure supported on the ground surface. It is not anticipated that any concrete footings will be required. The panels will be approximately 8 feet in height. These panels convert sunlight directly into electrical energy without the use of heat transfer fluid or water. The project would tie into the 12 kV distribution line that runs along Avenue L via a buried power cable. Access to the project site would be provided via a paved driveway on Avenue L adjacent to the eastern boundary of the project site.

The portion of the project site located east of 25th Street East was previously an undeveloped part of the National Soccer Center and as such is designed as Open Space (O) by the General Plan and zoned Park (PK). These designations do not allow for the development of a solar facility and therefore; the applicant has requested a General Plan Amendment (GPA) and Zone Change (ZC) to designate the property as Non-Urban Residential (NU) and RR-2.5 (Rural Residential, minimum lot size 2.5 acres). Additionally, the remaining portion of the project site is zoned as RR-1 (Rural Residential, minimum lot size 1 acre). The City proposes to rezone these properties to RR-2.5 in order to be consistent with the newly adopted Residential Zones Update.

9. Surrounding land uses and setting: The property surrounding the project site is predominantly vacant. Immediately east of the project site's eastern boundary is the National Soccer Center and associated soccer fields. Immediately northeast of the project site, a church facility has been approved but construction has not started. Immediately to the west of the project site, along 20th Street East, is a commercial facility that sells agricultural/horse supplies. The property immediately north of the project site is vacant. The project site is bordered on the south by Avenue L and south of Avenue L is undeveloped property. Air Force Plant 42 is located approximately one mile south of the project site. Residential uses are located north of the soccer center on the east side of 30th Street East and north of the project site along Avenue K, approximately 0.5 miles north.

The property to the south of the project site is located in the City of Palmdale and is designated as IND (Industrial) and zoned General Industrial (M-2). The property to the east of the project site is designated as O (Open Space) and zoned PK (Park). The property to the northeast and west is designated as NU

(Non-Urban Residential) and zoned RR-1 (Rural Residential, minimum lot size 1 acre). The property to the north is designated as NU and zoned SRR (Semi-rural residential, minimum half acre lots).

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 (SCE) - interconnection

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

6/10/13

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
VI. <u>GEOLOGY AND SOILS</u> -- 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	
IX. <u>HYDROLOGY AND WATER QUALITY</u> – 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	
XIII. POPULATION AND HOUSING -- 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
XIV. PUBLIC SERVICES				
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
XV. RECREATION --				
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
XVI. TRANSPORTATION/TRAFFIC -- 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
XVII. UTILITIES AND SERVICE SYSTEMS -- 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	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE –				
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)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

DISCUSSION OF ENVIRONMENTAL CHECKLIST

I. a. No views of scenic areas identified in the City of Lancaster's General Plan (LMEA Figure 12-1) are available from the roadways and areas surrounding the project site. However, views of mountain ranges surrounding the valley are available from the project site. The area surrounding the project site is predominantly vacant, fallow agricultural fields or open desert. Immediately east of the project site is the National Soccer Center.

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 range from 6 feet to approximately 8 feet. 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 buildings (historic or otherwise) or rock outcroppings. Development of the portion of the project site leased by U.S. Topco would remove several Joshua trees. Additionally, the project site is not located in the vicinity of any State Scenic Highways. There are also no scenic roadways designated by the City of Lancaster's General Plan in the vicinity of the project site. Therefore, impacts would be less than significant.

c. The proposed project would change the visual character of the project site in that it would replace fallow agricultural land and open desert with three photovoltaic solar electrical generating facilities totaling 13.3 MW. While this would change the character of the existing site, the proposed project would be compatible with the other uses in the area, specifically the National Soccer Center immediately to the east. Additionally, the height of all of the panels would be less than 8 feet in height. 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 area surrounding the project site currently has minimal amounts of ambient lighting. Most of the lighting in the vicinity of the project site comes from the National Soccer Center to the east, street lights and vehicle headlights. Lighting from AF Plant 42, approximately 1 mile to the south, is also visible. The proposed project may create new sources of 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 maps for each county are updated every two years. The Los Angeles County Farmland Map was last updated in 2012; however, the map has not been published at this time. Based on the 2010 map, the most of the project site is designated as Other Land. Other Land is defined as "land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land." The portion of the project site on the east side of 25th Street East is designated as Urban and Built-Up Land. Urban and Built-Up land is defined as "land occupied by structures with a building density of at least 1 unit to 1.5 acres or approximately 6 structures to a 10-acre parcel. Common examples include

residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment and other water control structures.” (2010 Los Angeles County Agricultural Map, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/los10.pdf>) 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 currently designated as a mix of Non-Urban Residential (NU) and Open Space (O) by the General Plan and zoned as RR-1 (rural residential, minimum lot size 1 acre) and PK (Park). As part of the proposed project, the General Plan designation and zoning would be changed so that the entire site would be designated as NU and zoned RR-2.5 (rural residential, minimum lot size 2.5 acres). The NU designation and RR-2.5 zoning does allow for agricultural uses. However, the project site is not utilized for agricultural purposes and does not have a Williamson Act contract. The proposed project consists of three photovoltaic solar electric generating facilities totaling 13.3 MW and would not interfere with any agricultural uses that may exist in the vicinity of the project site. 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 of Lancaster’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 consists of the construction and operation of three photovoltaic solar electric generating facilities for a total of 13.3 MW. The proposed project wasn’t accounted for under the City’s General Plan as part of the project site is currently zoned for park purposes. The applicant is seeking a General Plan Amendment (GPA) and Zone Change (ZC) to change the General Plan designation to Non-Urban Residential (NU) and the zoning to RR-2.5 which would allow the construction of the proposed project with a Conditional Use Permit (CUP). The proposed project is a substantially less intensive use than the park or the single family residences that could be built under the existing zoning. Therefore, any air emissions generated by the proposed project have already been accounted for and the proposed project would not conflict with or obstruct the implementation of the Air Quality Management Plan and no impacts would occur.

b. Construction of the proposed project would generate air emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, the 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 at most a handful of vehicle trips per week for maintenance purposes (e.g., equipment repair, vegetation/landscaping maintenance, etc.). 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.

A discussion of dust control measures during construction and operation of the proposed project can be found under Item VI.b.

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 receptor is the National Soccer Center immediately east of the project site. Additionally, a church has been approved for the property immediately east and northeast of the project site but construction has not yet started. 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 Avenue L, 20th Street East and 30th Street East. 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 Randel Wildlife Consulting, Inc. and documented in a report entitled "Habitat Assessment for the Proposed Lancaster Solar Project". A survey of the project site was conducted on March 4, 2013 to identify any plant and animal species that may be present on site.

The survey of the project site was conducted by walking transects spaced approximately 35 meters apart. The project site consists of fallow agricultural fields and *Ambrosia dumosa* Shrubland Alliance. Specific plants found on the project site include: white bursage (*Ambrosia dumosa*), cheesebush (*Hymenoclea salsola*), boxthorn (*Lysium* sp.), Joshua tree (*yucca brevifolia*), creosote bush (*Larrea tridentate*), saltbush (*Atriplex* sp.), rabbitbrush (*Ericameria* sp.), ephedra (*Ephedra* sp.), schismus grass (*Schismus* sp.), and red brome (*Bromus rubens*). No special status plant species were observed on the project site.

The following animal species were observed on the project during the survey: side-blotched lizard (*Uta stansburiana*), western whiptail (*Aspidoscelis tigris*), sage thrasher (*Oreoscoptes montanus*), western scrub jay (*Aphelocoma californica*), common raven (*Corvus corax*), house finch (*Carpodacus mexicanus*), white-crowned sparrow (*Zonotrichia leucophrys*) and black-tailed jackrabbit (*Lepus californicus*). No special status animal species were observed on the project site. However, suitable habitat does exist on the project site for nesting birds, burrowing owls and Mohave ground squirrels.

Suitable habitat exists on the entire project site for nesting birds and burrowing owls. Therefore, the following mitigation measures are required for all three solar facilities to ensure that any potential impacts to nesting birds or burrowing owls remain less than significant.

1. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.
2. 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 Wildlife to determine the appropriate mitigation/management requirements for the species.

Only a portion of the project site contains habitat suitable for Mohave ground squirrels, which is a State threatened species. This portion coincides with the property leased by U.S. Topco (APNs 3170-008-907 and 3170-008-908). Construction of the proposed project would remove the vegetation from the project site and could potentially impact the Mohave ground squirrel if they are present. Therefore, the following mitigation measure is required to ensure impacts are less than significant.

3. Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocol established by the California Department of Fish and Wildlife (CDFW). If Mohave ground squirrels are determined to be present on the project site, consultation with the CDFW shall be required in order to obtain an Incidental Take Permit under §2081 of the Fish and Game Code. If the timing of the project does not allow for the focused trapping surveys to be conducted, the applicant shall assume that Mohave ground squirrels are present on the project site and consult with CDFW to obtain an Incidental Take Permit.

b. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. However, a drainage channel runs immediately east of the project site between the project site and the soccer center. No work is proposed in this channel. Therefore, no impacts would occur.

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, Lancaster Solar

Project APNs: 3170-008-907, 3170-008-908, 3170-008-909, 3170-008-910, and 3170-008-911” and dated April 2013.

The eastern 19.2 acres (located on the east side of 25th Street East) requires a general plan amendment to change the designation from UR to NU. As such, the project is required to comply with Senate Bill (SB) 18. This bill requires consultation with Native American Indian tribes. To fulfill this requirement, consultation letters were sent to the following Native American contacts on March 12, 2013 as provided by the Native American Heritage Commission: Beverly Salazar Folkes, John Valenzuela (San Fernando Band of Mission Indians), Ron Andrade (LA City/County Native American Indian Commission), Ann Brierty (San Manuel Band of Mission Indians), Delia Dominguez (Kitanemuk & Yowlumne Tejon Indians), Randy Guzman-Folkes, Carla Rodriguez (San Manuel Band of Mission Indians), and Ronnie Salas (Fernandeno Tataviam Band of Mission Indians). These letters were sent via certified, return receipt mail and all were delivered except one. To date, no reply from these individuals has been received.

A pedestrian survey of the project site was conducted on March 28, 2013. The portion of the project site to be developed by PsomasFMG (APNs 3170-008-909 and 3170-008-910) has been previously cleared of vegetation, leveled and once farmed. Various pieces of old lumber and pieces of concrete are present in the area. The portion of the project site to be developed by Morgan Solar (APN 3170-008-911) has been completely cleared of all plants and refuse, leveled and previously utilized for farming. No cultural resources were present in this area.

The portion of the project site to be developed by U.S. Topco has never been cleared or leveled as evidenced by the Joshua trees on site. Scattered refuse is present on much of the site as well as a small amount of “modern” trash. A multi-loci collection of material is present that generally fits the description provided in the 1988 site record. Items include a north-south line of rusty chicken wire; hundreds of rusty cans of various sizes and types; hundreds of pieces of glass (clear, brown, green and blue); various pieces of porcelain and transfer ware; and modern items made of plastic. An even larger trash pit/dump is located just north and east of the previous collection. The central part of this dump is just outside of the survey area. The debris includes several old tires, a considerable amount of old lumber, and numerous rust cans, broken bottles, hog-wire, and other materials. The debris appears to have originated on the property to the northeast where the USGS quadrangle depicts several structures (not part of the proposed project). These structures have been knocked down. The previously recorded historic refuse dump site located on the project site has been disturbed since its’ original recording and the site record needs to be updated prior to construction of the proposed project. Therefore, the developer of APNs 3170-008-909 and 3170-008-910 is required to comply with the mitigation measure below. Compliance with the mitigation measure would ensure impacts to historic resources are less than significant.

4. The California Department of Parks and Recreation (DPR) 523 Series site record for P-19-004308/CA-LAN-4308H shall be updated by a qualified archaeologists to describe the current conditions of the site as it has been altered since its recording in 1988. This shall occur prior to the issuance of any grading/construction permits.

No archaeological resources were identified on the project site. Development of the project site with any of the solar facilities would not directly or indirectly destroy a unique paleontological resources, site or geologic feature. No human remains, including those interred outside of formal cemeteries, were

discovered on the project site. Therefore, no impacts to cultural resources would be less than significant. Additionally, 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 appropriate 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.

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 Zone 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 none to slight risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. The proposed project is the construction and operation of three photovoltaic solar electric generating facilities totaling 13.3 MW. Minimal grading would be done in order to construct the proposed project. Perimeter and access roads will be graded to comply with Fire Department standards and the pads for transformers, inverters, and storage sheds will be graded. These pads will be paved to provide the foundation for the equipment. The remainder of the project site, where the PV panels will be installed, will not be graded. 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. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
6. When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.
7. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
8. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction.

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 proposed 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 are located at Avenue I, just west of the freeway. This area is approximately 4.5 miles northwest 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 property within the project site shall be submitted to the City by each of the project developers prior to grading/construction of each of the solar facilities 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 consists of three separate photovoltaic solar electric generating facilities for a total of 13.3 MW. 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 three photovoltaic solar electric generating facilities for a total 13.3 MV. These solar facilities would tie into the 12 kV lines along 20th Street East and Avenue L. 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 (AVAQMD) 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 conducted. The photovoltaic generating facilities would not generate emissions during operation and would therefore help to reduce the amount of greenhouse gases emitted during the production of electricity. 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 three photovoltaic solar electric generating facilities for a total of 13.3 MW on 92.7 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 previously disturbed fallow agricultural fields and open desert. 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 Tierra Bonita South, located at 44820 27th Street East, which is approximately 2 miles north of the project site. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared for the project site by Converse Consultants and documented in a report entitled "Phase I Environmental Site Assessment Report, Assessor Parcel Numbers 3170-008-907, -908, -909, -910, and -911, Lancaster, California" and dated April 19, 2013.

As part of the environmental site assessment, a site visit was conducted on March 27, 2013. This site visit involved walking the property to see if any evidence of environmental concern was present on the site. No evidence of hazardous substances/petroleum products, storage tanks, odors, standing water/liquid, drums or containers, transformers, heating/cooling systems, stains, or drains/sumps were observed on the project site. Trash and debris, including tires, roofing shingles, and aluminum cans were observed throughout the property. Additionally, a wood fence was observed in spots around the project site.

In addition to a 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 and is detailed in the Environmental Data Resources, Inc. (EDR) report dated March 19, 2013. 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 immediately adjoining properties were not identified in the regulatory database search. Other off-site locations were identified within a mile; however, these sites included recycling facilities, the former location of a drug lab and a school. These sites are not expected to affect the project site due to the type of listing, direction of groundwater flow, and/or status of the case. Therefore, no impacts would occur.

e-f. The proposed project is located within two miles of Air Force Plant 42. However, it is not located within the boundaries of the AICUZ (Air Installation Compatible Use Zone) study that was prepared for Air Force Plant 42. The project site is not located within areas that have been designated as clear zones or accident potential zones for the runways at the airport. The project site and the property in the vicinity of the project site are subject to frequent overflight as a result of Air Force Plant 42 operations. However, the proposed project consists of the construction and operation of three photovoltaic solar electric generating facilities. Once the facilities have been constructed, most of the operations would occur remotely. Additionally, Air Force Plant 42 was sent a copy of the proposed site plan and indicated that the proposed project would not cause an impact to Air Force Plant 42 operations. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.

g. Access to the project site would be taken from Avenue L and Avenue K-8. Avenue L is already paved and the two access gates would be set back approximately 50 feet from the edge of right-of-way to allow vehicles to completely pull off of the roadway while the gate is being opened. An access gate will also be provided off of Avenue K-8 which is a dirt road. Similar to the gates on Avenue L, the gate on Avenue K-8 will be set back 50 feet from the edge of right-of-way. Neither Avenue L nor Avenue K-8 are designated as evacuation routes 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. The National Soccer Center is located immediately east of the project site and a church has been approved for the property to the northeast but it has not yet been constructed. A commercial operation is located to the west of the project site along 20th Street East. It is possible that the lands surrounding the project site could be subject to a grass fire. However, the project site is within the boundaries of Fire Station 135, located at 1846 East Avenue K-4, which would serve the project site in the event of a fire. The project site would also be served by units at Station 117, located at 44851 30th Street East. 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 managed 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 three PV solar generating facilities for a total of 13.3 MW. The proposed project 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 and water of the landscaping until it is well established. No employees would be located on the project 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 racking systems supported by steel piers. The only portions of the project site that would be graded would be for the roadways to ensure that they meet Fire Department standards and those portions of the site that would be paved in order to support structures (e.g., transformers and inverters). The remainder of the project site would be left in a 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-Shaded per the Flood Insurance Rate Map (FIRM) Panel No. 060672 (2008). This area is outside of the 100-year flood zone but within the 500-year flood zone. Additionally, no structures which would be occupied, including housing, 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 project site is not of the scale or nature that could physically divide an established community. The proposed project consists of the construction and operation of three photovoltaic solar electric generating facilities for a total of 13.3 MW. The area surrounding the project site is predominantly vacant with the soccer center immediately east, a church approved but not yet constructed to the northeast, and a small commercial use to the west. Access to the proposed project would be taken from Avenue L and Avenue K-8. 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 portion of the project site that is east of 25th Street East is currently designated as O (Open Space) and zoned PK (Park). Solar generating facilities are not allowed in areas designated O. The applicant has requested a General Plan Amendment (GPA) to change the designation to Non-Urban Residential (NU) and a Zone Change (ZC) to change the zoning to RR-2.5 (Rural Residential, minimum lot size 2.5 acres). Solar facilities are a permitted use with a Conditional Use Permit in this zone. The remainder of the project site designated NU and does not need a GPA. However, the zoning on the project site will be changed from RR-1 (rural residential, minimum lot size 1 acre) to RR-2.5 in order to comply with the newly updated residential zones ordinance. The proposed project will be in compliance with the City-adopted UBC (see Item VI.a) and erosion control requirements (Item VI.b). With approval of the GPA and ZC, the proposed project would be in compliance with all applicable plans and impacts would be less than significant.

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 ranges between 54 dBA to 62.9 dBA depending upon the location. Along Avenue L between 20th Street East and 30th Street East the noise level is approximately 60.6 dBA; along Avenue K-8 between 30th Street East and 35th Street East (noise levels are not available on Avenue K-8 between 20th Street East and 30th Street East) the noise level is approximately 54 dBA; along 20th Street East between Avenue K and Avenue L the noise level is approximately 62.9 dBA; and along 30th Street East between Avenue K and Avenue L the noise level is approximately 61 dBA. (LMEA Table 8-11) The loudest phases of construction would involve earth moving equipment and vibratory pile driving for the steel support structures. Construction activities would temporarily increase noise levels for the adjacent properties which are predominantly vacant. Noise levels would fluctuate depending upon construction activities, equipment type and duration of use and the distance between the noise source and receiver.

The closest noise sensitive receptor is the National Soccer center immediately east of the portion of the project site east of 25th Street East. The closest soccer field to the project site is approximately 200 feet east of the property line. These fields are utilized in the evenings and weekends for soccer games and practices. It is unlikely that construction would be occurring at the same time that the fields are in use. Additionally, there are no residential uses in close proximity to the project site. While construction activities may be audible by individuals, the noise levels would not exceed the standards set by the General Plan. However, the following mitigation measures are required to ensure that any potential noise impacts remain less than significant.

9. 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.
10. 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.
11. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
12. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise sensitive receptors.
13. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
14. No project-related public address or music system shall be audible at any adjacent receptor.
15. 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.

c. Operation of the proposed project would generate very minimal noise levels. The photovoltaic solar electric generating facilities 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/landscape maintenance. 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 proposed project is located within two miles of Air Force Plant 42. However, it is not located within the boundaries of the AICUZ (Air Installation Compatible Use Zone) study that was prepared for Air Force Plant 42. The project site is not located within areas that have been designated as clear zones or accident potential zones for the runways at the airport. The project site and the property in the vicinity of the project site are subject to frequent overflight as a result of Air Force Plant 42 operations. This may expose construction workers to aircraft noise; however, due to the distance between the aircraft and the project site this exposure would not exceed noise levels established in the City's noise ordinance and would be of short duration. Once the facilities have been constructed, most of the operations would occur remotely and worker exposure to aircraft noise would be minimal. Therefore, the proposed project would result in a less than significant noise hazard for people working in the project area.

XIII. a. The proposed project consists of the construction and operation of three photovoltaic solar generating facilities for a total of 13.3 MW. The proposed project would not directly or indirectly induce substantial population growth. The construction of the proposed project would create jobs which would be filled by individuals from the local area. Operation of the facilities 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 require 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 located 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 Eastside School District. Therefore, no impacts to schools would occur.

XV. a-b. The proposed project involves the construction and operation of three photovoltaic solar electric generating facilities. As discussed in Item XIV.a, it is anticipated that the construction workers required for the development of the project site would come from the local area. Therefore, they 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. Additionally, in accordance with the City's Master Plan of Trails and Bikeways, 12 feet of right-of-way would be dedicated on the west side of 25th Street East for the trail

that is planned in this area. 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 a handful of 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 consists of the construction and operation of three photovoltaic solar electric generating facilities totaling 13.3 MWs. The PV panels are designed to absorb light, not reflect it. Therefore, the proposed project would not interfere with aircraft flying overhead. Additionally, Air Force Plant 42 was sent copies of the proposed project and responded that the proposed project would not interfere with their operations. Therefore, 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 L and Avenue K-8. 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). Additionally, 12 feet of right-of-way would be dedicated on the west side of 25th Street West to accommodate the trail proposed under the Master Plan of Trails and bikeways. 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 may 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 water as there will be no employees routinely on the project site and no structures which would be occupied by individuals are proposed. The only water needs the proposed project has are for the occasional washing of solar panels and the establishment of the landscaping. This water is likely to be recycled water and would be trucked to the project 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, City of Palmdale and in the unincorporated areas of Los Angeles County. However, most of these projects are located on the west side of the Antelope Valley. Two photovoltaic solar electric generating facilities have been approved and are under construction within approximately two miles of the proposed project: 1) 1.5 MW on 20 acres at the northwest corner of Avenue K-8 and 40th Street East and 2) 1.5 MW on 20 acres at the southwest corner of Lancaster Boulevard and 40th Street East. Both of these projects are located within the City of Lancaster and construction will be complete within the next two months. In addition, a church facility has been approved to the northeast of the project site, but construction has not started. If all of these projects were constructed, it 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 identified projects would lead to a cumulative loss of habitat for a variety of plants and animals. The project site contains suitable habitat for burrowing owls, nesting birds and Mohave ground squirrels which would be lost as a result of implementing the proposed project. No burrowing owls or nesting birds were identified on the project site during biological surveys. Mitigation measures have been identified to reduce these impacts to a less than significant level. As such, the project would not have a cumulatively considerable impact to biological resources. No riparian habitat or drainages occur on the project site. Therefore, no cumulative impact to riparian habitat/drainages would occur. 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.

An historic period cultural resources site was identified during the cultural resources survey. This resource was previously recorded and is not considered culturally significant. No cultural resources were identified on the project sites for the two solar facilities currently under construction and no cultural resources were identified on the portion of the property that was approved for construction of the church. While construction of the proposed project would result in the loss of a cultural resource, this loss is not considered significant and would not contribute to a cumulative impact to cultural resources.

Sensitive receptors are not likely to be impacted by the construction of the proposed facilities. However, mitigation measures are required to ensure that noise impacts to the National Soccer Center remain less

than significant. It is not likely that the church facility would be under construction at the same time as the solar facilities. If that were to occur, the church is subject to the same mitigation measures for noise. Additionally, the church facility would be constructed along 30th Street East and would be affecting different soccer fields and is not likely to be in construction during the hours the soccer fields are in use. Therefore, the proposed project would not create a cumulatively considerable impact with respect to noise. 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*:

AICUZ:	AICUZ Air Force Plant 42 Final Report, Department of the Air Force, Air Force Materiel Command, December 2011	PD
BRR:	Habitat Assessment for the Proposed Lancaster Solar Project, Randel Wildlife Consulting, Inc., no date	PD
CRS:	Phase I Cultural Resources Assessment, Lancaster Solar Project APNs: 3170-008-907, 3170-008-908, 3170-008-909, 3170-008-910, and 3170-008-911, Bonterra Consulting, April 2013	PD
ESA:	Phase I Environmental Site Assessment Report, Assessor Parcel Numbers 3170-008-907, -908, -909, -910, and -911, Lancaster, California, Converse Consultants, April 19, 2013	PD
FIRM:	Flood Insurance Rate Map	PD
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

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